

# PROPERTY INFORMATION PACKET

## 302 N. Elm, Wellington, KS

*Legal: CENTRAL ADD, S14, T32, R01W, BLOCK 1, BEG 293'E SW COR OL 3 TH N61', E150', S61', W150' TO POB Wellington, Sumner County, Kansas.*

**Owners: BRIAN D. WILLIS AND PENNY F. WILLIS**

**ONLINE ONLY - Bidding Ends  
Tuesday, November 23, 2021 @ 1:00 PM CST**



**AUCTION DIVISION**

### **J.P. Weigand & Sons, Inc. - Auction Division**

150 N. Market Wichita, KS 67202 | [WeigandAuctions.com](http://WeigandAuctions.com)

**Ken Patterson, Auctioneer**

620-218-1713 | [kpatterson@weigand.com](mailto:kpatterson@weigand.com)

**Kevin Howell, Auctioneer**

316-292-3971 | [khowell@weigand.com](mailto:khowell@weigand.com)



# Property Detail Information

LGIS<sup>v5</sup>



1 of 4

**SUMNER COUNTY** KANSAS

Generated: 7/8/2021 12:13:08 PM

**Report for Parcel No. 096-156-14-0-10-09-013.00-0**

**(Quick Ref. ID R10484)**

## Property Physical (Situs) Address

302 N ELM ST, Wellington, KS 67152

## Tract (Legal) Description

CENTRAL ADD, S14, T32, R01W, BLOCK 1, BEG 293'E SW COR OL 3  
TH N61', E150', S61', W150' TO POB

## Owner(s)

WILLIS, JOHN F - (P)

## Owner Mailing Address

302 N ELM ST  
WELLINGTON, KS 67152

## Property Factors

<b>Topography</b>	Level - 1
<b>Utilities</b>	All Public - 1
<b>Access</b>	Paved Road - 1
<b>Fronting</b>	Residential Street - 4
<b>Location</b>	Neighborhood or Spot - 6
<b>Parking Type</b>	On and Off Street - 3
<b>Parking Quantitiy</b>	Adequate - 2
<b>Parking Proximity</b>	On Site - 3
<b>Covered Parking</b>	Not Available
<b>Uncovered Parking</b>	Not Available

## Land-Based Classification

<b>Function</b>	Single family residence (detached)
<b>Activity</b>	Household activities
<b>Ownership</b>	Private-fee simple
<b>Site</b>	Developed site - with buildings

## General Property Information

<b>Property Class</b>	Residential - R
<b>Living Units</b>	1
<b>Zoning</b>	Not Available
<b>Neighborhood</b>	110
<b>Tax Unit Group</b>	013

## Appraisal Information

**Tax Year 2021**

**Tax Year 2020**

# Property Detail Information

LGIS<sup>v5</sup>



2 of 4

**SUMNER COUNTY** KANSAS

Generated: 7/8/2021 12:13:08 PM

Class	Land	Building	Total
R	8,060	71,840	<b>79,900</b>

Class	Land	Building	Total
R	6,610	68,920	<b>75,530</b>

## Deed Information

Book 1	Page 1	Book 2	Page 2	Book 3	Page 3	Book 4	Page 4
1090	0536	0711	0075	0478	0519		

## Building Permit Information

Permit Number	Amount	Issue Date	Description
20027	\$ 300	03/22/2002	
00166	\$ 14,680	08/24/2001	

## Market Land Information

Method	Type	AC/SF	Eff FF	Depth	DFact	Inf 1	Fact 1	Inf 2	Fact 2	Ovrd	Class	Value Est.
Sqft	Primary Site - 1	9160.00										8,060

## Dwelling Information

### Dwelling No. 1

General Information			
Res Type	Single-family Residence	Main Flr. Living	1,008
Quality	AV-	Upper Flr. Living	

Comp. Sales	
Arch Style	Ranch
Bsmnt. Type	Slab - 1

# Property Detail Information

LGIS<sup>v5</sup>



3 of 4

**SUMNER COUNTY** KANSAS

Generated: 7/8/2021 12:13:08 PM

Year Built	1976	CDU	AV
Eff. Year		Phys/Func/Econ	AV/
MS Style	One Story	Ovr Pct. Gd./RCN	/98,132
LBCS Struct.	Detached SFR unit	Remodel	
No. of Units		Percent Complete	
Tot. Living Area		Assessment Class	
Calc. Area	1,008	MU Cls/Pct.	

Tot. Rooms	5
Bedrooms	3
Family Rooms	0
Full Baths	1
Half Baths	0
Garage Cap	1
Foundation	None - 1

## Dwelling 1 Components Info.

Code	Units	Pct.	Quality	Year
Attached Garage (SF)	288			
Frame, Metal or Vinyl Siding		100		
Composition Shingle		100		
Slab on Grade (% or SF)	1,008			
Warmed & Cooled Air		100		
Plumbing Fixtures (#)	5			
Plumbing Rough-ins (#)	1			
Automatic Floor Cover Allowance				
Raised Slab Porch (SF)	24			
Open Slab Porch (SF)	168			

## Dwelling 1 / Building Improvements Info.

ID	Occupancy	MSCls	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dim.	Stories	Phys	Funct	Econ	OVR	Rsn	Cls	RCN	%Gd	Value
78	Residential Garage - Detached	D	2.00	1	2001			884	120	8	34 X 26	1	3	3					20,968	60	12,580

# Tax Detail Information

LGIS<sup>v5</sup>



1 of 3

**SUMNER COUNTY** KANSAS

Generated: 10/21/2021 9:11:17 AM

## Inquiry for WILLIS, JOHN F - 302 ELM ST

### Tax Year 2020

Tax ID		TaxType	Parcel ID (PIN)		Parcel Class			
W00044		Real Estate	096-156-14-0-10-09-013.00-0		Residential Real Estate			
Description					Subdivision			
CENTRAL ADD, S14, T32, R01W, BLOCK 1,					CENTRAL ADDITION - WGTN			
Tax Unit	USD	City / Town		S-T-R	Block	Lot	Book Page	Trans. Date
013	353	WELLINGTON		14-32-01W	1		0711 - 0075	11048
Assessed Valuation		Mill Levy	Ad Valorem	Special Tax	Total Tax	Total Paid	Deliq.	
\$8,686.00		173.586	\$1,461.78	\$0.00	\$1,461.78	\$1,461.78	No	

## Historic Tax Information

### Tax Year 2019

Tax ID		TaxType	Parcel ID (PIN)		Parcel Class			
W00044		Real Estate	096-156-14-0-10-09-013.00-0		Residential Real Estate			
Description					Subdivision			
CENTRAL ADD, S14, T32, R01W, BLOCK 1,					CENTRAL ADDITION - WGTN			
Tax Unit	USD	City / Town		S-T-R	Block	Lot	Book Page	Trans. Date
013	353	WELLINGTON		14-32-01W	1		0711 - 0075	11048
Assessed Valuation		Mill Levy	Ad Valorem	Special Tax	Total Tax		Total Paid	Deliq.
\$8,004.00		173.684	\$1,344.18	\$0.00	\$1,344.18		\$1,344.18	No

**Wood Destroying Insect Infestation Inspection Report**

Notice: Please read important consumer information on Page 2.

<b>Section I. General Information</b>		Company's Business Lic. No: 2564	Date of Inspection 09/15/21
Inspection Company, Address, & Phone Pestmaster Aid-x 713 Main PO Box 993 Winfield, KS67156 (620) 221-4475		Property Address: 302 N. Elm St. Wellington, KS67152	File # 9129
Inspector's Name <i>Travis Poley</i> <b>Travis Poley Cert # 275423</b>		Structure(s) Inspected: House & Garage	

**Section II. Inspection Findings** This report is indicative of the condition of the above identified structure(s) on the date of inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or defects. Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:

- ☒ a. No Visible evidence of a wood destroying insect infestation was observed.
- ☐ b. Visible evidence of a wood destroying insect infestation was observed as follows:
- ☐ Live insects; (destruction & location):
- ☐ Insect parts, frass, exit holes, or shelter tubes; (description & location):
- ☐ Damage from wood destroying insects was noted in the following area(s):

**NOTE: this is not a structural damage report.** If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present. If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.

Yes ☐ No ☒ It appears that the structure(s) or a portion thereof may have been previously treated. Evidence of previous treatment:

The inspecting company can give no assurance with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment and any warranty or service agreement which may be placed.

**Section III. Recommendations**

☒ No treatment recommended: (Explain if Box B in Section II is checked)

☐ Recommended treatment for the control of:

**Section IV. Obstructions & Inaccessible Areas**

The following areas of the structure(s) inspected were obstructed or inaccessible:

- ☐ Basement
- ☒ Crawl Space Slab
- ☒ Main Level 1, 3, 4, 6, 9.
- ☒ Attic Not Included in Report
- ☒ Garage 1, 3, 6, 7.
- ☐ Exterior
- ☐ Porch
- ☐ Addition
- ☐ Other

The inspector may write out obstructions or use the following optional key:

- |                         |  |
|-------------------------|--|
| 1. fixed ceilings       | 13. only visual access                 |
| 2. suspended ceiling    | 14. cluttered condition                |
| 3. fixed wall covering  | 15. standing water                     |
| 4. floor covering       | 16. dense vegetation                   |
| 5. insulation           | 17. exterior coverings                 |
| 6. cabinets or shelving | 18. window well covers                 |
| 7. stored items         | 19. wood pile                          |
| 8. furnishings          | 20. snow                               |
| 9. appliances           | 21. unsafe conditions                  |
| 10. no access or entry  | 22. rigid foam board                   |
| 11. limited access      | 23. Synthetic stucco                   |
| 12. no access beneath   | 24. Duct work, plumbing, and/or wiring |

**Section V. Additional Comments and Attachments** These are an integral part of this report:

Attachments

Signature of Seller(s) or Owner(s) if refinancing. Seller acknowledges that all information regarding W.D.I. infestation, damage, repair, and treatment history has been disclosed to the buyer.

Signature of Buyer. The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported

*Authentisign*  
X *B. Poley*  
10/25/2021 12:23:02 PM CDT

*Authentisign*  
X *Penny Ellis*  
10/25/2021 12:48:02 PM CDT





The Standard for Excellence.™

**GROUNDWATER / ENVIRONMENTAL ADDENDUM**

1 THIS ADDENDUM to Contract for Sale and Purchase of Real Estate between and among the undersigned is  
 2 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:

6 302 N Elm St Wellington KS 67152

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 [Signature] Seller has no knowledge of groundwater contamination or other environmental concerns;  
 11 or

12 \_\_\_\_\_ Known groundwater contamination or other environmental concerns are: \_\_\_\_\_  
 13 \_\_\_\_\_  
 14 \_\_\_\_\_

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

16 [Signature] Seller has no reports or records pertaining to groundwater contamination or other  
 17 environmental concerns; or

18 \_\_\_\_\_ Seller has provided the Buyer with all available records and reports pertaining to  
 19 groundwater contamination or other environmental concerns (list document below):  
 20 \_\_\_\_\_  
 21 \_\_\_\_\_

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

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

**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 [Signature] 10/25/2021  
 29 [Signature] 10/25/2021 12:23:11 PM CDT  
 30 [Signature] 10/25/2021 12:18:08 PM CDT  
 31 Seller Date

Buyer Date  
 Buyer Date

This form is approved by legal counsel for the REALTORS® of South Central Kansas exclusively for use by members of the REALTORS® of South Central Kansas and other authorized REALTORS®. No warranty is made or implied as to the legal validity or adequacy of this form, or that its use is appropriate for all situations. Copyright 2016.

Property Address:

302 N Elm St. Wellington

**Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards**

**Lead Warning Statement**

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

**Seller's Disclosure**

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) \_\_\_\_\_ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) W. B. D. D. Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) \_\_\_\_\_ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) W. B. D. D. Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**Purchaser's Acknowledgment (initial)**

(c) \_\_\_\_\_ Purchaser has received copies of all information listed above.

(d) \_\_\_\_\_ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) \_\_\_\_\_ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) \_\_\_\_\_ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**Agent's Acknowledgment (initial)**

(f) W. B. D. D. Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

**Certification of Accuracy**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller

Date

Seller

Date

Purchaser

Date

Purchaser

Date

Agent

Date

Agent

Date