

# PROPERTY INFORMATION PACKET

## #4 - 800 Block N. Water St., Wichita, KS

*Legal: Lots 101 and 103 on Church Street, now Water Street, in Munger's original town, now City of Wichita, Sedgwick County, Kansas.*

**Tuesday, June 29, 2021 @ 10:00 AM CDT**

Live Auction Location: Realtors® of South Central Kansas, 170 W. Dewey, Wichita, KS



**AUCTION DIVISION**

**J.P. Weigand & Sons, Inc. - Auction Division**  
150 N. Market Wichita, KS 67202 | [WeigandAuctions.com](http://WeigandAuctions.com)



**Kevin Howell, Auctioneer**  
316-292-3971 | [khowell@weigand.com](mailto:khowell@weigand.com)





Parcel ID: 087-124-17-0-41-05-009.00-

SGORIONPROD Expanded Appraisal Card

Quick Ref: R78087



Tax Year: 2021

Run Date: 5/7/2021 7:21:03 AM

OWNER NAME AND MAILING ADDRESS

WHETZEL, ALAN G & ROBERTA A LIV TR

2401 N 135TH ST W

WICHITA, KS 67223-7010

PROPERTY SITUS ADDRESS

LAND BASED CLASSIFICATION SYSTEM

**Function:** 9910 Residential high **Sfx:**  
**Activity:** 1100 Household activities  
**Ownership:** 1100 Private-fee simple  
**Site:** 4000 Developed site - no buildings

GENERAL PROPERTY INFORMATION

**Prop Class:** V Vacant Lots - V  
**Property Type:** VR-Residential Vacant Land  
**Living Units:**  
**Zoning:** LI  
**Multi-Zoning:** N **Non-Conforming:** N  
**Neighborhood:** 328.0 328.0  
**Economic Adj. Factor:**  
**Map / Routing:** /  
**School District:** 0602 USD 259  
**Legacy ID:** 00100002  
**Investment Class:**  
**Tax Unit Group:** 6787-6787 031R WICHITA U-  
259-NIC KE,WI

TRACT DESCRIPTION

LOTS 101-103 WATER ST. MUNGER'S  
ORIGINAL TOWN

No Image Available

Image Date:

PROPERTY FACTORS

**Topography:** Level - 1  
**Utilities:** All Public - 1  
**Access:** Paved Road - 1, Alley - 7  
**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	Code
11/13/2019	10:10 AM	11	RE	522		
04/02/2013	2:56 PM	11	RE	522		
01/22/2007	2:06 AM	9		473		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
00001	48,700		10/18/1989	C	100

2021 APPRAISED VALUE

Cls	Land	Building	Total
V	8,000	0	8,000

2020 APPRAISED VALUE

Cls	Land	Building	Total
V	8,000	0	8,000

<b>Total</b>	8,000	0	8,000	<b>Total</b>	8,000	0	8,000
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MARKET LAND INFORMATION

Size	Type	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	1-Primary Site - 1	8,052				1	55						R0109	7,000.00	2.00	0.60	0.60	0.99	8,000

Total Market Land Value 8,000

# Property Taxes and Appraisals

## LOTS 101-103 WATER ST. MUNGER'S ORIGINAL TOWN

### Property Description

<b>Legal Description</b>	LOTS 101-103 WATER ST. MUNGER'S ORIGINAL TOWN
<b>Owner</b>	WHETZEL ALAN G & ROBERTA A LIV TR
<b>Mailing Address</b>	2401 N 135TH ST W WICHITA KS 67223-7010
<b>Geo Code</b>	A 00587
<b>PIN</b>	00100002
<b>AIN</b>	124170410500900
<b>Tax Unit</b>	6787 031R WICHITA U-259-NIC KE,WI
<b>Land Use</b>	9910 Residential highest and best use
<b>Market Land Square Feet</b>	8,052
<b>2021 Total Acres</b>	.18
<b>2021 Appraisal</b>	\$8,000
<b>2021 Assessment</b>	\$960

### Appraisal Values

Year	Class	Land	Improvements	Total	Change
2021	Vacant	\$8,000	\$0	\$8,000	
2020	Vacant	\$8,000	\$0	\$8,000	
2019	Vacant	\$8,000	\$0	\$8,000	+16%
2018	Vacant	\$6,900	\$0	\$6,900	-17%
2017	Vacant	\$8,300	\$0	\$8,300	
2016	Vacant	\$8,300	\$0	\$8,300	-7%
2015	Vacant	\$8,900	\$0	\$8,900	+1%
2014	Vacant	\$8,800	\$0	\$8,800	
2013	Vacant	\$8,800	\$0	\$8,800	
2012	Vacant	\$8,800	\$0	\$8,800	

### Assessment Values

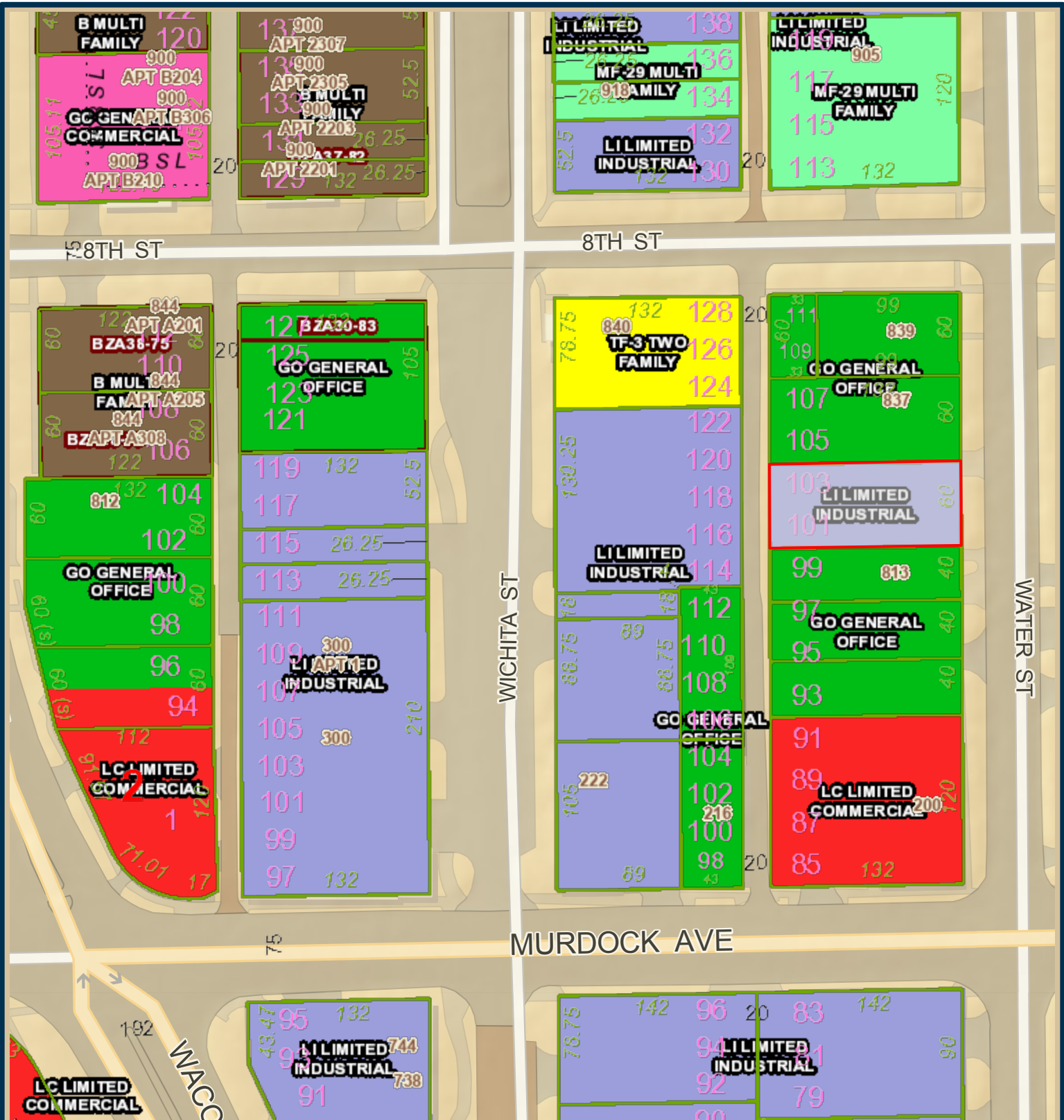
Year	Class	Land	Improvements	Total	Change
2021	Vacant	\$960	\$0	\$960	
2020	Vacant	\$960	\$0	\$960	
2019	Vacant	\$960	\$0	\$960	+16%
2018	Vacant	\$828	\$0	\$828	-17%
2017	Vacant	\$996	\$0	\$996	
2016	Vacant	\$996	\$0	\$996	-7%
2015	Vacant	\$1,068	\$0	\$1,068	+1%
2014	Vacant	\$1,056	\$0	\$1,056	
2013	Vacant	\$1,056	\$0	\$1,056	
2012	Vacant	\$1,056	\$0	\$1,056	

### Tax Billings

<b>Tax Year</b>	<b>Tax Rate</b>	<b>General Tax</b>	<b>Specials Tax</b>	<b>Interest</b>	<b>Fees</b>	<b>Total</b>	<b>Paid</b>	<b>Balance</b>
2020	116.599000	\$111.95	\$0.00	\$0.00	\$0.00	\$111.95	\$111.95	\$0.00
2019	116.788000	\$112.10	\$0.00	\$0.00	\$0.00	\$112.10	\$112.10	\$0.00
2018	117.213000	\$97.06	\$0.00	\$0.00	\$0.00	\$97.06	\$97.06	\$0.00
2017	117.292000	\$116.83	\$0.00	\$0.00	\$0.00	\$116.83	\$116.83	\$0.00
2016	117.202000	\$116.76	\$0.00	\$0.00	\$0.00	\$116.76	\$116.76	\$0.00
2015	119.845000	\$128.00	\$0.00	\$0.00	\$0.00	\$128.00	\$128.00	\$0.00
2014	117.365011	\$123.93	\$0.00	\$0.00	\$0.00	\$123.93	\$123.93	\$0.00
2013	120.600691	\$127.36	\$0.00	\$0.00	\$0.00	\$127.36	\$127.36	\$0.00
2012	120.602427	\$127.36	\$0.00	\$0.00	\$0.00	\$127.36	\$127.36	\$0.00
2011	120.304845	\$127.03	\$0.00	\$0.00	\$0.00	\$127.03	\$127.03	\$0.00

## Tax Authorities

<b>Tax Authority</b>	<b>Tax Rate</b>
0101 STATE	1.500000
0201 COUNTY	29.376000
0518 CITY OF WICHITA	32.749000
0602 USD 259	17.146000
0602 USD 259 SC	8.000000
0602 USD 259 SG	20.000000
0754 USD 259 BOND	7.828000
	Total: 116.599000



Geographic Information Services  
Sedgwick County...  
working for you

Date: 5/7/2021

It is understood that the Sedgwick 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.

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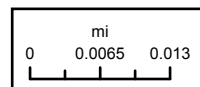
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800 blk North Water St.

Sedgwick County, Kansas



1:1,128



# FULL PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 37.6984/-97.3398

RF1

819 N Water St

Wichita, KS 67203

1 mi radius 3 mi radius 5 mi radius

POPULATION	2021 Estimated Population	12,841	102,364	216,365
	2026 Projected Population	13,377	102,665	216,593
	2010 Census Population	11,422	102,025	215,975
	2000 Census Population	11,648	102,361	215,433
	Projected Annual Growth 2021 to 2026	0.8%	-	-
	Historical Annual Growth 2000 to 2021	0.5%	-	-
HOUSEHOLDS	2021 Estimated Households	5,754	43,063	91,736
	2026 Projected Households	6,137	43,525	92,381
	2010 Census Households	4,647	41,182	88,271
	2000 Census Households	4,547	42,663	90,191
	Projected Annual Growth 2021 to 2026	1.3%	0.2%	0.1%
	Historical Annual Growth 2000 to 2021	1.3%	-	-
AGE	2021 Est. Population Under 10 Years	11.7%	13.8%	13.8%
	2021 Est. Population 10 to 19 Years	13.3%	14.0%	13.3%
	2021 Est. Population 20 to 29 Years	22.9%	16.9%	16.6%
	2021 Est. Population 30 to 44 Years	22.0%	19.5%	19.2%
	2021 Est. Population 45 to 59 Years	17.2%	16.3%	16.0%
	2021 Est. Population 60 to 74 Years	9.9%	13.5%	14.3%
	2021 Est. Population 75 Years or Over	2.9%	6.1%	6.6%
	2021 Est. Median Age	30.7	33.5	34.3
MARITAL STATUS & GENDER	2021 Est. Male Population	55.0%	50.4%	49.6%
	2021 Est. Female Population	45.0%	49.6%	50.4%
	2021 Est. Never Married	42.4%	39.3%	38.0%
	2021 Est. Now Married	23.5%	32.5%	35.0%
	2021 Est. Separated or Divorced	30.5%	22.2%	20.8%
	2021 Est. Widowed	3.5%	5.9%	6.3%
INCOME	2021 Est. HH Income \$200,000 or More	0.8%	1.3%	2.1%
	2021 Est. HH Income \$150,000 to \$199,999	1.5%	1.9%	2.2%
	2021 Est. HH Income \$100,000 to \$149,999	7.9%	7.7%	8.7%
	2021 Est. HH Income \$75,000 to \$99,999	12.3%	10.1%	11.0%
	2021 Est. HH Income \$50,000 to \$74,999	17.7%	20.4%	21.0%
	2021 Est. HH Income \$35,000 to \$49,999	13.4%	15.7%	15.7%
	2021 Est. HH Income \$25,000 to \$34,999	12.7%	12.2%	11.6%
	2021 Est. HH Income \$15,000 to \$24,999	12.8%	13.1%	11.6%
	2021 Est. HH Income Under \$15,000	21.0%	17.6%	16.0%
	2021 Est. Average Household Income	\$42,402	\$49,289	\$54,966
	2021 Est. Median Household Income	\$39,632	\$42,580	\$46,762
	2021 Est. Per Capita Income	\$21,015	\$21,223	\$23,601
	2021 Est. Total Businesses	1,385	4,671	8,228
	2021 Est. Total Employees	20,565	58,615	109,862

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RF1

819 N Water St

Wichita, KS 67203

1 mi radius 3 mi radius 5 mi radius

RACE	2021 Est. White	60.0%	61.0%	62.7%
	2021 Est. Black	12.7%	16.1%	15.8%
	2021 Est. Asian or Pacific Islander	2.5%	2.5%	4.1%
	2021 Est. American Indian or Alaska Native	1.9%	1.6%	1.5%
	2021 Est. Other Races	22.9%	18.7%	16.0%
HISPANIC	2021 Est. Hispanic Population	4,997	30,539	53,402
	2021 Est. Hispanic Population	38.9%	29.8%	24.7%
	2026 Proj. Hispanic Population	39.0%	30.6%	25.5%
	2010 Hispanic Population	33.8%	25.5%	20.9%
EDUCATION (Adults 25 or Older)	2021 Est. Adult Population (25 Years or Over)	7,951	65,087	139,497
	2021 Est. Elementary (Grade Level 0 to 8)	6.4%	7.0%	5.7%
	2021 Est. Some High School (Grade Level 9 to 11)	11.5%	10.2%	8.9%
	2021 Est. High School Graduate	26.1%	31.2%	30.7%
	2021 Est. Some College	21.6%	23.4%	24.7%
	2021 Est. Associate Degree Only	7.5%	7.3%	7.5%
	2021 Est. Bachelor Degree Only	16.6%	13.4%	14.9%
	2021 Est. Graduate Degree	10.4%	7.4%	7.7%
HOUSING	2021 Est. Total Housing Units	6,429	48,236	101,027
	2021 Est. Owner-Occupied	22.2%	42.1%	46.6%
	2021 Est. Renter-Occupied	67.3%	47.1%	44.2%
	2021 Est. Vacant Housing	10.5%	10.7%	9.2%
HOMES BUILT BY YEAR	2021 Homes Built 2010 or later	9.1%	4.6%	4.1%
	2021 Homes Built 2000 to 2009	3.7%	3.7%	4.3%
	2021 Homes Built 1990 to 1999	6.6%	5.3%	6.7%
	2021 Homes Built 1980 to 1989	5.9%	5.9%	7.1%
	2021 Homes Built 1970 to 1979	12.8%	10.4%	12.2%
	2021 Homes Built 1960 to 1969	7.0%	8.5%	9.8%
	2021 Homes Built 1950 to 1959	9.2%	19.1%	23.8%
	2021 Homes Built Before 1949	35.3%	31.8%	22.8%
HOME VALUES	2021 Home Value \$1,000,000 or More	0.2%	0.3%	0.3%
	2021 Home Value \$500,000 to \$999,999	2.0%	1.5%	2.3%
	2021 Home Value \$400,000 to \$499,999	2.5%	1.4%	2.0%
	2021 Home Value \$300,000 to \$399,999	1.3%	3.2%	3.7%
	2021 Home Value \$200,000 to \$299,999	11.0%	8.6%	9.8%
	2021 Home Value \$150,000 to \$199,999	18.7%	14.2%	15.1%
	2021 Home Value \$100,000 to \$149,999	18.8%	18.6%	19.3%
	2021 Home Value \$50,000 to \$99,999	34.0%	39.9%	38.0%
	2021 Home Value \$25,000 to \$49,999	4.7%	8.0%	5.6%
	2021 Home Value Under \$25,000	6.7%	4.3%	3.8%
	2021 Median Home Value	\$115,731	\$102,236	\$113,961
	2021 Median Rent	\$634	\$586	\$600

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Wichita, KS 67203

1 mi radius 3 mi radius 5 mi radius

LABOR FORCE	2021 Est. Labor Population Age 16 Years or Over	10,494	80,161	169,515
	2021 Est. Civilian Employed	56.3%	58.4%	59.8%
	2021 Est. Civilian Unemployed	4.9%	5.5%	5.3%
	2021 Est. in Armed Forces	0.5%	0.2%	0.2%
	2021 Est. not in Labor Force	38.3%	35.9%	34.6%
	2021 Labor Force Males	55.5%	50.1%	49.1%
	2021 Labor Force Females	44.5%	49.9%	50.9%
OCCUPATION	2021 Occupation: Population Age 16 Years or Over	5,909	46,819	101,383
	2021 Mgmt, Business, & Financial Operations	11.2%	10.4%	10.8%
	2021 Professional, Related	22.5%	18.0%	18.9%
	2021 Service	22.9%	21.4%	20.4%
	2021 Sales, Office	18.4%	19.0%	20.3%
	2021 Farming, Fishing, Forestry	-	0.3%	0.3%
	2021 Construction, Extraction, Maintenance	10.5%	14.6%	13.9%
	2021 Production, Transport, Material Moving	14.4%	16.3%	15.6%
	2021 White Collar Workers	52.2%	47.4%	49.9%
	2021 Blue Collar Workers	47.8%	52.6%	50.1%
TRANSPORTATION TO WORK	2021 Drive to Work Alone	80.7%	82.7%	83.6%
	2021 Drive to Work in Carpool	10.9%	9.8%	9.2%
	2021 Travel to Work by Public Transportation	1.5%	1.3%	1.2%
	2021 Drive to Work on Motorcycle	0.3%	0.1%	0.1%
	2021 Walk or Bicycle to Work	3.5%	2.7%	2.2%
	2021 Other Means	0.7%	0.8%	0.8%
	2021 Work at Home	2.4%	2.5%	2.9%
TRAVEL TIME	2021 Travel to Work in 14 Minutes or Less	36.3%	35.4%	35.3%
	2021 Travel to Work in 15 to 29 Minutes	46.4%	46.2%	48.8%
	2021 Travel to Work in 30 to 59 Minutes	11.5%	11.1%	10.8%
	2021 Travel to Work in 60 Minutes or More	1.3%	2.4%	2.5%
	2021 Average Travel Time to Work	17.3	16.7	16.8
CONSUMER EXPENDITURE	2021 Est. Total Household Expenditure	\$225.27 M	\$1.86 B	\$4.23 B
	2021 Est. Apparel	\$7.85 M	\$64.35 M	\$146.84 M
	2021 Est. Contributions, Gifts	\$11.79 M	\$98.65 M	\$228.65 M
	2021 Est. Education, Reading	\$6.68 M	\$53.97 M	\$124.45 M
	2021 Est. Entertainment	\$12.12 M	\$101.01 M	\$232 M
	2021 Est. Food, Beverages, Tobacco	\$35.62 M	\$292.04 M	\$662.12 M
	2021 Est. Furnishings, Equipment	\$7.54 M	\$62.85 M	\$144.38 M
	2021 Est. Health Care, Insurance	\$20.55 M	\$172.8 M	\$393.66 M
	2021 Est. Household Operations, Shelter, Utilities	\$75.55 M	\$616.59 M	\$1.4 B
	2021 Est. Miscellaneous Expenses	\$4.21 M	\$34.82 M	\$79.5 M
	2021 Est. Personal Care	\$3.02 M	\$24.85 M	\$56.64 M
	2021 Est. Transportation	\$40.34 M	\$336.09 M	\$768.32 M

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