

WEIGAND

AUCTION

PROPERTY INFORMATION

634 N. Bay Country St. Wichita, KS 67235



TFLA

1,932Sq. Ft.

2025 TAXES:

Gen: \$3,435.50

Spe: \$4.00

BEDROOMS

3 Bedrooms

BATHROOMS

2.5 Bathrooms

GARAGE

2 Car Attached

SCHOOLS

USD 265 Goddard

PROPERTY HIGHLIGHTS

Weigand Auction is excited to offer this beautiful lakeside 1,932± SF home. The home features 3 bedrooms, 2.5 bathrooms, and a living room with an electric fireplace. The large kitchen comes with all appliances and a formal dining area, with additional features including the family room and laundry on the main floor. A spacious unfinished basement could be finished out and would be great for an additional family room, rec room, or office. This home has been well kept and is in fantastic condition.

QUICK TERMS

- Reserve auction
- 10% Buyers premium
- 3% Broker participation
- 10% Earnest money deposit 24 hours post sale
- Closing on or before 30 post auction



Kevin Howell | Auctioneer
620-229-3590 | khowell@weigand.com



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BUYERS PREMIUMS: A buyer's premium of ten percent (10%) of the final bid will be added to the final bid price to determine the total purchase price.

AUCTION TERMS: The successful bidder shall be required to make a deposit in an amount equal to ten percent (10%) of the total purchase price as earnest money in the form of Certified or Personal Check with proper identification within twenty-four (24) hours of close of auction. Closing will take place on or before thirty (30) days following the day of the auction.

IMPORTANT NOTICE TO ALL BIDDERS: All the information contained in this brochure was obtained from sources believed to be correct but is not guaranteed. This property will be sold "as is, where is" and bidders shall only rely on their own information, judgment, and inspection of the property and records. This property will be sold subject to any applicable Federal, State, and/or Local Government Regulations. Property is subject to sale prior to the completion of the auction.

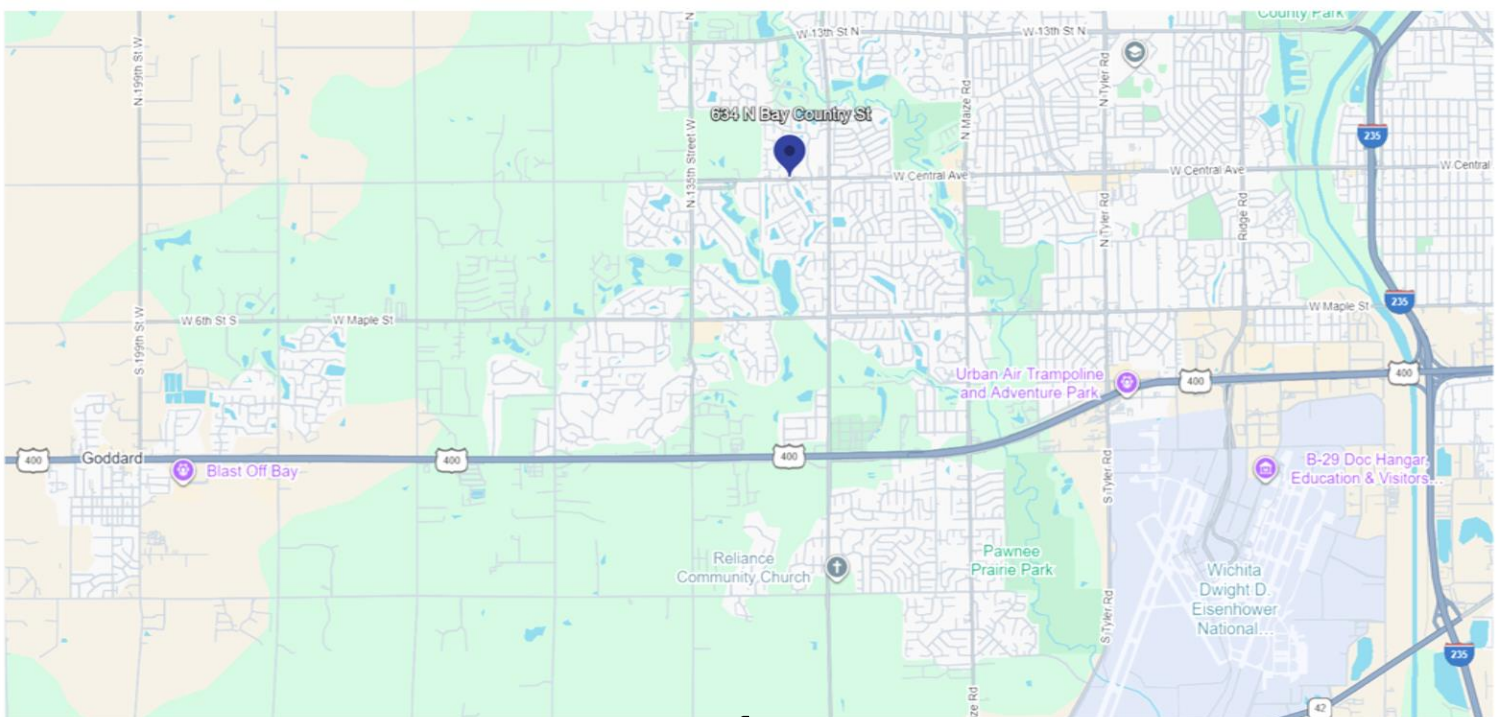
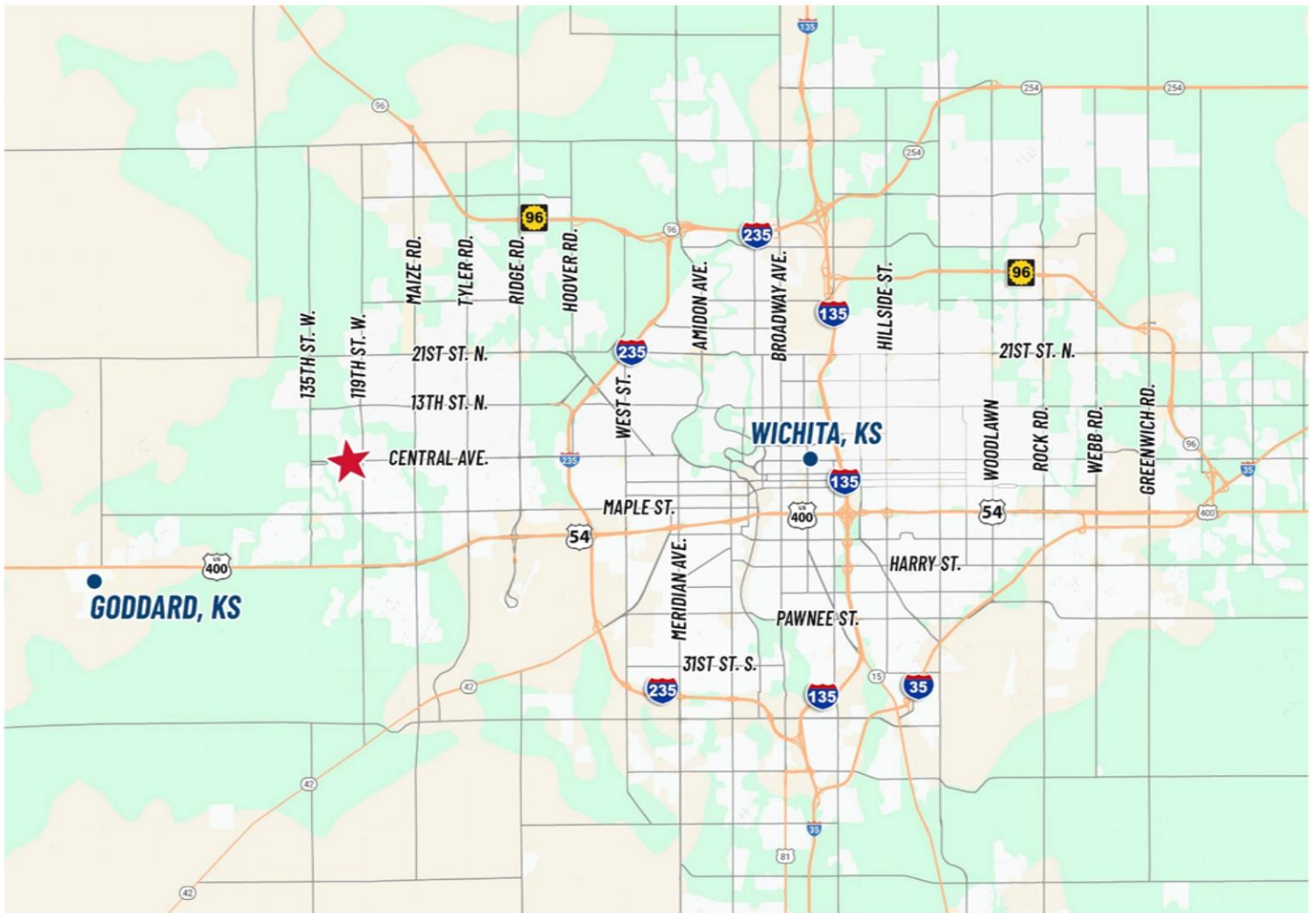
BROKER PARTICIPATION: At the completion of a successful closing, a fee of three percent (3%) of the final bid price will be paid by J.P. Weigand & Sons, Inc. to the broker properly registering and representing the successful bidder. Please visit WeigandAuctions.com for a detailed explanation of Terms and Conditions.

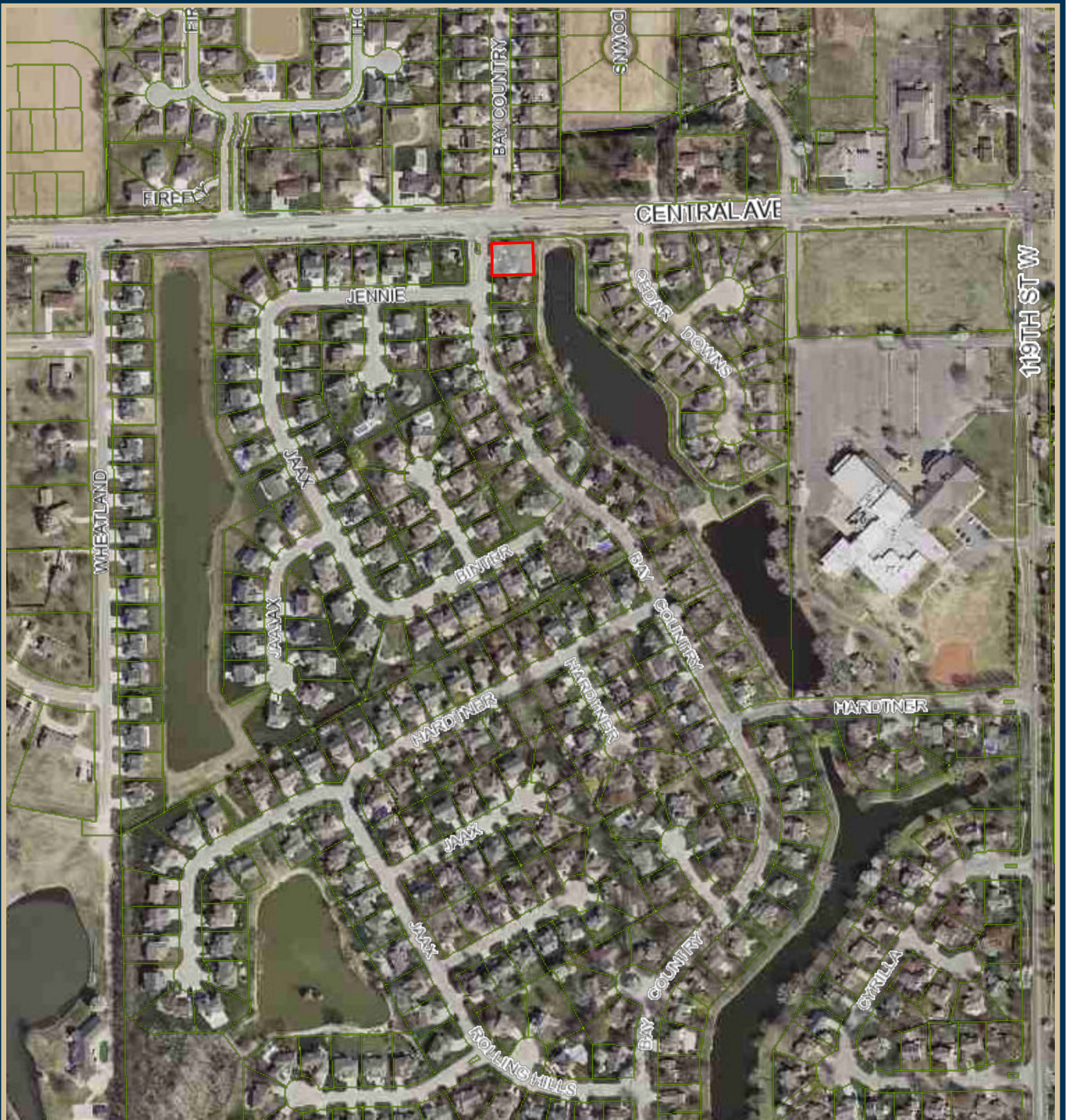


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Location: 634 N. Bay Country Street Wichita, KS





Geographic Information Services
Sedgewick County...
working for you

Date: 12/30/2025

It is understood that the Sedgewick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.

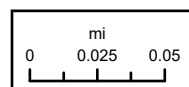
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Aerial

Sedgewick County, Kansas



1:4,514





STANDARD



Front Of Structure

MLS #

Status

Contingency Reason

Area

Address

Address 2

City

Zip

Asking Price

Original Price

Picture Count

666370

Active

SCKMLS

634 N BAY COUNTRY

Wichita

67235

\$0

\$0

35



WEIGAND AUCTION



KEYWORDS

AG Bedrooms	3	Approx. AGLA	1932
Total Bedrooms	3.00	AGLA Source	Court House
AG Full Baths	2	Approx. BFA	0.00
AG Half Baths	1	BFA Source	Court House
Total Full Baths	2	Approx. TFLA	1,932
Total Half Baths	1	Lot Size/SqFt	10417
Total Baths	3	Number of Acres	0.24
Old Total Baths			
Garage Size	3		
Basement	Yes - Unfinished		
Levels	Quad Level		
Approximate Age	21 - 35 Years		
Acreage	City Lot		

GENERAL

List Agent	Kevin Howell	List Office	J.P. Weigand & Sons - OFF: 316-262-6400
Co-List Agent		Co-List Office	
Showing Phone	316-292-3971	Model Home Phone	
Year Built	2000	Builder	
Est. Completion Date		Building Permit Date	
Parcel ID	20173	School District	Goddard School District (USD 265)
Elementary School	Apollo	Middle School	Goddard
High School	Robert Goddard	Subdivision	BAY COUNTRY
Legal	LOT 30 EXC N 16 FT & N 5 FT LOT 31 BLOCK 1 BAY COUNTRY ADDITION	List Date	12/30/2025
Expiration Date	6/30/2026	Realtor.com Y/N	Yes
Display on Public Websites	Yes	Display Address	Yes
VOW: Allow AVM	Yes	VOW: Allow 3rd Party Comm	Yes
Virtual Tour Y/N		Cumulative DOM	0
Cumulative DOMLS		Input Date	12/30/2025 11:16 AM
Update Date	12/30/2025	Off Market Date	
Status Date	12/30/2025	HotSheet Date	12/30/2025
Price Date	12/30/2025	Master Bedroom Level	Main
Master Bedroom Dimensions	14x24	Master Bedroom Flooring	Concrete
Living Room Level	Main	Living Room Dimensions	12'6"x12'9"
Living Room Flooring	Carpet	Kitchen Level	Main
Kitchen Dimensions	12'6"X12'6"	Kitchen Flooring	Wood Laminate
Room 4 Type	Bedroom	Room 4 Level	Upper
Room 4 Dimensions	14'1"X12'10"	Room 4 Flooring	Carpet
Room 5 Type	Bedroom	Room 5 Level	Upper
Room 5 Dimensions	10'X11'5"	Room 5 Flooring	Carpet
Room 6 Type	Dining Room	Room 6 Level	Main
Room 6 Dimensions	12'8"X18'	Room 6 Flooring	Carpet
Room 7 Type	Family Room	Room 7 Level	Main
Room 7 Dimensions	13'8"X27'6"	Room 7 Flooring	Carpet
Room 8 Type		Room 8 Level	
Room 8 Dimensions		Room 8 Flooring	
Room 9 Type		Room 9 Level	
Room 9 Dimensions		Room 9 Flooring	
Room 10 Type		Room 10 Level	
Room 10 Dimensions		Room 10 Flooring	

GENERAL			
Room 11 Type		Room 11 Level	
Room 11 Dimensions		Room 11 Flooring	
Room 12 Type		Room 12 Level	
Room 12 Dimensions		Room 12 Flooring	
Class	Residential	Property Type	Single Family OnSite Blt
State	KS	For Sale/Auction/For Rent	Auction
County	Sedgwick	Term of Lease	
Virtual Tour 2 Label		Virtual Tour 3 Label	
Virtual Tour 4 Label		Previous Status	
Owner Name		Owner Name 2	
Real Estate Transaction Y/N		FIPS Code	20173
Room 1 Type		Room 2 Type	
Room 3 Type		Level of Service	
Great Plains Navica		\$/AGLA	
\$/TFLA	\$0.00	On Market Date	
COO Date		Associated Document Count	
Doc Manager	0	Listing Visibility Type	
Geocode Quality	Exact Match	Price Per SQFT	
Sold Price Per SQFT		Mapping	
Tax ID		Input Date	
Update Date	12/30/2025 11:40 AM	Unique Property Identifier	
RESO Universal Property Identifier		Showing Start Date	
Floor Plans Count	5	Floor Plans Update Date	

DIRECTIONS
Directions 119 and Central, West to Bay Country. Home is on corner.

FEATURES			
ARCHITECTURE		BASEMENT / FOUNDATION	
Traditional		Partial	
EXTERIOR CONSTRUCTION		View Out	
Frame w/Less than 50% Mas		BASEMENT FINISH	
ROOF		None	
Composition		COOLING	
LOT DESCRIPTION		Central	
Corner		Electric	
FRONTAGE		HEATING	
Paved Frontage		Forced Air	
EXTERIOR AMENITIES		Gas	
Deck		DINING AREA	
Fence-Wrought Iron/Alum		Eating Bar	
Guttering		Formal	
Sprinkler System		FIREPLACE	
Storm Door(s)		One	
Storm Windows/Ins Glass		Living Room	
GARAGE		Electric	
Attached		KITCHEN FEATURES	
Opener		Eating Bar	
FLOOD INSURANCE		Range Hood	
Unknown		Electric Hookup	
UTILITIES			
Sewer			
Natural Gas			
Public Water			

FINANCIAL			
Assumable Y/N	No	HOA Y/N	Yes
Currently Rented Y/N	No	Yearly HOA Dues	\$500.00
Rental Amount		HOA Initiation Fee	\$0.00
General Property Taxes	3439.50	Home Warranty Purchased	NO
General Tax Year	2025	Earnest \$ Deposited With	SECURITY 1ST TITLE
Yearly Specials	\$4.00		
Total Specials	\$4.00		

PUBLIC REMARKS

Public Remarks Online Auction! Don't miss the opportunity to bid on this well-positioned home in the highly sought-after Goddard School District. Located just off Central and 119th Street, the property is set in a quiet neighborhood with a peaceful lake and walking trails just beyond the backyard. The home offers a spacious, light-filled interior, with split-level living that creates distinct and functional spaces ideal for both everyday living and entertaining. A generous garage and basement provide ample storage and offer the flexibility to customize the space to fit your needs. HOA dues payable 1/2 in January & 1/2 in July

MARKETING REMARKS

Marketing Remarks Online Auction! Don't miss the opportunity to bid on this well-positioned home in the highly sought-after Goddard School District. Located just off Central and 119th Street, the property is set in a quiet neighborhood with a peaceful lake and walking trails just beyond the backyard. The home offers a spacious, light-filled interior, with split-level living that creates distinct and functional spaces ideal for both everyday living and entertaining. A generous garage and basement provide ample storage and offer the flexibility to customize the space to fit your needs. VISIT WEIGANDAUCTIONS.COM TO BID

PRIVATE REMARKS

Private Remarks ONLINE AUCTION ONLY - VISIT WEIGANDAUCTIONS.COM TO BID. EMAIL KHOWELL@WEIGAND.COM FOR MORE INFORMATION AND SHOWINGS. ADDITIONAL INFORMATION AND TITLE WORK CAN BE FOUND ON THE AUCTION WEBSITE IN THE PROPERTY INFORMATION PACKET. ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED. EARNEST MONEY DEPOSIT WITH SECURITY 1ST TITLE.

AUCTION

Type of Auction Sale	Reserve	1 - Open for Preview
Method of Auction	Online Only	1 - Open/Preview Date
Auction Location	weigandauctions.com	1 - Open Start Time
Auction Offering	Real Estate Only	1 - Open End Time
Auction Date	12/30/2025	2 - Open for Preview
Auction Start Time	2:00 PM	2 - Open/Preview Date
Auction End Date	1/29/2026	2 - Open Start Time
Auction End Time	2:00 PM	2 - Open End Time
Broker Registration Req	Yes	3 - Open for Preview
Buyer Premium Y/N	Yes	3 - Open/Preview Date
Premium Amount	10.00	3 - Open Start Time
Earnest Money Y/N	Yes	3 - Open End Time
Earnest Amount %/\$	10.00	

TERMS OF SALE

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PERSONAL PROPERTY

Personal Property No personal property included in sale.

SOLD

How Sold	Selling Agent
Sale Price	Co-Selling Agent
Net Sold Price	Selling Office
Pending Date	Co-Selling Office
Closing Date	Appraiser Name
Short Sale Y/N	Non-Mbr Appr Name
Seller Paid Loan Asst.	
Previously Listed Y/N	
Includes Lot Y/N	
Sold at Auction Y/N	

ADDITIONAL PICTURES



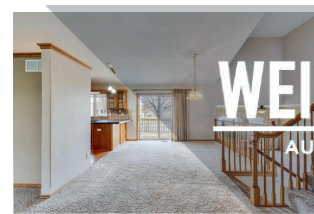
Front Of Structure



Side Of Structure



Front Of Structure



Foyer

WEIGAND
AUCTION



Entrance Foyer



Living Room



Living Room



Other



Living Room



Living Room



Other



Other



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Entrance Foyer



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Stairs



Other



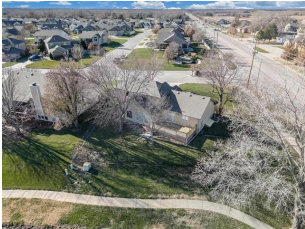
Other



Bathroom



Yard



Aerial View

DISCLAIMER

This information is not verified for authenticity or accuracy and is not guaranteed. You should independently verify the information before making a decision to purchase. © Copyright 2025 South Central Kansas MLS, Inc. All rights reserved. Please be aware, property may have audio/video recording devices in use.



Parcel ID: 087-146-24-0-11-01-030.02-

SGORIONPROD Expanded Appraisal Card

Quick Ref: R157055



Tax Year: 2025

Run Date: 12/13/2024 14:06:01

WEICAND

OWNER NAME AND MAILING ADDRESS

KIMBALL, JOHN W 100 %
634 N BAY COUNTRY ST
WICHITA, KS 67235

PROPERTY SITUS ADDRESS

634 N BAY COUNTRY ST
WICHITA, KS 67235

LAND BASED CLASSIFICATION SYSTEM

Function: 1101 Single family re: **Sfx:**
Activity: 1100 Household activities
Ownership: 1100 Private-fee simple
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: R Residential - R
Property Type: RU-Urban Res Homesite
Living Units: 1
Zoning: SF-5
Multi-Zoning: N **Non-Conforming:** N
Neighborhood: 796.2 796.2
Economic Adj. Factor:
Map / Routing: /
School District: 0608 USD 265
Legacy ID: 00493292
Investment Class:
Tax Unit Group: 6714-6714 056 WICHITA U-265
AT,DE,IL

TRACT DESCRIPTION

LOT 30 EXC N 16 FT & N 5 FT LOT 31 BLOCK 1
BAY COUNTRY ADDITION



146240110103002 08/13/2024

Image Date: 10/25/2024

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Underground - 2
Access: Paved Road - 1, Sidewalk - 6
Fronting: Residential Street - 4
Location: Neighborhood or Spot - 6
Parking Type: On and Off Street - 3
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact
05/18/2022	2:01 PM	17	RE	522/565	
05/16/2022	1:23 PM	11	RE	522	
10/08/2018	4:30 PM	17	RE	543/513	

AUCTION Code

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
25-000920	17,061	Exterior Alteration	03/07/2025	C	100
20-RS0045	11,000	Roof	01/07/2020	C	100
07727	4,000		07/09/2007	C	100

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	81.600	188.100	269.700
Total	81.600	188.100	269.700

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	66,500	173,900	240,400
Total	66,500	173,900	240,400

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
-------	-------	-------------

NEW CONSTRUCTION

Class	Value	Reason Code
-------	-------	-------------

MARKET LAND INFORMATION

Size	Type	Link	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	\$/Unit	Value Est
Sqft	4-Waterfront - 4		10,417											R0123	10,000.00	8.13	0.75	0.75	7.83	81,600

Total Market Land Value 81,600



Parcel ID: 087-146-24-0-11-01-030.02-

SGORIONPROD Expanded Appraisal Card

Quick Ref: R157055



Tax Year: 2025

Run Date: 12/13/2023 14:06:01

WEIGAND

DWELLING INFORMATION

Situs: 634 N BAY COUNTRY ST WICHITA, KS
Res Type: 1-Single-Family Residence
Quality: 3.33-AV+
Year Blt: 2000 Est:
Eff Year: Link:
MS Style: 5-1 1/2 Story Finished
LBCSStruct: 1110-Detached SFR unit
No. of Units:
Total Living Area: 1,932
Calculated Area: 1,923
Main Floor Living Area: 1,576
Upper Floor Living Area Pct: 22
CDU: AV-
Phys/Func/Econ: AV / /
Ovr Pct Gd/Rsn:
Remodel:
Remodel Descrip:
Percent Complete:
Assessment Class:
MU CIs/Pct:

COMP SALES INFORMATION

Arch Style: 04-Conventional
Bsmt Type: 7-Daylight - 7
Total Rooms: 6 Bedrooms: 3
Family Rooms: 1
Full Baths: 2 Half Baths: 1
Garage Cap:
Foundation: Concrete - 2
Model/Mkt Area: 06

IMPROVEMENT COST SUMMARY

Dwelling RCN: 297,530
Percent Good: 68
Mkt Adj: 100 Eco Adj: 100
Building Value: 202,320
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES AUCTION

Cost Land: 81,600
Cost Building: 202,320
Cost Total: 283,920
Ag Use Land: 0
Ag Buildings: 0
Misc. Buildings: 0
Manufactured Homes: 0
Income Value: 0
Market Value: 350,600
MRA Value: 304,900
Weighted Estimate: 351,600
New Construction: 0
Indexed Value: 0

FINAL VALUES

Value Method: OVR
Land Value: 81,600
Building Value: 188,100
Final Value: 269,700
Prior Value:

SKETCH VECTORS

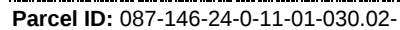
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11CD6L12U4R4U2R8H

DWELLING COMPONENTS

No.	Code	Units	Pct	Quality	Year
1	104-Frame, Plywood or Hardboard		100		
2	208-Composition Shingle		100		
3	351-Warmed & Cooled Air		100		
4	402-Automatic Floor Cover Allowance				
5	601-Plumbing Fixtures	12			
6	602-Plumbing Rough-ins	1			
7	622-Raised Subfloor	1,932			
8	701-Attached Garage	620			
9	801-Total Basement Area	1,211			
10	901-Open Slab Porch	16			
11	901-Open Slab Porch	20			
12	901-Open Slab Porch	16			

DWELLING COMPONENTS

No.	Code	Units	Pct	Quality	Year
13	903-Wood Deck	288		3.00	2000
14	905-Raised Slab Porch with Roof	64		1.00	



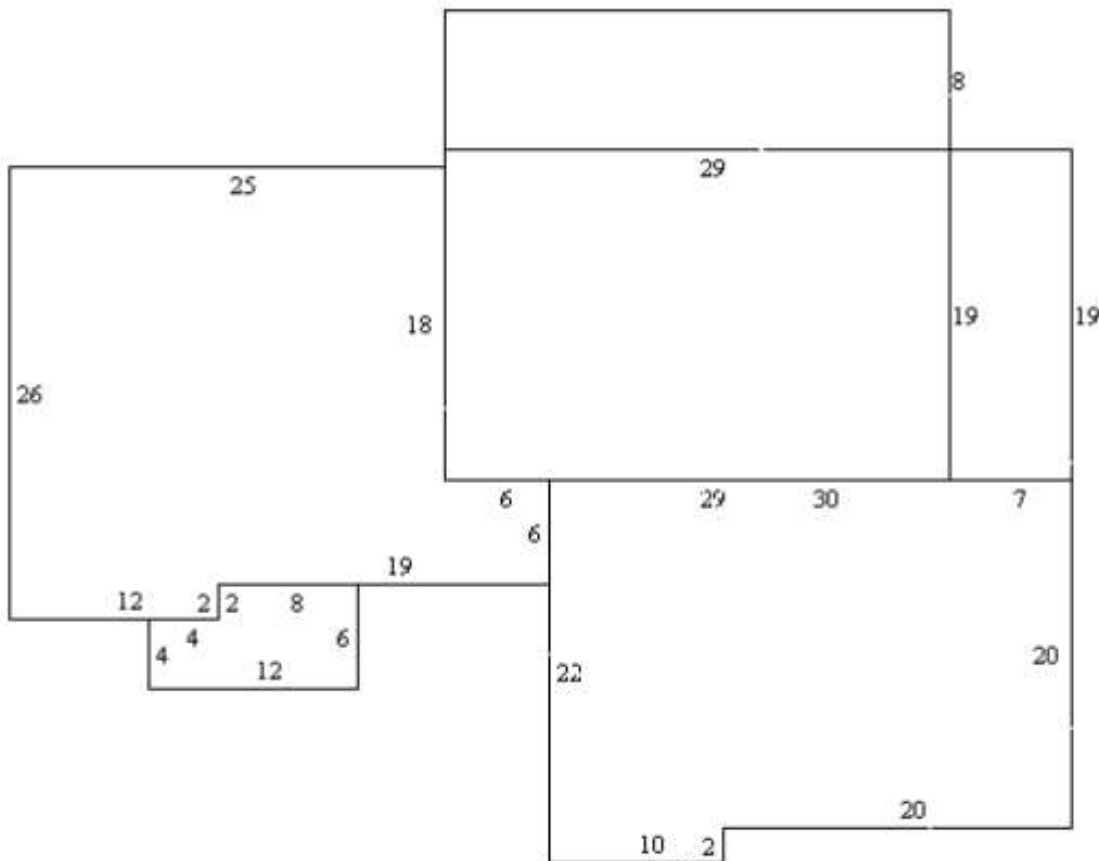
Quick Ref: R157055



Run Date: 12/15/2023 1:43:06 PM

WEIGAND

Situs: 634 N BAY COUNTRY ST WICHITA, KS 67235



MFLA - 1576 Sq. Ft.
TLA - 1932 Sq. Ft.

Property Information Report

Owner Name: KIMBALL JOHN W
PIN Number: 00493292
AIN: 087-146-24-0-11-01-030.02
Geocode: D 418940001
Tax Unit: 67-14

Owner Address

Owner Name: KIMBALL JOHN W

Owner Address: 634 N BAY COUNTRY ST
Owner City: WICHITA
Owner State: KS
Owner ZIP: 67235-1336

Property Address

Property Address: 634 N BAY COUNTRY ST
Property City: WICHITA
Property State: KS
Property ZIP: 67235

Appraised Values

Appraised Land Value: \$81,600
Appraised Improvement Value: \$188,100
Appraised Total Value: \$269,700

Assessed Values

Assessed Land Value: \$9,384
Assessed Improvement Value: \$21,632
Assessed Total Value: \$31,016

Land Information

Total Acres: 0.239
Total Square Feet: 10,417

**Abbreviated
Legal
Description:**

LOT 30 EXC N 16 FT & N 5 FT LOT 31 BLOCK 1 BAY COUNTRY ADDITION

Improvement Information

Year Built: 2000
Year Last Sold: 2012
Style: 1.5 Story Finished
Basement Type: Daylight - 7
Arch Style Desc: Conventional
Neighborhood Code: 796.2

Living Unit: 1
Bedrooms: 3
Bathrooms: 2
Half Bath: 1

Total Sq Ft: 0
Ground Floor Sq Ft: 1576

Other Information

School District: 265



Property Taxes and Appraisals

634 N BAY COUNTRY ST WICHITA

Property Description

Property Type	Urban Res Homesite
Legal Description	LOT 30 EXC N 16 FT & N 5 FT LOT 31 BLOCK 1 BAY COUNTRY ADDITION
Property Address	634 N BAY COUNTRY ST, WICHITA, KS 67235
Owner	KIMBALL JOHN W
Mailing Address	634 N BAY COUNTRY ST WICHITA KS 67235-1336
Geo Code	D 418940001
PIN	00493292
AIN	146240110103002
Quick Ref ID	R157055
Tax Unit	6714 056 WICHITA U-265 AT,DE,IL
Land Use	1101 Single family detached dwelling
2025 Market Land Square Feet	10,417
2025 Total Acres	0.24
2025 Total Ag Acres	0.00
2025 Appraisal Value	\$269,700
2025 Assessment Value	\$31,016

Residential Structure Characteristics

Year Built	2000
Architectural Style	Conventional
Main Floor Area	1,576
Upper Floor Area	356
Above Ground Living Area	1,932
Bedrooms	3
Full Bathrooms	2
Half Bathrooms	1
Basement Type	Daylight - 7
Total Basement Area	1,211
Recreation Room Basement Finished Area	0
Basement Finished Living Area	0
Condition/Desirability/Utility	AV-
Physical Condition	AV
More Details	Documents/Reports

Property Value Estimates

Final Value Section Explanation	
2025 Appraised Value	\$269,700
2025 Value Method	OVR
Override Reason	Cost Override
Method	Value
Cost Estimate	\$283,920

Market Estimate	\$350,600	WEIGAND AUCTION
MRA Estimate	\$304,900	
Weighted Estimate	\$351,600	
Indexed Estimate	\$0	

* Information on the property card is as of January 1st

Appraisal Values

Year	Class	Values		
2025	Residential	\$81,600	Land	
		\$188,100	Improvements	
		\$269,700	Total	(+12%)
2024	Residential	\$66,500	Land	
		\$173,900	Improvements	
		\$240,400	Total	
2023	Residential	\$66,500	Land	
		\$173,900	Improvements	
		\$240,400	Total	(+8%)
2022	Residential	\$62,700	Land	
		\$159,000	Improvements	
		\$221,700	Total	(+9%)
2021	Residential	\$37,700	Land	
		\$165,700	Improvements	
		\$203,400	Total	(+6%)
2020	Residential	\$37,700	Land	
		\$154,200	Improvements	
		\$191,900	Total	(+6%)
2019	Residential	\$37,700	Land	
		\$143,300	Improvements	
		\$181,000	Total	(+5%)
2018	Residential	\$35,200	Land	
		\$138,000	Improvements	
		\$173,200	Total	(+5%)

Assessment Values

Year	Class	Values		
2025	Residential	\$9,384	Land	
		\$21,632	Improvements	
		\$31,016	Total	(+12%)
2024	Residential	\$7,648	Land	
		\$19,999	Improvements	
		\$27,647	Total	
2023	Residential	\$7,648	Land	
		\$19,999	Improvements	
		\$27,647	Total	(+8%)
2022	Residential	\$7,211	Land	
		\$18,285	Improvements	
		\$25,496	Total	(+9%)
2021	Residential	\$4,336	Land	
		\$19,056	Improvements	
		\$23,392	Total	(+6%)
2020	Residential	\$4,336	Land	
		\$17,733	Improvements	
		\$22,069	Total	(+6%)
2019	Residential	\$4,336	Land	
		\$16,480	Improvements	
		\$20,816	Total	(+5%)
2018	Residential	\$4,048	Land	
		\$15,870	Improvements	
		\$19,918	Total	(+5%)

Year	Class	Values	
2017	Residential	\$38,900	Land
		\$125,430	Improvements
		\$164,330	Total
2016	Residential	\$38,900	Land
		\$125,430	Improvements
		\$164,330	Total

Year	Class	Values	
2017	Residential	\$4,474	Land
		\$14,424	Improvements
		\$18,898	Total
2016	Residential	\$4,474	Land
		\$14,424	Improvements
		\$18,898	Total



2025 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$4.00
Totals:		\$0.00	\$0.00	\$4.00

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2025	116.327000	\$3,435.50	\$4.00	\$0.00	\$0.00	\$3,439.50	\$0.00	\$3,439.50
2024	117.619000	\$3,079.29	\$5.00	\$0.00	\$0.00	\$3,084.29	\$3,084.29	\$0.00
2023	118.124000	\$3,169.05	\$8.38	\$0.00	\$0.00	\$3,177.43	\$3,177.43	\$0.00
2022	118.579000	\$2,931.29	\$8.38	\$0.00	\$0.00	\$2,939.67	\$2,939.67	\$0.00
2021	118.176000	\$2,718.37	\$7.90	\$0.00	\$0.00	\$2,726.27	\$2,726.27	\$0.00
2020	119.825000	\$2,598.41	\$7.80	\$0.00	\$0.00	\$2,606.21	\$2,606.21	\$0.00
2019	120.604196	\$2,464.51	\$7.80	\$0.00	\$0.00	\$2,472.31	\$2,472.31	\$0.00
2018	122.509000	\$2,394.12	\$5.88	\$0.00	\$0.00	\$2,400.00	\$2,400.00	\$0.00
2017	123.955000	\$2,296.50	\$5.88	\$0.00	\$0.00	\$2,302.38	\$2,302.38	\$0.00
2016	123.428000	\$2,286.52	\$4.88	\$0.00	\$0.00	\$2,291.40	\$2,291.40	\$0.00

Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	27.567000
0518 CITY OF WICHITA	32.340000
0608 USD 265	13.927000
0608 USD 265 SC	8.000000
0608 USD 265 SG	20.000000
0715 USD 265 BOND	12.993000
	Total: 116.327000

Sedgwick County Appraiser's Office

271 W 3rd St N, Ste 501~ Wichita, KS 67202-1223 ~ www.sedgwickcounty.org
TEL: 316-660-5443 FAX: 316-660-5479

Mark Clark, AAS, RMA
County Appraiser



KIMBALL, JOHN W
634 N BAY COUNTRY ST
WICHITA KS 67235

Mailing Date: 03/01/2025

Appeal Filing Deadline: March 31, 2025

2025 ANNUAL NOTICE OF VALUE THIS IS NOT A TAX BILL

AIN
087146240110103002

PIN
00493292

QuickRefID
R157055



Property Address: 634 N BAY COUNTRY ST

TAG: 6714

Legal Description: LOT 30 EXC N 16 FT & N 5 FT LOT 31 BLOCK 1
BAY COUNTRY ADDITION

LBCS: Single family residence (detached)

THE APPRAISAL OF YOUR PROPERTY HAS BEEN COMPLETED AS REQUIRED BY KANSAS LAW (K.S.A. 79-1476).
This is your official notification of the Appraiser's estimate of value for the property identified above.

2025		
Classification	Appraised	Assessed
R	\$269,700	\$31,016
Total	\$269,700	\$31,016

2024		
Classification	Appraised	Assessed
R	\$240,400	\$27,647
Total	\$240,400	\$27,647

Historical Property Values					
	Appraised	Assessed		Appraised	Assessed
2023	\$240,400	\$27,647		2022	\$221,700
					\$25,496

THE APPRAISED VALUE LISTED ABOVE HAS BEEN MULTIPLIED BY THE ASSESSMENT PERCENTAGE LISTED BELOW FOR EACH CLASS TO OBTAIN THE ASSESSED VALUE.

Assessment Rates					
Class	Description	Rate	Class	Description	Rate
A	Improvements on Land Devoted to Agricultural Use	25%	C	Commercial or Industrial	25%
E	Exempt Property	0%	A	Land Devoted to Agricultural Use	30%
F	Residences on Farm Home sites	11.5%	N	Not for Profit Organizations	12%
R	Residential Use including Apartments and Condominiums	11.5%	O	Other	30%
			V	Vacant Lots	12%

IMPORTANT

Kansas law provides for informal meetings between property owners and the County Appraiser's Office to review the appraised value and ensure that all information on file is correct. **A valuation appeal is not a complaint about higher taxes. It is an effort to reconcile your property to its fair market value.** The tax impact (change in your taxes) cannot be determined until the levies are set by the various taxing jurisdictions later in the year. Please be aware that even though the assessed value of your property may have increased, you may not necessarily experience a similar increase in your real estate taxes. It depends on whether the mill levy adopted by the taxing authorities: (1) remains the same, (2) is decreased, or (3) is increased.

Tax Year: 2025

SEDGWICK COUNTY COST VALUATION REPORT

12/15/2025 1:44:35 P.M.

Parcel ID: 087-146-24-0-11-01-030.02-

Quick Ref ID: R157055

12/27/2024

Owner:

Date

Amount

Type

Source

Validity

LBCS Function: 1101 - Single family residence (detached)
Nbhd: 796.2
Primary Situs: 634 N BAY COUNTRY ST
WICHITA, KS 67235

Sale 1
Sale 2
Sale 3

RES DWELLING 1

Residence Type: 1

LBCS Structure: 1110 - Detached SFR unit

Yr Built / EFF Yr Built: 2000/

Style: 5

Arch Style: Conventional

Quality: AV+

Ovr Tot Area: 1,932

Calc Area: 1,923

MFLA: 1,576

UFLA Pct: 22

CDU: AV-

Phys/Func: AV/

Economic:

Assmnt Class: R

M&S Zip / Mult: /

Marshall & Swift Information:		Wall Hgt Factor: 1.000	Local Multiplier: 0.930
	Units	Cost	Total
Base Cost	1,932	121.23	234,211
104 - Frame, Plywood or Hardboard	1,932	75.93	146,697
208 - Composition Shingle	1,932	3.39	6,549
622 - Raised Subfloor	1,932	13.03	25,174
402 - Automatic Floor Cover Allowance	1,932	6.75	13,041
351 - Warmed & Cooled Air	1,932	8.21	15,862
601 - Plumbing Fixtures	12	2,174.11	26,089
602 - Plumbing Rough-ins	1	799.15	799
801 - Total Basement Area	1,211	27.37	33,145
701 - Attached Garage	620	36.18	22,432
901 - Open Slab Porch	16	10.89	174
901 - Open Slab Porch	20	10.89	218
901 - Open Slab Porch	16	10.89	174
903 - Wood Deck	288	17.15	4,939
905 - Raised Slab Porch with Roof	64	34.94	2,236
Total Replacement Cost New:			297,530

TOTAL RES DWELLING 1 COST VALUE	Replacement Cost New:	297,530
	Ovrd Pct Good:	
	Overall % Good(5):	68
	Unadjusted RCNLD:	202,320
	Market Adj Factor:	100
	Economic Adj Factor:	100
	Adjusted RCNLD:	202,320

MISCELLANEOUS SITE OVERRIDE VALUE

Misc Site Reason Code:	Class	Value
		Total: \$0

LAND VALUES

Market Land Value:	Class	Size	Base Size / Rate	Incr / Decr	Infl Factors	OVRD	Unit Price	Value
Waterfront - 4	R	10,417 SF	10,000 / \$8.13	0.75 / 0.75			\$7.83	\$81,600
							Total:	\$81,600

MARKET LAND TOTAL	\$81,600
RES DWELLING 1 TOTAL (INCL OTHER IMPROVEMENTS)	\$202,320
MISCELLANEOUS SITE IMPROVEMENTS	\$0
TOTAL PARCEL COST VALUE	\$283,920



GUARDIAN

ROOFING & CONSTRUCTION

Date: 12.30.25

Location: 634 N Bay Country
Wichita, KS 67235

Roof Inspection:

Upon inspection of the roof at the above listed address I find that the roof is in overall very good condition. County records show that a permit was pulled for the roof replacement in 2020. The shingle age would reflect that that is likely the year it was replaced when inspected.

The brand of shingles currently on the house is Tamko Heritage 30 – Color: Weathered Wood. The gutters on the house have gutter screens installed on them. They appear to be the ShurFlow X gutter screens, however there is a section of guttering on the upper back of the home that the screens are not present. I would recommend installing the remainder gutter screens in these areas, considering there are large trees in the back of the home.

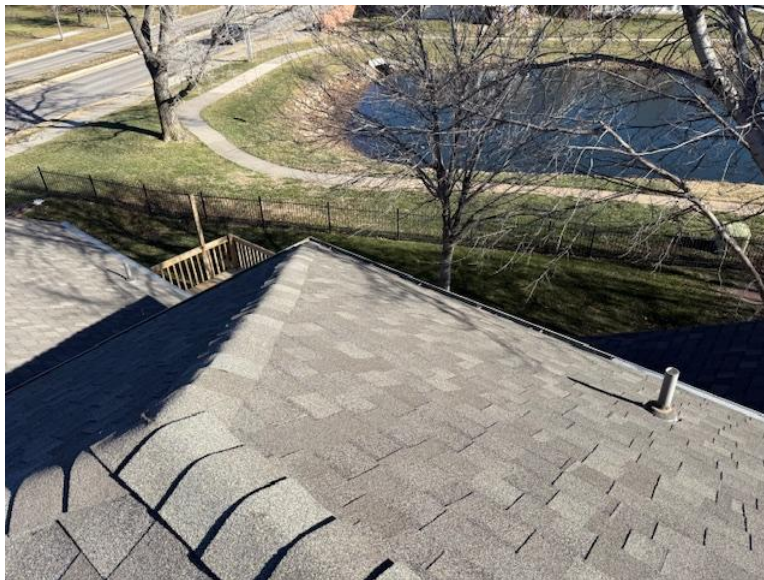
Photos of the roof/gutter screens:





GUARDIAN

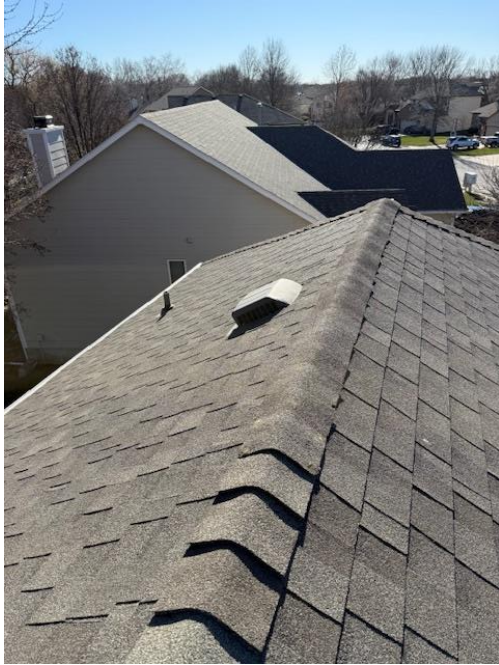
ROOFING & CONSTRUCTION





GUARDIAN

ROOFING & CONSTRUCTION





GUARDIAN

ROOFING & CONSTRUCTION

Currently the roof only has 6 roof vents. However, this does not meet local building code requirements and additional roof vents are required. Using the 1/300 rule for ventilation on the roof system I am coming up with that the house would require 11 total roof vents. These are easily added in and there is adequate space on the roof for the additional 5 vents. My recommendation is that 5 roof vents be added to the roof to meet local building code requirements but also help the shingle last longer with proper ventilation, this will also increase the efficiency of the home and lower utility costs.

If you have any questions please feel free to contact me.

Tyler Jackson, Owner
Guardian Roofing & Construction
316.302.4100

Commitment Cover Page

Order Number: 3168819

Delivery Date: 12/30/2025

Property Address: 634 N. Bay Country St., Wichita, KS 67235

For Closing Assistance

Transaction Services
727 N Waco Ave, Ste 300
Wichita, KS 67203
Office: (316) 267-8371
ts@security1st.com

For Title Assistance

Residential Title Staff
727 N Waco Ave, Ste 300
Wichita, KS 67203
Office: (316) 779-1994
rthd@security1st.com

Buyer/Borrower

A legal entity, to be determined
Delivered via: Electronic Mail

Seller/Owner

John W. Kimball
Delivered via: Electronic Mail

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Title Fee Invoice

Date:	12/30/2025	Buyer(s):	A legal entity, to be determined
Order No.:	3168819	Seller(s):	John W. Kimball
Issuing Office:	Security 1st Title 727 N Waco Ave, Ste 300 Wichita, KS 67203	Property Address:	634 N. Bay Country St., Wichita, KS 67235

Title Insurance Fees	
ALTA Homeowner's Policy 07-01-2021 (\$1,000.00)	\$560.00
	Total \$560.00
If Security 1st Title will be closing this transaction, the fees listed above will be collected at closing. Otherwise, please remit payment to the issuing office above.	
Thank you for your order!	

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

Tax Information:

[00493292](#)

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ALTA COMMITMENT FOR TITLE INSURANCE

issued by
Stewart Title Guaranty Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, STEWART TITLE GUARANTY COMPANY, a Missouri Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Stewart Title Guaranty Company



Frederick H. Eppinger
President and CEO



David Hisey
Secretary

Issuing Agent: Security 1st Title, LLC



Security 1st Title

Residential Title Staff
(316) 779-1994
rthd@security1st.com

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Transaction Identification Data for reference only:

Issuing Agent:	Security 1st Title, LLC	Buyer:	A legal entity, to be determined
Issuing Office:	727 N Waco Ave, Ste 300 Wichita, KS 67203	Title Contact:	Residential Title Staff (316) 779-1994 rthd@security1st.com
ALTA Universal ID:	1010831		
Loan ID Number:			
Commitment No.:	SBR-NS3168819		
Property Address:	634 N. Bay Country St., Wichita, KS 67235		

SCHEDULE A

1. Commitment Date:

12/11/2025 at 7:00 AM

2. Policy to be issued:

ALTA Homeowner's Policy 07-01-2021

\$1,000.00

Proposed Insured: A legal entity, to be determined

The estate or interest to be insured: Fee Simple

3. The estate or interest in the Land at the Commitment Date is:

Fee Simple

4. The Title is, at the Commitment Date, vested in:

John W. Kimball

5. The Land is described as follows:

Lot 30, EXCEPT the North 16 feet and the North 5 feet of Lot 31, Block 1, Bay Country, an Addition to Wichita, Sedgwick County, Kansas.

Security 1st Title

By:

David Armagost, President

SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, and recorded in the Public Records.
5. **For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in the Conditions, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.**
6. **We require all general taxes and special assessments for the current year, and all previous years, to be paid in full or as otherwise agreed to by the parties. County tax information is hyperlinked on the Cover Page of this Commitment. General taxes and special assessments for the Land are currently taxed as follows, subject to interest and penalties:**

Tax Year: 2025
Full Amount: \$3,439.50, Half Paid
Tax Parcel Number: 00493292
7. **File a release of Mortgage dated April 24, 2012, recorded April 25, 2012, as Doc#/Flm-Pg: [29286221](#), made by John W. Kimball, to Fidelity Bank, in the amount of \$132,000.00.**
8. **File a Warranty Deed from John W. Kimball, stating marital status and joined by spouse, if any, to A legal entity, to be determined.**
9. **Provide this company with a properly completed and executed Owner's Affidavit.**

10. Recording Information for Kansas Counties:

Deed: \$21.00 (first page) + \$17.00 (each additional page)

Mortgage: \$21.00 (first page) + \$17.00 (each additional page)

Mortgage Release: \$20.00 (first page) + \$4.00 (each additional page)

Mortgage Assignment: \$20.00 (first page) + \$4.00 (each additional page)

The above fees do not include all documents that may be filed in each county. Some fees may vary. For a full list of recording fees, services and format requirements, please contact the Register of Deeds Office for the specific county in question.

NOTE: The State of Kansas requires that any deed transferring real estate must be accompanied by a Real Estate Validation Questionnaire. This form must be executed by either the Grantor (Seller) or the Grantee (Buyer). Certain exemptions do apply. The official form can be obtained from the Register of Deeds or from Security 1st Title. Photocopies of the official form will not be accepted.

NOTE: For documents electronically recorded. There is an additional third-party service fee per document, which is in addition to the County recording fees.

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SCHEDULE B, PART II—Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Easements, or claims of easements, not shown by the Public Records.
4. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
5. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
6. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
8. **General taxes and special assessments for the year 2026, and subsequent years, none now due and payable.**
NOTE: We reserve the right to amend the above exception if any taxes remain due and payable, but not delinquent, for the current tax year.
9. **The following matters shown on or disclosed by the recorded plat referred to in the legal description: building setback lines, easements, minimum pad and access controls.**
10. **Covenants and restrictions contained in/on Film 898, Page 866; Film 915, Page 485; Film 1853, Page [1197](#) and Film 2469, Page [1605](#).**
11. **Terms and provisions of the Bay Country Homeowners Association filed as Film 915, Page 485, which provides for, among other things, the levy of assessments, which if unpaid, may become a lien thereon.**
12. **Subject property may become subject to special assessments for various capital improvements as evidenced by numerous governmental filings of notice in the form of Certificates and Resolutions filed as Film 898, Page 862; Film 909, Page 169; Film 926, Page 1057; Film 926, Page 1063; Film 927, Page 1127; Film 929, Page 1372; Film 980, Page 260; Film 929, Page 1385 and Film 1211, Page [897](#).**
13. **The application for title insurance does not give the name of the prospective purchaser. When such name is ascertained, the records must be searched for possible judgments. If the purchaser is to be an entity other than a natural person or persons, certain additional requirements may be necessary.**

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14. The actual value of the estate or interest to be insured must be disclosed to the Company, and subject to approval by the Company, entered as the amount of the policy to be issued. It is agreed that, as between the Company, the applicant for this commitment, and every person relying on this commitment, the amount of the requested policy will be assumed to be \$1,000.00, and the total liability of the Company on account of this commitment shall not exceed that amount, until such time as the actual amount of the policy to be issued shall have been agreed upon and entered as aforesaid, and the Company's applicable insurance premium charge for same shall have been paid.

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COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I—Requirements; and
- f. Schedule B, Part II—Exceptions.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to

this Commitment.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE

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TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

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STEWART TITLE GUARANTY COMPANY PRIVACY NOTICE

This Stewart Title Guaranty Company Privacy Notice ("Notice") explains how Stewart Title Guaranty Company and its subsidiary title insurance companies (collectively, "Stewart") collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of your information. Pursuant to Title V of the Gramm-Leach Bliley Act ("GLBA") and other Federal and state laws and regulations applicable to financial institutions, consumers have the right to limit some, but not all sharing of their personal information. Please read this Notice carefully to understand how Stewart uses your personal information.

The types of personal information Stewart collects, and shares depends on the product or service you have requested.

Stewart may collect the following categories of personal and financial information from you throughout your transaction:

1. Identifiers: Real name, alias, online IP address if accessing company websites, email address, account name, unique online identifier, social security number, driver's license number, passport number, or other similar identifiers;
2. Demographic Information: Marital status, gender, date of birth.
3. Personal Information and Personal Financial Information: Name, signature, social security number, physical characteristics or description, address, telephone number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, credit reports, or any other information necessary to complete the transaction.

Stewart may collect personal information about you from:

1. Publicly available information from government records.
2. Information we receive directly from you or your agent(s), such as your lender or real estate broker;
3. Information about your transactions with Stewart, our affiliates, or others; and
4. Information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Stewart may use your personal information for the following purposes:

1. To provide products and services to you or in connection with a transaction.
2. To improve our products and services.
3. To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

Stewart may use or disclose the personal information we collect for one or more of the following purposes:

- a. To fulfill or meet the reason for which the information is provided.
- b. To provide, support, personalize, and develop our website, products, and services.
- c. To create, maintain, customize, and secure your account with Stewart.
- d. To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- e. To prevent and/or process claims.

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- f. To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf pursuant to valid service provider agreements.
- g. As necessary or appropriate to protect the rights, property or safety of Stewart, our customers or others.
- h. To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- i. To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
- j. To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- k. Auditing for compliance with federal and state laws, rules and regulations.
- l. Performing services including maintaining or servicing accounts, providing customer service, processing or fulfilling orders and transactions, verifying customer information, processing payments.
- m. To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all of our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal information or use the personal information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, a realtor, broker, or a lender). Stewart may disclose your personal information to a non-affiliated third party for a business purpose. Typically, when we disclose personal information for a business purpose, we enter in a contract that describes the purpose and requires the recipient to both keep that personal information confidential and not use it for any purpose except performing the contract.

We share your personal information with the following categories of third parties:

- a. Non-affiliated service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- b. To enable Stewart to prevent criminal activity, fraud, material misrepresentation, or nondisclosure.
- c. Stewart's affiliated and subsidiary companies.
- d. Non-affiliated third-party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you.
- e. Parties involved in litigation and attorneys, as required by law.
- f. Financial rating organizations, rating bureaus and trade associations.
- g. Federal and State Regulators, law enforcement and other government entities to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

The law does not require your prior authorization or consent and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with non-affiliated third parties, except as required or permitted by law.

Right to Limit Use of Your Personal Information

You have the right to opt-out of sharing of your personal information among our affiliates to directly market to you. To opt-out of sharing to our affiliates for direct marketing, you may send an "opt out" request to

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Privacyrequest@stewart.com, or contact us through other available methods provided under "Contact Information" in this Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

How Stewart Protects Your Personal Information

Stewart maintains physical, technical and administrative safeguards and policies to protect your personal information.

Contact Information

If you have questions or comments about this Notice, the ways in which Stewart collects and uses your information described herein, your choices and rights regarding such use, or wish to exercise your rights under law, please do not hesitate to contact us at:

Phone: Toll Free at 1-866-571-9270
Email: Privacyrequest@stewart.com
Postal Address: Stewart Information Services Corporation
Attn: Mary Thomas, Chief Compliance and Regulatory Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056

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For issuing guidelines on this form, see [Guidelines](#)

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PRIVACY POLICY

WHAT DOES SECURITY 1ST TITLE DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of Security 1st Title, LLC, pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as Security 1st Title, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information	Do we share?	Can you limit this sharing?
For our everyday business purposes —to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes —to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes —information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and nonfinancial companies.	Yes	No
For our affiliates' everyday business purposes —information about your creditworthiness.	No	We don't share
For our affiliates to market to you	Yes	No
For nonaffiliates to market to you. Nonaffiliates are companies not related by common ownership or control. They can be financial and nonfinancial companies.	No	We don't share

We may disclose your personal information to our affiliates or to nonaffiliates as permitted by law. If you request a transaction with a nonaffiliate, such as a third party insurance company, we will disclose your personal information to that nonaffiliate. (We do not control their subsequent use of information, and suggest you refer to their privacy notices.)

Sharing practices	
How often does Security 1st Title notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How does Security 1st Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal and state law. These measures include computer, file, and building safeguards.
How does Security 1st Title collect my personal information?	We collect your personal information, for example, when you • request insurance-related services • provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.
Contact Us	If you have any questions about this privacy notice, please contact us at: Security 1st Title, 727 N. Waco, Suite 300, Wichita, KS 67203

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GROUNDWATER / ENVIRONMENTAL ADDENDUM

1 THIS ADDENDUM to Auction Contract for Sale and Purchase of Real Estate between and among the
2 undersigned is entered into effective on the last date set forth below.

3 Groundwater contamination has been detected in several areas in and around Sedgwick County.
4 Licensees do not have any expertise in evaluating environmental conditions.

5 The parties are proposing the sale and purchase of certain property, commonly known as:
6 634 N. Bay Country St. Wichita, KS 67235

7 **The parties are advised to obtain expert advice in regard to any environmental concerns.**

8 **SELLER'S DISCLOSURE (please complete both a and b below)**

9 **(a)** Presence of groundwater contamination or other environmental concerns **(initial one):**

10 ^{Initial}
11 JK Seller has no knowledge of groundwater contamination or other environmental concerns;
12 or
13 _____ Known groundwater contamination or other environmental concerns are: _____
14 _____

15 **(b)** Records and reports in possession of Seller **(initial one):**

16 ^{Initial}
17 JK Seller has no reports or records pertaining to groundwater contamination or other
18 environmental concerns; or
19 _____ Seller has provided the Buyer with all available records and reports pertaining to
20 groundwater contamination or other environmental concerns (list document below):
21 _____

22 **BUYER'S ACKNOWLEDGMENT (please complete c below)**

23 **(c)** _____ Buyer has received copies of all information, if any, listed above. **(initial)**

24 **CERTIFICATION**

25 Seller certifies, to the best of Seller's knowledge, that the information Seller has provided is true and
26 accurate, and that Buyer and all licensees involved are relying on Seller's information. Buyer certifies that
27 Buyer has reviewed Seller's responses and any records and reports furnished by Seller.

28	^{Signed by:} <u>John Kimball</u>	<u>1/5/2026 2:05 PM CST</u>	_____	_____
29	Seller	Date	Buyer	Date
30	_____	_____	_____	_____
31	Seller	Date	Buyer	Date

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