

# PROPERTY INFORMATION PACKET

**211 E. 4th Avenue, Hutchinson, Kansas**

**ONLINE ONLY - Bidding Ends  
Tuesday, May 17, 2022 @ 2:00 PM CDT**



**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)



Summary

|                       |                                                                                                  |
|-----------------------|--------------------------------------------------------------------------------------------------|
| Parcel ID             | 1261301004003000                                                                                 |
| Quick Ref ID          | R16720                                                                                           |
| Property Address      | 211 E 4TH AVE                                                                                    |
|                       | HUTCHINSON, KS 67501                                                                             |
| Brief Tax Description | 4TH E ORIGINAL TOWN, S13, T23, R06W, LOTS 53-69 ODD<br>(Note: Not to be used on legal documents) |
| Taxing Unit Group     | 005                                                                                              |
| Lot Size (SF)         | 49005                                                                                            |
| Acreage               | 0                                                                                                |
| Property Class        | Other                                                                                            |
| Zoning                | C4                                                                                               |
| Lot Block Subdivision | --- 4TH E ORIGINAL TOWN                                                                          |
| S-T-R                 | 13-23-06W                                                                                        |
| Deed Book & Page      | 667 - 268(SPLIT); 667 - 301; 634 - 421; 628 - 28; 631 - 105; 628 - 28;                           |
| Neighborhood          | 502                                                                                              |



Owner

|                             |
|-----------------------------|
| Primary Owner               |
| Green Meadow Properties LLC |
| PO Box 304                  |
| Andover, KS 67002           |

Market Land Info

| Method | Type             | AC/SF  | Class |
|--------|------------------|--------|-------|
| Sqft   | Primary Site - 1 | 49,005 |       |

Commercial Information

|                 |                                              |
|-----------------|----------------------------------------------|
| Structure Type  | Churches, synagogues, temples, mosques, etc. |
| Bldg No & Name  | 0                                            |
| Identical Units | 1                                            |
| No. of Units    | 0                                            |
| Unit Type       |                                              |
| Class           | O                                            |

| Building Sections |                         | MSCIs | Rank | Use | Year Built | Lvl From | Lvl To | Area  | Perim | Hgt | Phys | Func | RCN       | % Gd | Value |
|-------------------|-------------------------|-------|------|-----|------------|----------|--------|-------|-------|-----|------|------|-----------|------|-------|
| 1                 | Church w/ Sunday School | C     | 2.00 |     | 1927       | 1        | 01     | 9,031 | 474   | 10  | 1    | 0    | 1,559,081 | 0    | 0     |
| 709               | Church w/ Sunday School |       |      |     | 0          | 1        |        | 9,031 | 474   | 9   |      |      | 0         | 0    | 0     |
| 1                 | Church w/ Sunday School | C     | 2.00 |     | 1927       | 2        | 02     | 9,031 | 474   | 9   | 1    | 0    | 930,373   | 0    | 0     |

| Commercial Building Section Components | Units | Pct | Size |
|----------------------------------------|-------|-----|------|
| Code                                   |       |     |      |
| 611-Package Unit                       | 0     | 100 |      |
| 807-Brick, Solid                       | 0     | 100 |      |
| 8065-Canopy, Retail Wood Frame         | 115   |     |      |
| 8065-Canopy, Retail Wood Frame         | 24    |     |      |
| 8066-Canopy, Retail Steel Frame        | 30    |     |      |
| 611-Package Unit                       | 0     | 100 |      |
| 807-Brick, Solid                       | 0     | 100 |      |

Building Permits

| Number | Amount  | Type | Issue Date | Status | % Comp |
|--------|---------|------|------------|--------|--------|
| 67843  | \$5,000 | Roof | 8/25/2011  | C      | 100    |
| 56207  | \$9,240 | Roof | 1/3/2008   | C      | 100    |

Valuation

| 2022 Appraised Value |          |          |          | 2021 Appraised Value |          |          |          |
|----------------------|----------|----------|----------|----------------------|----------|----------|----------|
| Class                | Land     | Building | Total    | Class                | Land     | Building | Total    |
| O                    | \$19,270 | \$0      | \$19,270 | O                    | \$19,270 | \$0      | \$19,270 |
| Total                | \$19,270 | \$0      | \$19,270 | Total                | \$19,270 | \$0      | \$19,270 |

Photos



No data available for the following modules: Ag Acreage, Residential Information, Mobile Home Information, Other Buildings, Other Building Components, Sketches.

Disclaimer: The information in this web site represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed. No warranty, express or implied, is provided for the data herein, or its use.  
[User Privacy Policy](#)  
[GDPR Privacy Notice](#)

[Last Data Upload: 3/8/2022, 9:15:42 PM](#)

**Summary**

Tax ID GREE00485  
Tax Year 2021  
Name GREEN MEADOW PROP  
Property Address 211 E 4TH  
Sec-Twp-Rng 13--2-06  
Description  
Parcel ID/Cama 1261301004003000  
Parcel Classes RL  
Tax Unit 5

**Tax History**

| Tax Year | Assessed Valuation | Mill Levy | Ad Valorem | Special Assessments | Total Tax  | Total Paid | Diq |
|----------|--------------------|-----------|------------|---------------------|------------|------------|-----|
| 2021     | \$0                | 0.000     | \$0.00     | \$0.00              | \$987.82   | \$987.82   | N   |
| 2021     | \$0                | 0.000     | \$0.00     | \$424.00            | \$106.00   | \$106.00   | N   |
| 2020     | \$0                | 0.000     | \$0.00     | \$0.00              | \$3,431.72 | \$1,715.86 | Y   |
| 2020     | \$0                | 0.000     | \$0.00     | \$766,032.00        | \$96.00    | \$48.00    | Y   |
| 2019     | \$0                | 0.000     | \$0.00     | \$0.00              | \$3,453.28 | \$3,453.28 | Y   |
| 2019     | \$0                | 0.000     | \$0.00     | \$766,080.00        | \$96.00    | \$96.00    | Y   |
| 2019     | \$0                | 0.000     | \$0.00     | \$0.00              | \$160.00   | \$160.00   | Y   |
| 2018     | \$0                | 0.000     | \$0.00     | \$0.00              | \$5,669.52 | \$5,669.52 | N   |
| 2018     | \$0                | 0.000     | \$0.00     | \$734,252.00        | \$92.00    | \$92.00    | N   |
| 2017     | \$0                | 0.000     | \$0.00     | \$0.00              | \$4,719.96 | \$4,719.96 | N   |
| 2017     | \$0                | 0.000     | \$0.00     | \$686,452.00        | \$86.00    | \$86.00    | N   |
| 2016     | \$0                | 0.000     | \$0.00     | \$0.00              | \$4,735.08 | \$4,735.08 | N   |
| 2016     | \$0                | 0.000     | \$0.00     | \$720.00            | \$80.00    | \$80.00    | N   |
| 2016     | \$0                | 0.000     | \$0.00     | \$0.00              | \$186.25   | \$186.25   | N   |
| 2015     | \$0                | 0.000     | \$0.00     | \$0.00              | \$4,716.02 | \$4,716.02 | N   |
| 2015     | \$0                | 0.000     | \$0.00     | \$707.50            | \$70.75    | \$70.75    | N   |
| 2014     | \$0                | 0.000     | \$0.00     | \$0.00              | \$4,608.70 | \$4,608.70 | N   |
| 2014     | \$0                | 0.000     | \$0.00     | \$770.00            | \$70.00    | \$70.00    | N   |
| 2013     | \$0                | 0.000     | \$0.00     | \$0.00              | \$0.00     | \$0.00     | N   |
| 2013     | \$0                | 0.000     | \$0.00     | \$804.00            | \$67.00    | \$67.00    | N   |
| 2012     | \$0                | 0.000     | \$0.00     | \$0.00              | \$0.00     | \$0.00     | N   |
| 2012     | \$0                | 0.000     | \$0.00     | \$871.00            | \$67.00    | \$67.00    | N   |
| 2011     | \$0                | 0.000     | \$0.00     | \$0.00              | \$0.00     | \$0.00     | N   |
| 2011     | \$0                | 0.000     | \$0.00     | \$910.00            | \$65.00    | \$65.00    | N   |
| 2010     | \$0                | 0.000     | \$0.00     | \$0.00              | \$0.00     | \$0.00     | N   |
| 2010     | \$0                | 0.000     | \$0.00     | \$968.75            | \$62.50    | \$62.50    | N   |
| 2009     | \$0                | 0.000     | \$0.00     | \$31.25             | \$62.50    | \$62.50    | N   |
| 2009     | \$0                | 0.000     | \$0.00     | \$0.00              | \$0.00     | \$0.00     | N   |
| 2008     | \$0                | 0.000     | \$0.00     | \$31.25             | \$62.50    | \$62.50    | N   |
| 2008     | \$0                | 0.000     | \$0.00     | \$0.00              | \$0.00     | \$0.00     | N   |
| 2007     | \$0                | 0.000     | \$0.00     | \$0.00              | \$0.00     | \$0.00     | N   |
| 2007     | \$0                | 0.000     | \$0.00     | \$31.25             | \$62.50    | \$62.50    | N   |
| 2006     | \$0                | 0.000     | \$0.00     | \$31.25             | \$62.50    | \$62.50    | N   |
| 2006     | \$0                | 0.000     | \$0.00     | \$0.00              | \$0.00     | \$0.00     | N   |
| 2005     | \$0                | 0.000     | \$0.00     | \$31.25             | \$62.50    | \$62.50    | N   |
| 2005     | \$0                | 0.000     | \$0.00     | \$0.00              | \$0.00     | \$0.00     | N   |
| 2004     | \$0                | 0.000     | \$0.00     | \$31.25             | \$62.50    | \$62.50    | N   |
| 2004     | \$0                | 0.000     | \$0.00     | \$0.00              | \$0.00     | \$0.00     | N   |
| 2003     | \$0                | 0.000     | \$0.00     | \$31.25             | \$62.50    | \$62.50    | N   |
| 2003     | \$0                | 0.000     | \$0.00     | \$0.00              | \$0.00     | \$0.00     | N   |
| 2002     | \$0                | 0.000     | \$0.00     | \$31.25             | \$62.50    | \$62.50    | N   |
| 2002     | \$0                | 0.000     | \$0.00     | \$0.00              | \$0.00     | \$0.00     | N   |
| 2001     | \$0                | 0.000     | \$0.00     | \$31.25             | \$62.50    | \$62.50    | N   |
| 2001     | \$0                | 0.000     | \$0.00     | \$0.00              | \$0.00     | \$0.00     | N   |
| 2000     | \$0                | 0.000     | \$0.00     | \$31.25             | \$62.50    | \$62.50    | N   |
| 2000     | \$0                | 0.000     | \$0.00     | \$0.00              | \$0.00     | \$0.00     | N   |
| 1999     | \$0                | 0.000     | \$0.00     | \$30.00             | \$60.00    | \$60.00    | N   |
| 1999     | \$0                | 0.000     | \$0.00     | \$0.00              | \$0.00     | \$0.00     | N   |
| 1998     | \$0                | 0.000     | \$0.00     | \$27.50             | \$55.00    | \$55.00    | N   |
| 1998     | \$0                | 0.000     | \$0.00     | \$0.00              | \$0.00     | \$0.00     | N   |
| 1997     | \$0                | 0.000     | \$0.00     | \$0.00              | \$0.00     | \$0.00     | N   |
| 1997     | \$0                | 0.000     | \$0.00     | \$27.50             | \$55.00    | \$55.00    | N   |

Disclaimer: The information in this web site represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed. No warranty, express or implied, is provided for the data herein, or its use.

[User Privacy Policy](#)

[GDPR Privacy Notice](#)

[Last Data Upload: 3/8/2022, 9:15:42 PM](#)

Developed by



Version 2.3.178

## Full Profile

2010-2020 Census, 2021 Estimates with 2026 Projections  
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 38.0569/-97.9271

| 211 E 4th Ave<br>Hutchinson, KS 67501      |  | 1 mi radius | 3 mi radius | 5 mi radius |
|--------------------------------------------|--|-------------|-------------|-------------|
| <b>Population</b>                          |  |             |             |             |
| 2021 Estimated Population                  |  | 10,621      | 39,931      | 45,430      |
| 2026 Projected Population                  |  | 10,364      | 39,153      | 44,587      |
| 2020 Census Population                     |  | 10,838      | 40,297      | 45,898      |
| 2010 Census Population                     |  | 11,488      | 42,272      | 47,857      |
| Projected Annual Growth 2021 to 2026       |  | -0.5%       | -0.4%       | -0.4%       |
| Historical Annual Growth 2010 to 2021      |  | -0.7%       | -0.5%       | -0.5%       |
| <b>Households</b>                          |  |             |             |             |
| 2021 Estimated Households                  |  | 4,453       | 16,697      | 18,801      |
| 2026 Projected Households                  |  | 4,567       | 17,174      | 19,352      |
| 2020 Census Households                     |  | 4,535       | 16,869      | 19,004      |
| 2010 Census Households                     |  | 4,732       | 17,329      | 19,433      |
| Projected Annual Growth 2021 to 2026       |  | 0.5%        | 0.6%        | 0.6%        |
| Historical Annual Growth 2010 to 2021      |  | -0.2%       | -           | -           |
| <b>Age</b>                                 |  |             |             |             |
| 2021 Est. Population Under 10 Years        |  | 13.7%       | 11.9%       | 11.6%       |
| 2021 Est. Population 10 to 19 Years        |  | 15.4%       | 13.1%       | 13.1%       |
| 2021 Est. Population 20 to 29 Years        |  | 18.1%       | 14.4%       | 13.7%       |
| 2021 Est. Population 30 to 44 Years        |  | 19.2%       | 18.2%       | 18.1%       |
| 2021 Est. Population 45 to 59 Years        |  | 15.6%       | 16.0%       | 16.6%       |
| 2021 Est. Population 60 to 74 Years        |  | 13.5%       | 17.0%       | 17.6%       |
| 2021 Est. Population 75 Years or Over      |  | 4.6%        | 9.4%        | 9.3%        |
| 2021 Est. Median Age                       |  | 31.2        | 38.5        | 39.3        |
| <b>Marital Status &amp; Gender</b>         |  |             |             |             |
| 2021 Est. Male Population                  |  | 50.0%       | 49.8%       | 50.0%       |
| 2021 Est. Female Population                |  | 50.0%       | 50.2%       | 50.0%       |
| 2021 Est. Never Married                    |  | 35.9%       | 29.3%       | 28.4%       |
| 2021 Est. Now Married                      |  | 35.5%       | 43.1%       | 45.4%       |
| 2021 Est. Separated or Divorced            |  | 24.3%       | 19.5%       | 18.4%       |
| 2021 Est. Widowed                          |  | 4.4%        | 8.2%        | 7.8%        |
| <b>Income</b>                              |  |             |             |             |
| 2021 Est. HH Income \$200,000 or More      |  | 0.7%        | 2.4%        | 3.2%        |
| 2021 Est. HH Income \$150,000 to \$199,999 |  | 0.6%        | 1.6%        | 2.2%        |
| 2021 Est. HH Income \$100,000 to \$149,999 |  | 8.8%        | 11.6%       | 12.5%       |
| 2021 Est. HH Income \$75,000 to \$99,999   |  | 9.9%        | 12.9%       | 13.6%       |
| 2021 Est. HH Income \$50,000 to \$74,999   |  | 15.5%       | 20.3%       | 20.3%       |
| 2021 Est. HH Income \$35,000 to \$49,999   |  | 22.6%       | 17.3%       | 16.5%       |
| 2021 Est. HH Income \$25,000 to \$34,999   |  | 13.8%       | 11.1%       | 10.4%       |
| 2021 Est. HH Income \$15,000 to \$24,999   |  | 14.5%       | 11.0%       | 10.3%       |
| 2021 Est. HH Income Under \$15,000         |  | 13.5%       | 11.8%       | 11.0%       |
| 2021 Est. Average Household Income         |  | \$48,501    | \$64,815    | \$70,303    |
| 2021 Est. Median Household Income          |  | \$40,255    | \$50,851    | \$54,435    |
| 2021 Est. Per Capita Income                |  | \$20,690    | \$27,970    | \$29,949    |
| 2021 Est. Total Businesses                 |  | 603         | 1,516       | 1,640       |
| 2021 Est. Total Employees                  |  | 7,126       | 23,362      | 25,660      |

## Full Profile

2010-2020 Census, 2021 Estimates with 2026 Projections  
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 38.0569/-97.9271

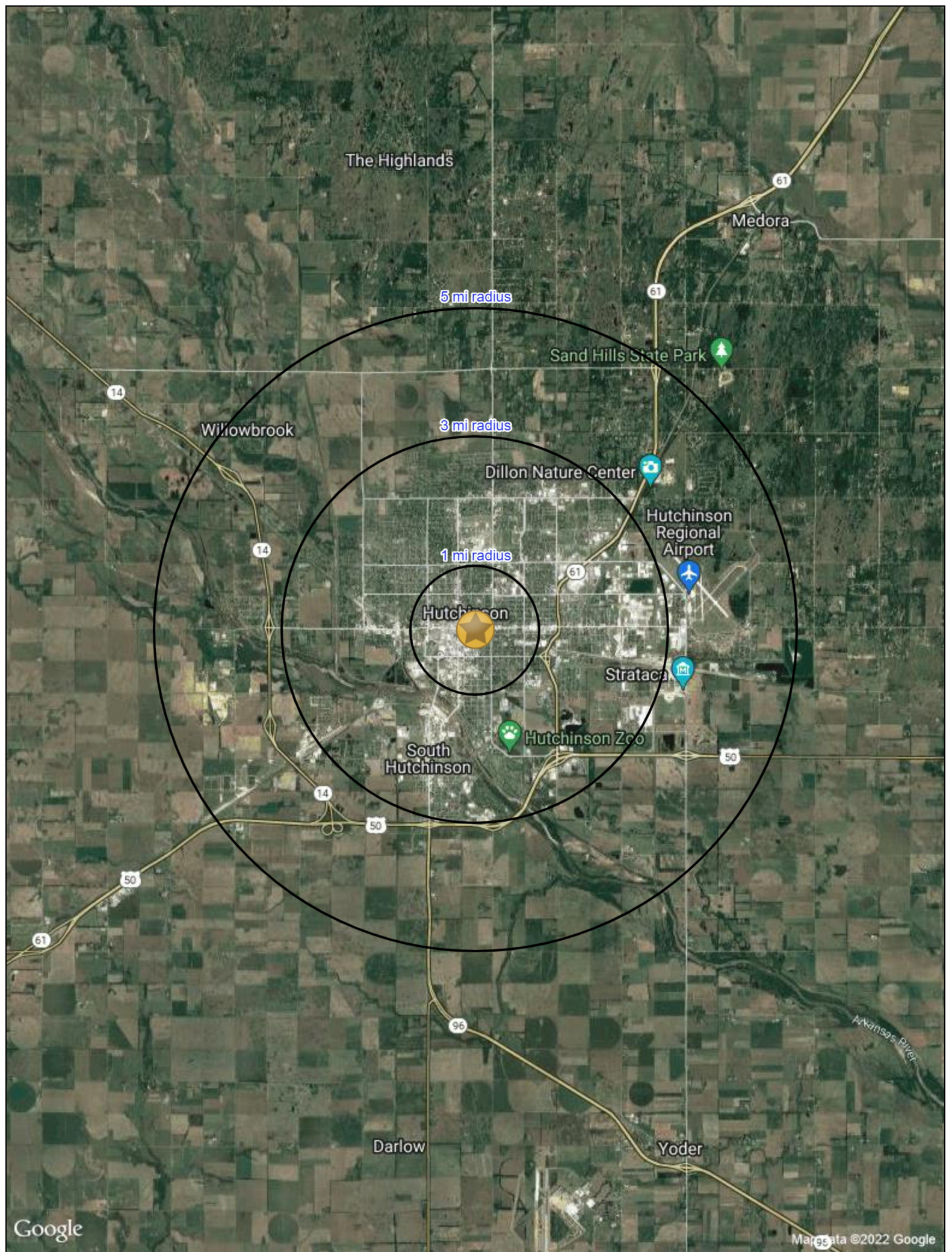
| 211 E 4th Ave<br>Hutchinson, KS 67501            | 1 mi radius | 3 mi radius | 5 mi radius |
|--------------------------------------------------|-------------|-------------|-------------|
| <b>Race</b>                                      |             |             |             |
| 2021 Est. White                                  | 71.5%       | 78.6%       | 79.8%       |
| 2021 Est. Black                                  | 6.2%        | 6.6%        | 6.3%        |
| 2021 Est. Asian or Pacific Islander              | 1.5%        | 1.6%        | 1.5%        |
| 2021 Est. American Indian or Alaska Native       | 1.2%        | 0.8%        | 0.8%        |
| 2021 Est. Other Races                            | 19.7%       | 12.4%       | 11.6%       |
| <b>Hispanic</b>                                  |             |             |             |
| 2021 Est. Hispanic Population                    | 2,199       | 5,129       | 5,384       |
| 2021 Est. Hispanic Population                    | 20.7%       | 12.8%       | 11.9%       |
| 2026 Proj. Hispanic Population                   | 21.9%       | 13.6%       | 12.5%       |
| 2020 Hispanic Population                         | 17.7%       | 12.3%       | 11.5%       |
| <b>Education (Adults 25 &amp; Older)</b>         |             |             |             |
| 2021 Est. Adult Population (25 Years or Over)    | 6,501       | 27,050      | 31,028      |
| 2021 Est. Elementary (Grade Level 0 to 8)        | 4.2%        | 3.1%        | 3.0%        |
| 2021 Est. Some High School (Grade Level 9 to 11) | 9.8%        | 7.8%        | 7.3%        |
| 2021 Est. High School Graduate                   | 32.4%       | 29.1%       | 28.7%       |
| 2021 Est. Some College                           | 28.8%       | 28.5%       | 28.1%       |
| 2021 Est. Associate Degree Only                  | 12.4%       | 11.5%       | 11.7%       |
| 2021 Est. Bachelor Degree Only                   | 8.8%        | 13.3%       | 14.1%       |
| 2021 Est. Graduate Degree                        | 3.6%        | 6.6%        | 7.1%        |
| <b>Housing</b>                                   |             |             |             |
| 2021 Est. Total Housing Units                    | 5,237       | 18,749      | 21,007      |
| 2021 Est. Owner-Occupied                         | 41.4%       | 54.4%       | 57.1%       |
| 2021 Est. Renter-Occupied                        | 43.7%       | 34.7%       | 32.4%       |
| 2021 Est. Vacant Housing                         | 15.0%       | 10.9%       | 10.5%       |
| <b>Homes Built by Year</b>                       |             |             |             |
| 2021 Homes Built 2010 or later                   | 2.0%        | 2.3%        | 2.4%        |
| 2021 Homes Built 2000 to 2009                    | 1.8%        | 4.0%        | 4.8%        |
| 2021 Homes Built 1990 to 1999                    | 1.3%        | 4.5%        | 5.5%        |
| 2021 Homes Built 1980 to 1989                    | 1.2%        | 6.1%        | 6.7%        |
| 2021 Homes Built 1970 to 1979                    | 7.2%        | 13.7%       | 15.1%       |
| 2021 Homes Built 1960 to 1969                    | 4.8%        | 12.1%       | 11.9%       |
| 2021 Homes Built 1950 to 1959                    | 15.6%       | 16.9%       | 15.9%       |
| 2021 Homes Built Before 1949                     | 51.2%       | 29.4%       | 27.3%       |
| <b>Home Values</b>                               |             |             |             |
| 2021 Home Value \$1,000,000 or More              | -           | -           | -           |
| 2021 Home Value \$500,000 to \$999,999           | 0.5%        | 0.5%        | 1.3%        |
| 2021 Home Value \$400,000 to \$499,999           | -           | 0.2%        | 0.7%        |
| 2021 Home Value \$300,000 to \$399,999           | 0.8%        | 1.9%        | 3.1%        |
| 2021 Home Value \$200,000 to \$299,999           | 0.8%        | 7.5%        | 9.1%        |
| 2021 Home Value \$150,000 to \$199,999           | 0.8%        | 11.8%       | 13.3%       |
| 2021 Home Value \$100,000 to \$149,999           | 9.5%        | 22.9%       | 22.5%       |
| 2021 Home Value \$50,000 to \$99,999             | 54.3%       | 36.3%       | 32.9%       |
| 2021 Home Value \$25,000 to \$49,999             | 20.1%       | 10.5%       | 9.3%        |
| 2021 Home Value Under \$25,000                   | 13.2%       | 8.5%        | 7.8%        |
| 2021 Median Home Value                           | \$63,654    | \$100,290   | \$111,752   |
| 2021 Median Rent                                 | \$465       | \$526       | \$528       |

## Full Profile

2010-2020 Census, 2021 Estimates with 2026 Projections  
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 38.0569/-97.9271

| 211 E 4th Ave<br>Hutchinson, KS 67501              | 1 mi radius | 3 mi radius | 5 mi radius |
|----------------------------------------------------|-------------|-------------|-------------|
| <b>Labor Force</b>                                 |             |             |             |
| 2021 Est. Labor Population Age 16 Years or Over    | 8,327       | 32,336      | 36,817      |
| 2021 Est. Civilian Employed                        | 63.1%       | 57.5%       | 57.6%       |
| 2021 Est. Civilian Unemployed                      | 4.6%        | 3.3%        | 3.2%        |
| 2021 Est. in Armed Forces                          | -           | -           | -           |
| 2021 Est. not in Labor Force                       | 32.3%       | 39.1%       | 39.2%       |
| 2021 Labor Force Males                             | 49.8%       | 49.6%       | 49.9%       |
| 2021 Labor Force Females                           | 50.2%       | 50.4%       | 50.1%       |
| <b>Occupation</b>                                  |             |             |             |
| 2021 Occupation: Population Age 16 Years or Over   | 5,254       | 18,604      | 21,206      |
| 2021 Mgmt, Business, & Financial Operations        | 7.8%        | 10.5%       | 11.4%       |
| 2021 Professional, Related                         | 16.0%       | 20.4%       | 20.9%       |
| 2021 Service                                       | 22.8%       | 20.5%       | 19.6%       |
| 2021 Sales, Office                                 | 20.3%       | 20.9%       | 21.0%       |
| 2021 Farming, Fishing, Forestry                    | 0.7%        | 0.8%        | 0.8%        |
| 2021 Construction, Extraction, Maintenance         | 10.0%       | 7.8%        | 7.7%        |
| 2021 Production, Transport, Material Moving        | 22.4%       | 19.0%       | 18.6%       |
| 2021 White Collar Workers                          | 44.1%       | 51.8%       | 53.3%       |
| 2021 Blue Collar Workers                           | 55.9%       | 48.2%       | 46.7%       |
| <b>Transportation to Work</b>                      |             |             |             |
| 2021 Drive to Work Alone                           | 77.7%       | 82.9%       | 83.3%       |
| 2021 Drive to Work in Carpool                      | 11.2%       | 9.4%        | 8.8%        |
| 2021 Travel to Work by Public Transportation       | 1.1%        | 0.5%        | 0.5%        |
| 2021 Drive to Work on Motorcycle                   | 0.6%        | 0.4%        | 0.4%        |
| 2021 Walk or Bicycle to Work                       | 7.2%        | 4.0%        | 3.7%        |
| 2021 Other Means                                   | 1.1%        | 1.0%        | 0.9%        |
| 2021 Work at Home                                  | 1.2%        | 1.9%        | 2.4%        |
| <b>Travel Time</b>                                 |             |             |             |
| 2021 Travel to Work in 14 Minutes or Less          | 67.1%       | 60.8%       | 58.8%       |
| 2021 Travel to Work in 15 to 29 Minutes            | 21.1%       | 25.6%       | 27.2%       |
| 2021 Travel to Work in 30 to 59 Minutes            | 8.0%        | 9.7%        | 9.6%        |
| 2021 Travel to Work in 60 Minutes or More          | 3.7%        | 4.0%        | 4.5%        |
| 2021 Average Travel Time to Work                   | 11.4        | 12.4        | 12.8        |
| <b>Consumer Expenditure</b>                        |             |             |             |
| 2021 Est. Total Household Expenditure              | \$190.2 M   | \$864.6 M   | \$1.03 B    |
| 2021 Est. Apparel                                  | \$6.57 M    | \$29.77 M   | \$35.44 M   |
| 2021 Est. Contributions, Gifts                     | \$10.01 M   | \$47.25 M   | \$56.72 M   |
| 2021 Est. Education, Reading                       | \$5.35 M    | \$24.82 M   | \$29.98 M   |
| 2021 Est. Entertainment                            | \$10.28 M   | \$47.65 M   | \$56.92 M   |
| 2021 Est. Food, Beverages, Tobacco                 | \$29.98 M   | \$134.68 M  | \$159.27 M  |
| 2021 Est. Furnishings, Equipment                   | \$6.4 M     | \$29.7 M    | \$35.46 M   |
| 2021 Est. Health Care, Insurance                   | \$17.79 M   | \$81.5 M    | \$96.48 M   |
| 2021 Est. Household Operations, Shelter, Utilities | \$63.2 M    | \$283.62 M  | \$335.36 M  |
| 2021 Est. Miscellaneous Expenses                   | \$3.56 M    | \$16.29 M   | \$19.35 M   |
| 2021 Est. Personal Care                            | \$2.55 M    | \$11.59 M   | \$13.76 M   |
| 2021 Est. Transportation                           | \$34.52 M   | \$157.73 M  | \$187.44 M  |



## Sec. 27-421 C-4 Special Commercial District.

### A. Intent.

It is the intent of the C-4 Special Commercial District to provide space in appropriate locations for certain commercial activities which may particularly impact surrounding neighborhoods. Special provisions are made through these regulations to minimize the adverse effects of such uses on neighboring parcels.

In the C-4 District, no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except for one or more of the use types permitted in the C-4 District by right, permitted pursuant to meeting design standards, permitted by conditional use permit or by special use permit, according to Sec. 27-406 of these regulations, and all uses shall be subject to the development and performance standards set forth in these regulations.

### B. Height and Lot Requirements.

The height and lot requirements shall be as follows:

| Uses/Structures | Min. Lot Area (Sq. Ft) | Minimum Frontage (feet) | Minimum Lot Depth (feet) | Minimum Setbacks  |                  |                  | Max. Height (feet) | Max. Lot Coverage (%) |
|-----------------|------------------------|-------------------------|--------------------------|-------------------|------------------|------------------|--------------------|-----------------------|
|                 |                        |                         |                          | Front Yard (feet) | Rear Yard (feet) | Side Yard (feet) |                    |                       |
| Principal uses  | 5,000                  | 25                      | -                        | (1)               | 10               | 10 (3)           | 35                 | 60                    |
| Accessory uses  | -                      | -                       | -                        | (2)               | 5                | 10               | 35                 | 10                    |

- (1) Refer to the Front Yard Setback Table below. Front yard setbacks are based upon the zoning of the lot and the classification of the street or road adjacent to the lot.
- (2) Accessory uses are not permitted in the front yard setback.
- (3) No side yard setback shall be required along a common party wall.

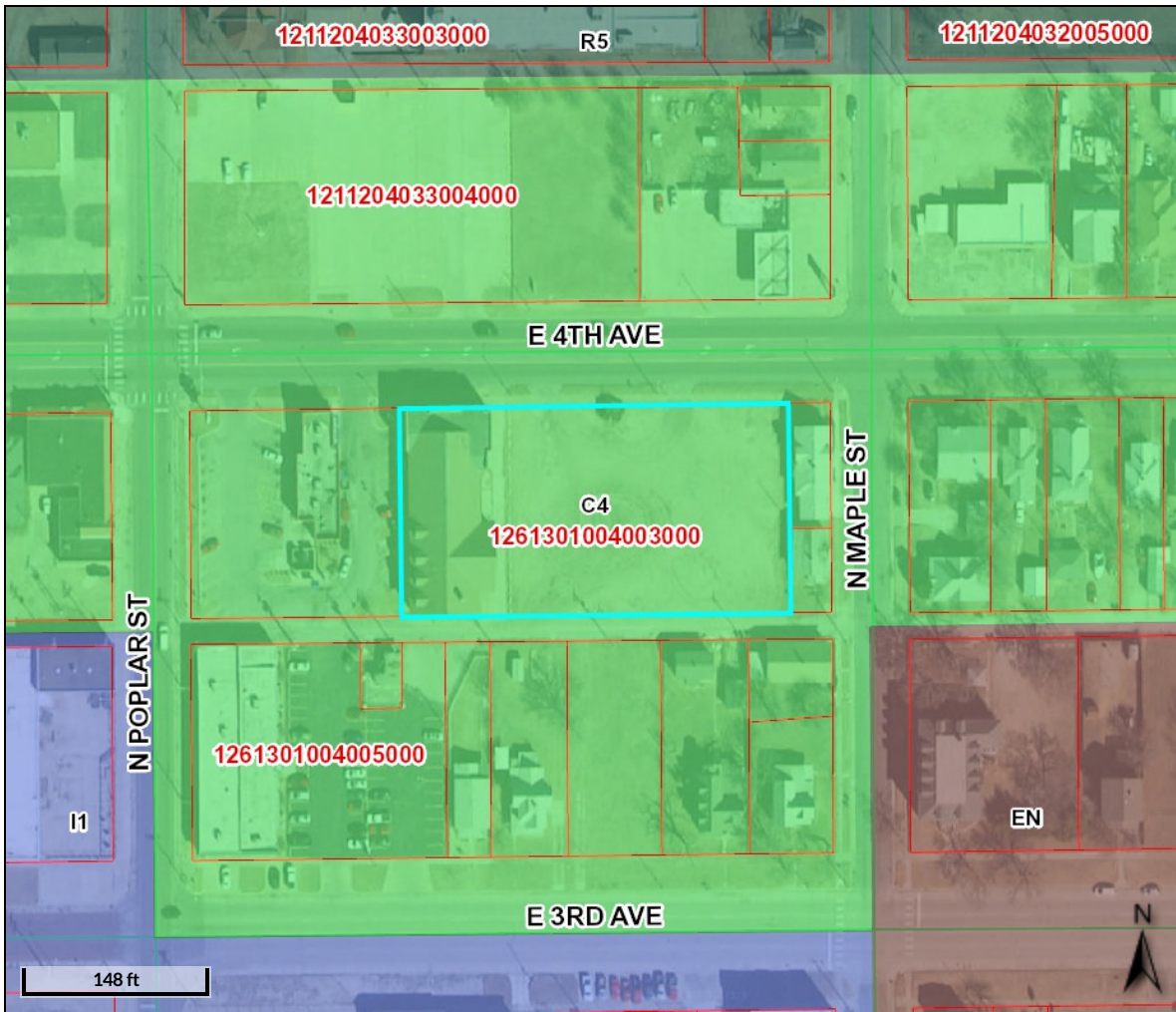
**Front Yard Setback Table**

| Rural Street (feet) | State Highway(feet) | Arterial Street (feet) | Collector Street       |                    | Residential Street (feet) | 30 <sup>th</sup> Avenue Corridor (feet) |
|---------------------|---------------------|------------------------|------------------------|--------------------|---------------------------|-----------------------------------------|
|                     |                     |                        | Non-Residential (feet) | Residential (feet) |                           |                                         |

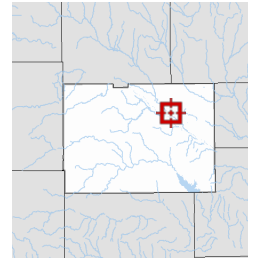


Beacon™

Reno County, KS



## Overview



## Legend

### Parcel Numbers

Parcels

Townships

### Hutchinson

<all other values>

C1

C2

C3

C4

C5

CR

EN

I1

I2

I3

MP

P/I

R1

R2

R3

R4

R5

TA

Road Centerline

Reno County Boundary

Parcel ID 1261301004003000

Sec/Twp/Rng 13-23-06W

Property Address 211 E 4TH AVE  
Hutchinson

District 005

Brief Tax Description 4TH E ORIGINAL TOWN, S13, T23, R06W, LOTS 53-69 ODD

(Note: Not to be used on legal documents)

Alternate ID R16720

Class O - Other

Acreage n/a

Owner Address GREEN MEADOW PROPERTIES LLC

PO BOX 304

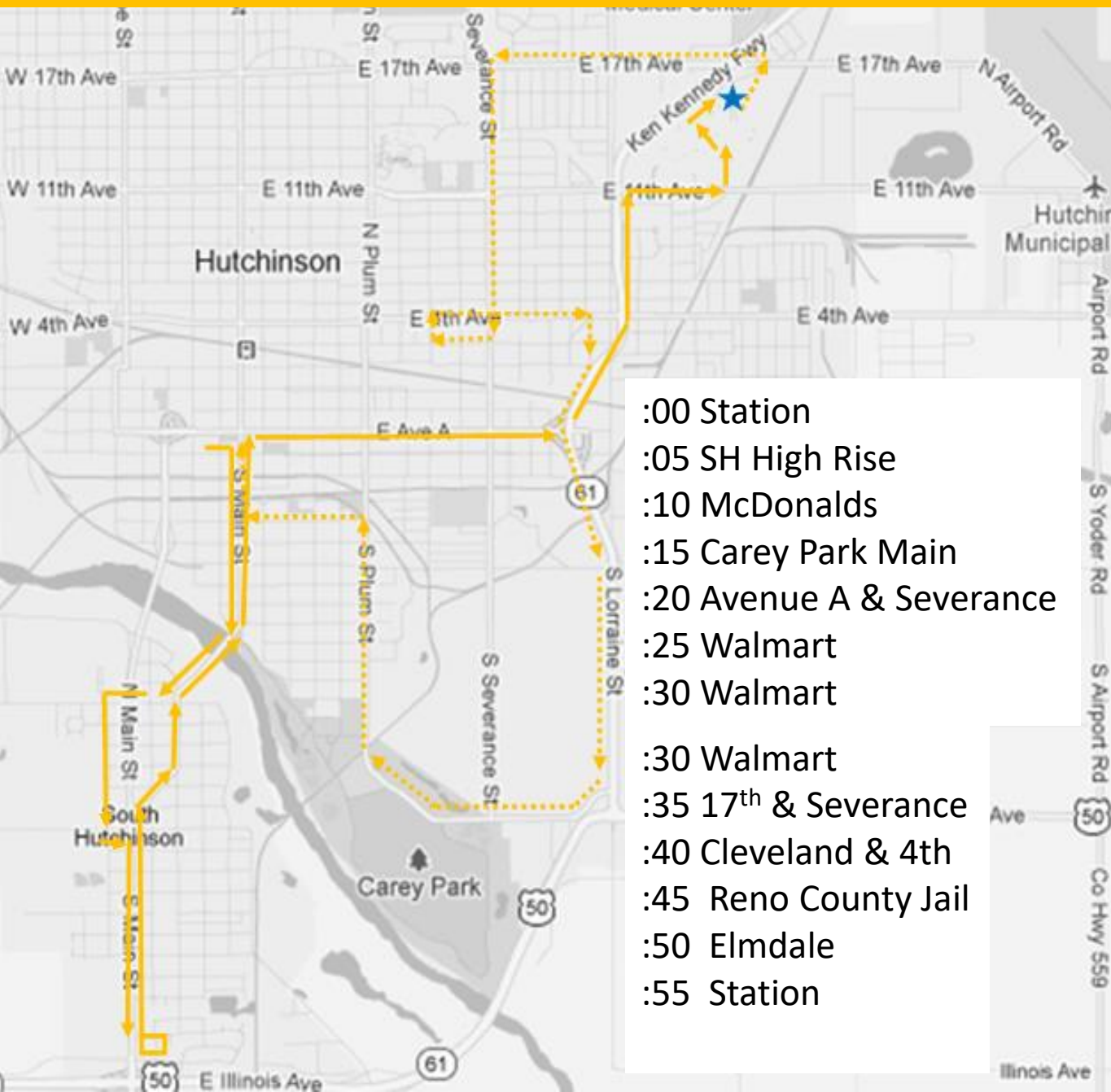
ANDOVER, KS 67002

Date created: 4/11/2022

Last Data Uploaded: 4/8/2022 10:38:22 PM

Developed by Schneider  
GEOSPATIAL

# Route 1 Gold



:00 Station  
:05 SH High Rise  
:10 McDonalds  
:15 Carey Park Main  
:20 Avenue A & Severance  
:25 Walmart  
:30 Walmart  
:30 Walmart  
:35 17<sup>th</sup> & Severance  
:40 Cleveland & 4th  
:45 Reno County Jail  
:50 Elmdale  
:55 Station

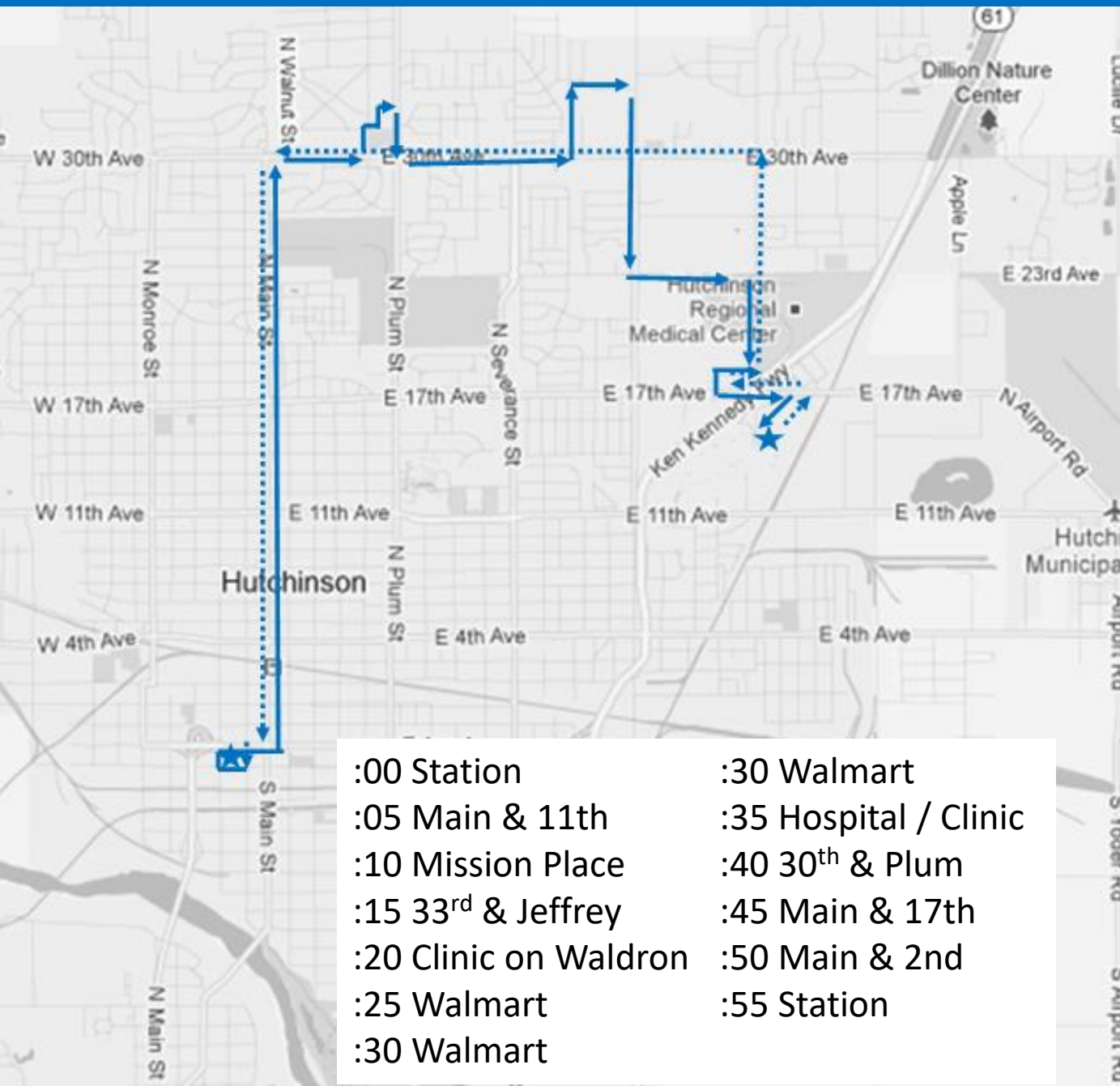
Wave and ride Routes  
Times are estimated

Rcat Hours of Operations  
Monday-Friday  
7:00 a.m. – 6:00 p.m.

Saturday  
9:00 a.m. – 2:00 p.m.  
Route 1 Gold outbound Blue inbound  
Route 2  
Route 3

Update  
Revision will start 2-28-2022

# Route 1 Blue



Wave and ride Routes

Times are estimated

Rcat Hours of Operations

Monday-Friday

7:00 a.m. – 6:00 p.m.

Saturday

9:00 a.m. – 2:00 p.m.

Route 1 Gold outbound Blue inbound

Route 2

Route 3

Update

Revision will start 2-28-2022

:00 Station

:05 Main & 11th

:10 Mission Place

:15 33<sup>rd</sup> & Jeffrey

:20 Clinic on Waldron

:25 Walmart

:30 Walmart

:30 Walmart

:35 Hospital / Clinic

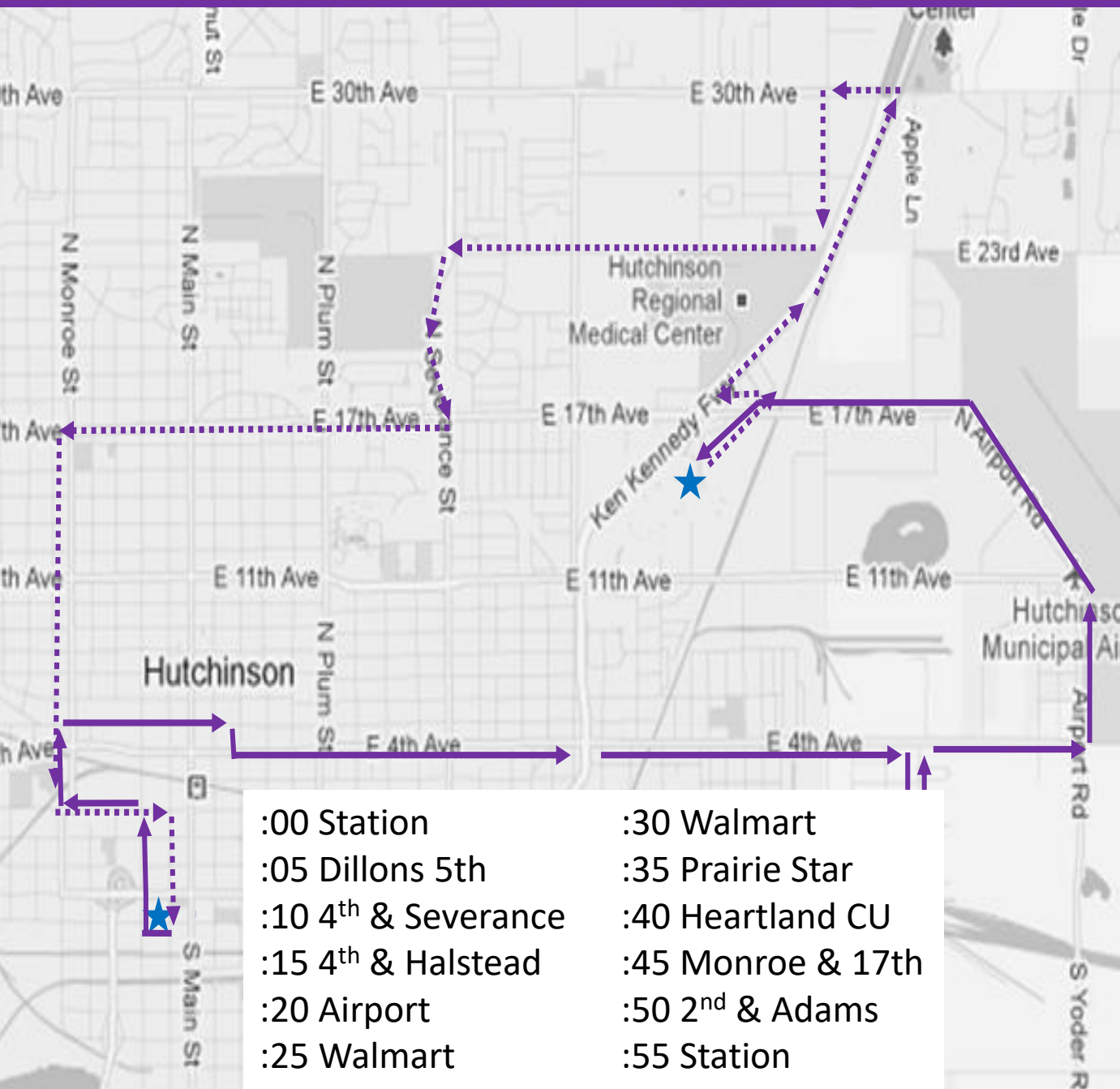
:40 30<sup>th</sup> & Plum

:45 Main & 17th

:50 Main & 2nd

:55 Station

# Route 2



Wave and ride Routes  
Times are estimated

Rcat Hours of Operations  
Monday-Friday  
7:00 a.m. – 6:00 p.m.

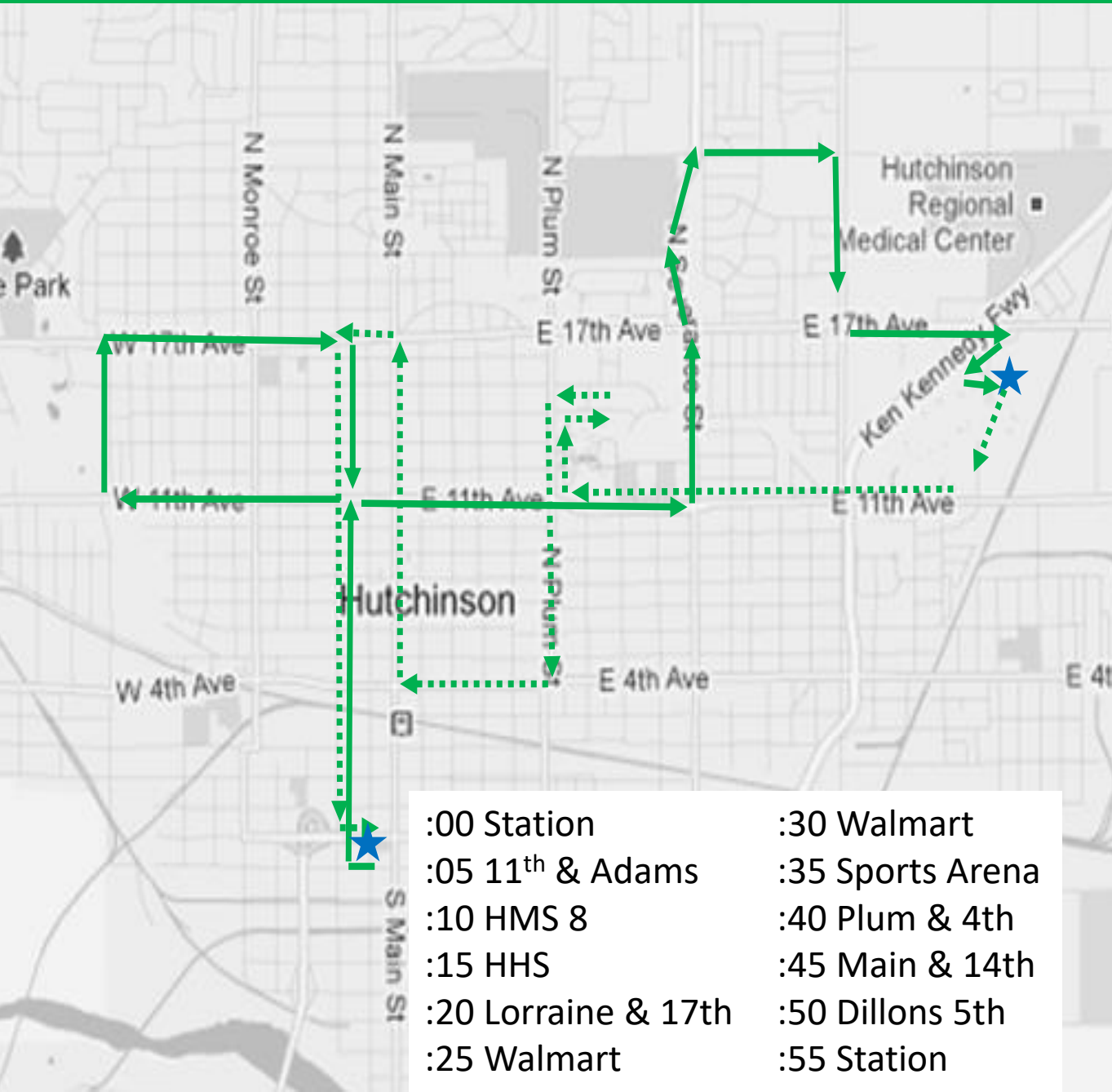
Saturday  
9:00 a.m. – 2:00 p.m.  
Route 1 Gold outbound Blue inbound  
Route 2  
Route 3

Update  
Revision will start 2-28-2022

:00 Station  
:05 Dillons 5th  
:10 4<sup>th</sup> & Severance  
:15 4<sup>th</sup> & Halstead  
:20 Airport  
:25 Walmart

:30 Walmart  
:35 Prairie Star  
:40 Heartland CU  
:45 Monroe & 17th  
:50 2<sup>nd</sup> & Adams  
:55 Station

# Route 3



Wave and ride Routes  
Times are estimated

Rcat Hours of Operations  
Monday-Friday  
7:00 a.m. – 6:00 p.m.

Saturday  
9:00 a.m. – 2:00 p.m.  
Route 1 Gold outbound Blue inbound  
Route 2  
Route 3

Update  
Revision will start 2-28-2022

|                              |                  |
|------------------------------|------------------|
| :00 Station                  | :30 Walmart      |
| :05 11 <sup>th</sup> & Adams | :35 Sports Arena |
| :10 HMS 8                    | :40 Plum & 4th   |
| :15 HHS                      | :45 Main & 14th  |
| :20 Lorraine & 17th          | :50 Dillons 5th  |
| :25 Walmart                  | :55 Station      |

# Outbound = Station to Walmart

:00

Station = All Routes

:10

McDonalds

Mission Place

4<sup>th</sup> / Severance

HMS 8

:20

Avenue A & Severance

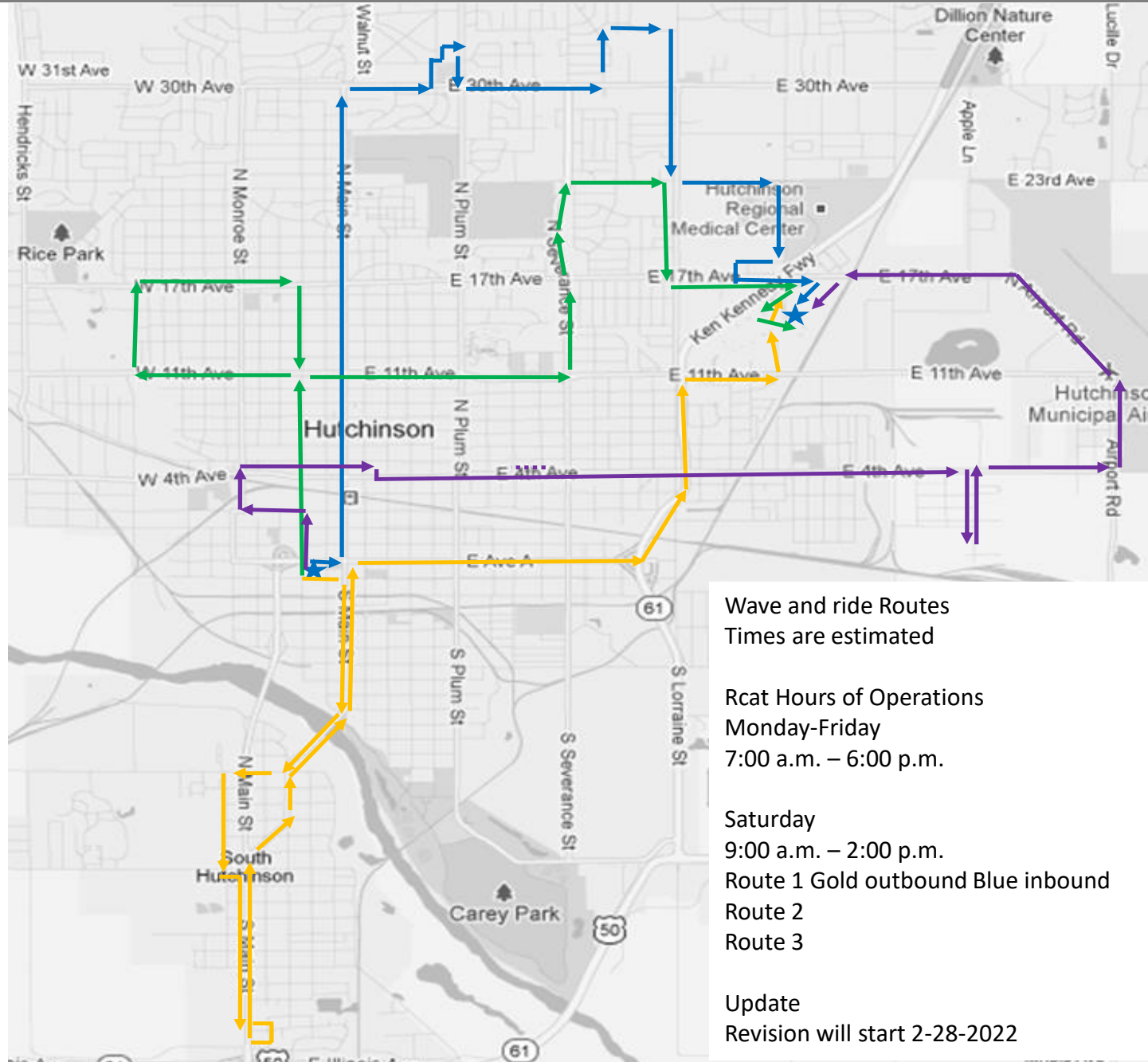
Clinic on Waldron

Airport

Lorraine / 17<sup>th</sup>

:30

Walmart = All Routes



Wave and ride Routes  
Times are estimated

Rcat Hours of Operations  
Monday-Friday  
7:00 a.m. – 6:00 p.m.

Saturday  
9:00 a.m. – 2:00 p.m.  
Route 1 Gold outbound Blue inbound  
Route 2  
Route 3

Update  
Revision will start 2-28-2022

# Inbound = Walmart to Station

:30

Walmart = All Routes

:40

Dillons 3rd

30<sup>th</sup> / Plum

23<sup>rd</sup> / Severance

Plum / 4th

:50

Elmdale

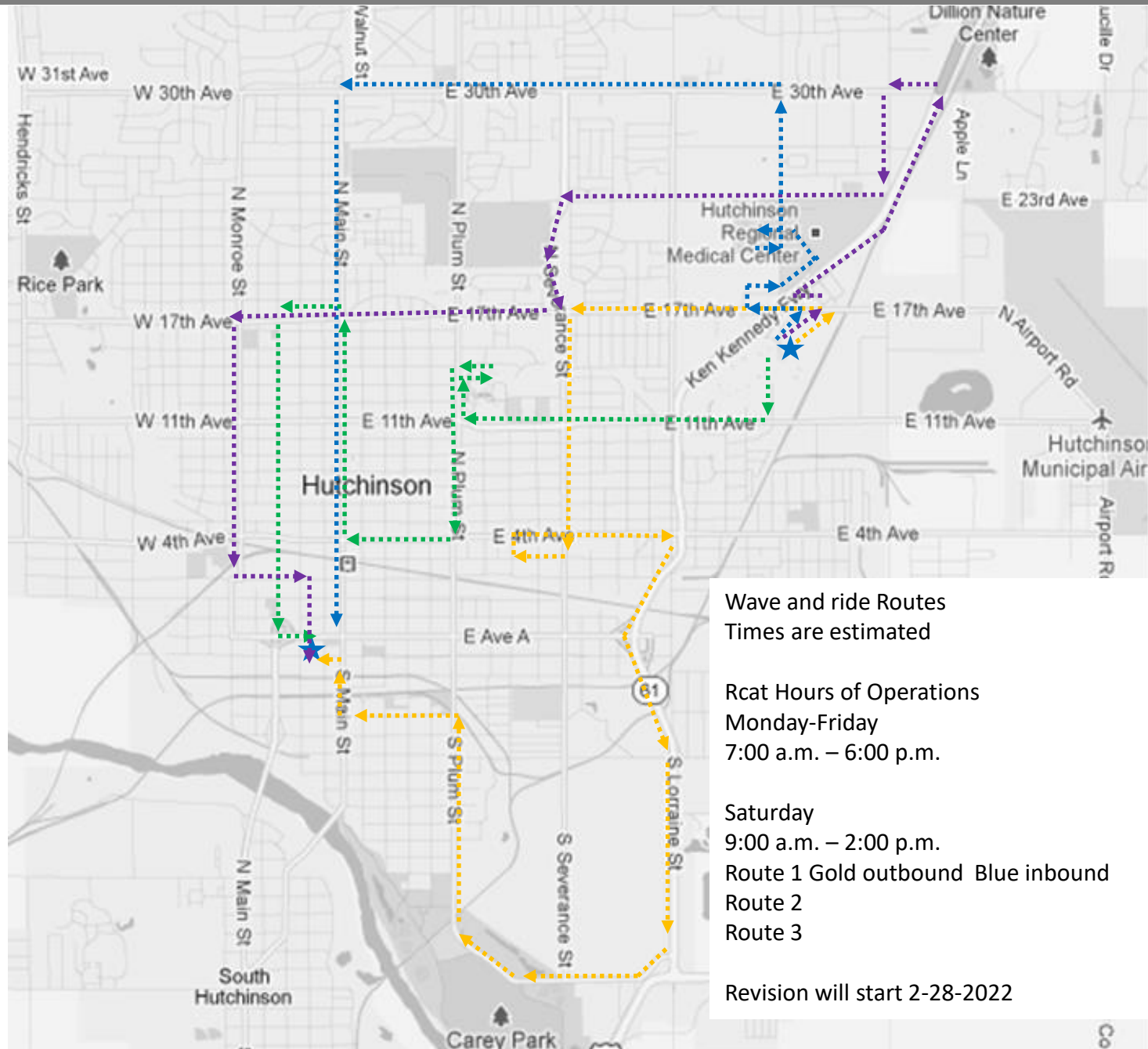
Main / 2nd

2<sup>nd</sup> / Adams

Adams / 5th

:00

Station = All Routes



# Saturday Outbound = Station to Walmart

:00

Station = All Routes

:10

McDonalds

4<sup>th</sup> / Severance

HMS 8

:20

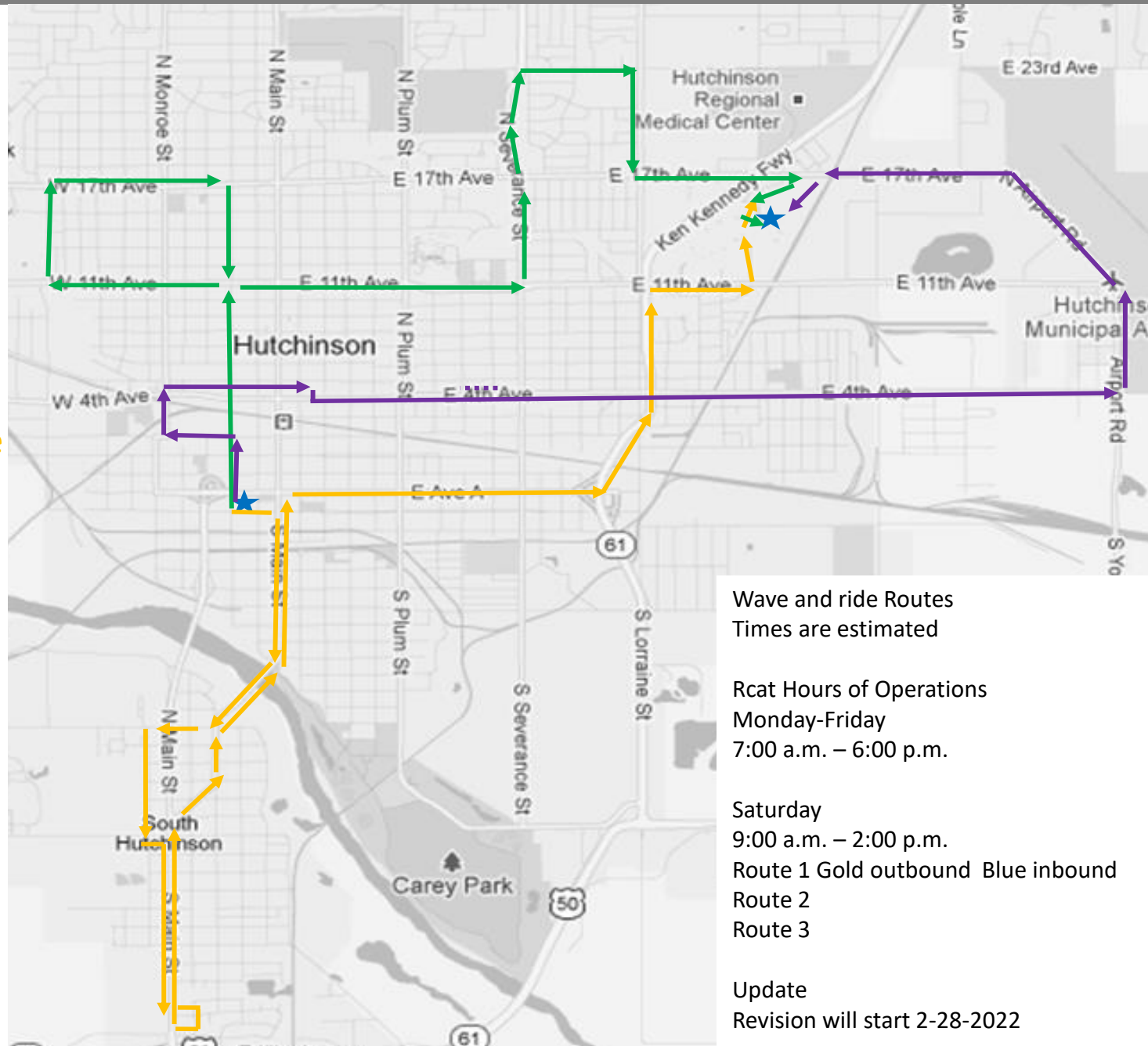
Avenue A & Severance

Airport

Lorraine / 17<sup>th</sup>

:30

Walmart = All Routes



Wave and ride Routes

Times are estimated

Rcat Hours of Operations

Monday-Friday

7:00 a.m. – 6:00 p.m.

Saturday

9:00 a.m. – 2:00 p.m.

Route 1 Gold outbound Blue inbound

Route 2

Route 3

Update

Revision will start 2-28-2022

# Saturday Inbound = Walmart to Station

:30

Walmart = All Routes

:40

30<sup>th</sup> / Plum

23<sup>rd</sup> / Severance

Plum / 4<sup>th</sup>

:50

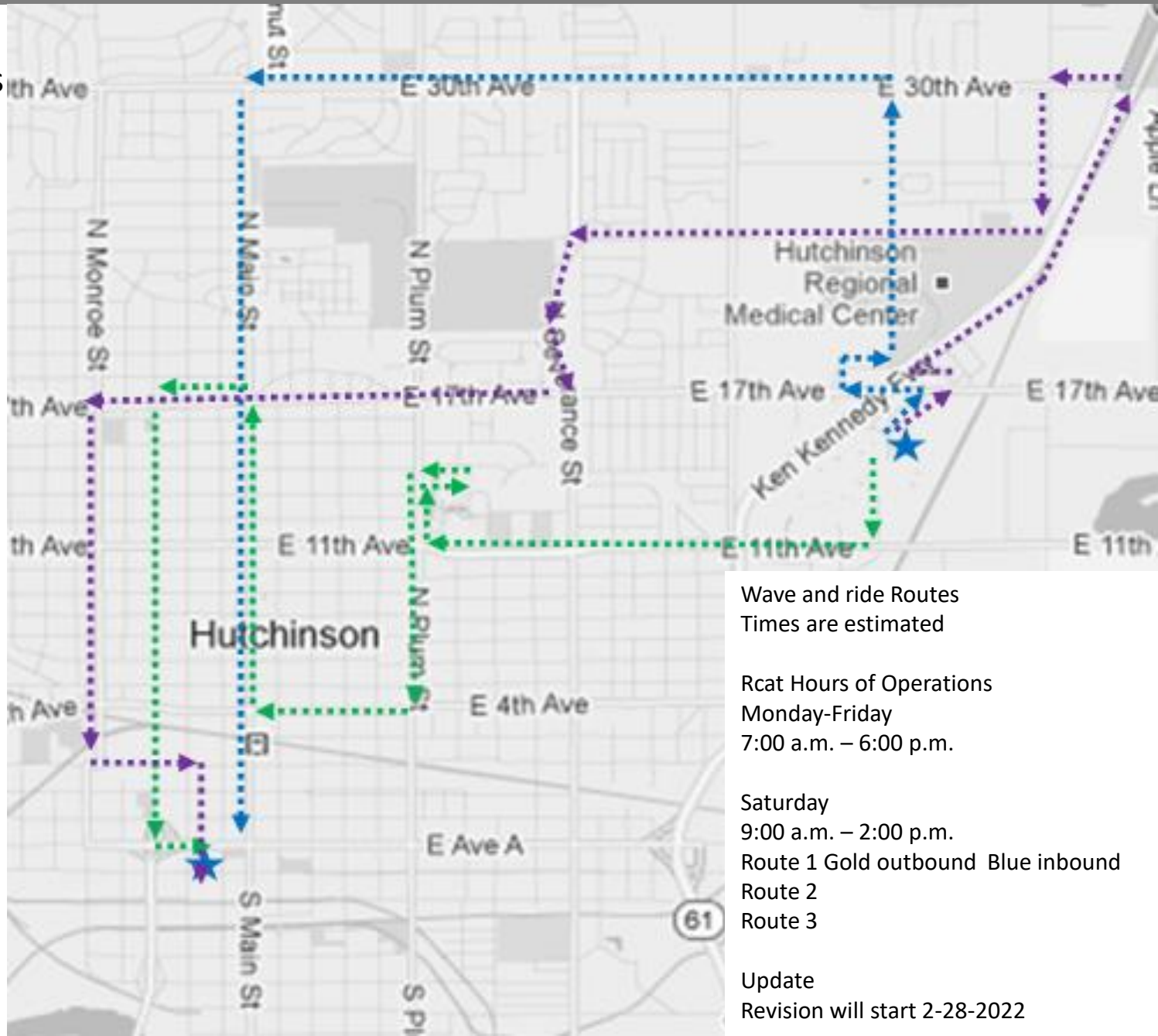
Main / 2<sup>nd</sup>

2<sup>nd</sup> / Adams

Adams / 5<sup>th</sup>

:00

Station = All Routes



Wave and ride Routes  
Times are estimated

Rcat Hours of Operations  
Monday-Friday  
7:00 a.m. – 6:00 p.m.

Saturday  
9:00 a.m. – 2:00 p.m.  
Route 1 Gold outbound Blue inbound  
Route 2  
Route 3

Update  
Revision will start 2-28-2022

# Saturday

:00 Station = All

:10

McDonalds (SH)

4<sup>th</sup> / Severance

HMS 8

:20

Avenue A & Severance

Airport

Lorraine / 17<sup>th</sup>

:30 Walmart = All

:40

30<sup>th</sup> / Plum

23<sup>rd</sup> / Severance

Plum / 4<sup>th</sup>

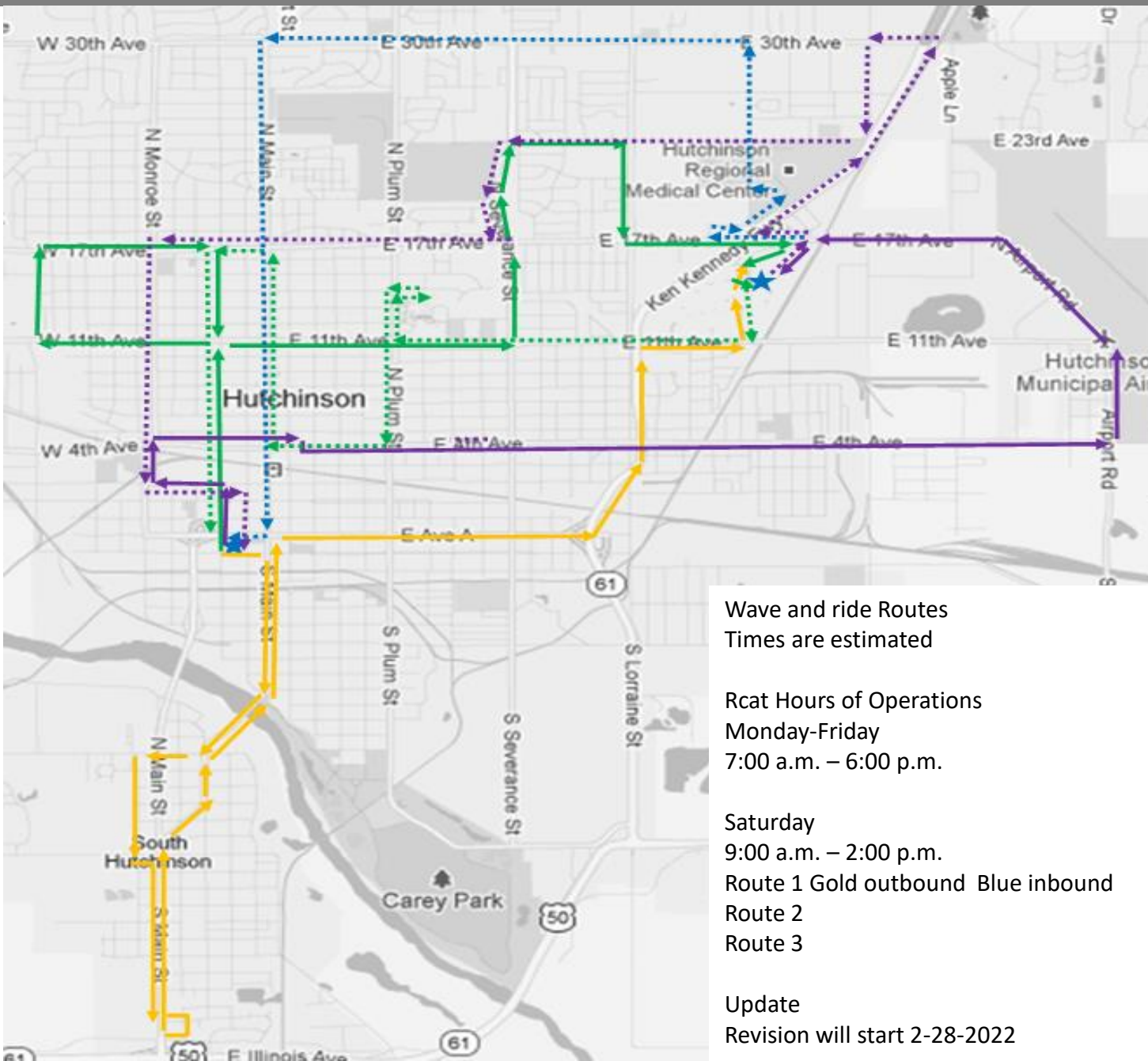
:50

Main / 2<sup>nd</sup>

2<sup>nd</sup> / Adams

Adams / 5<sup>th</sup>

:00 Station = All



Wave and ride Routes  
Times are estimated

Rcat Hours of Operations  
Monday-Friday  
7:00 a.m. – 6:00 p.m.

Saturday  
9:00 a.m. – 2:00 p.m.  
Route 1 Gold outbound Blue inbound  
Route 2  
Route 3

Update  
Revision will start 2-28-2022