

KANSAS SALES BASE - SALE REPORT

COUNTY	HARVEY	040	REGION	SC	PIN	094-20-0-10-29-002.00-0	<input type="checkbox"/> M	SVQ	40018498
DB	222	PG	467	ADDRESS:	627 SE 4th St				
CITY:	Newton			ECONOMIC CODE:	312				

SALE MONTH: **06** SALE YR: **2008** SALE AMT: **\$214,900** ADJ SALE AMT: **\$214,900**

SALE TYPE: **OPEN MARKET-LISTED** MKT TIME: **UNKNOWN** ADJ REASON: **NOT ADJUSTED**

SALE NOTES: Had appraisal done on property for amount of sale

BUILT AS: **APT COMPLEX**

USED AS: **APT COMPLEX**

211.0

211.0

ZONING: **CONFORMING**

LAND AREA: **22275 sq ft**

OF UNITS: **9**

YRBLT: **1969**

PARKING:

LOCATION: **APT COMPLEX**

STORY HT: **1**

WALL HT: **11**

ON & OFF SITE

BSMT AREA: **0**

TOTAL AREA: **5819**

ROOF: **PITCHED(**

CONST TYPE: **WOOD FRAME**

1SFLOOR AREA: **5819**

EXT MATERIAL:

MAS/OTHER MIX

UPPER FLR AREA:

MARKETABLE AREA: **5819**

AMENITIES:

PHY **AV**

FUNC **AV**

ECON **AV**

MONTHLY RENT:

GRM:

PROPERTY NOTES:

Property includes a single family residence built in 1917 which is included in the unit count, area and monthly rent

OVERALL COND: **AV**

PR/SF: **\$36.93**

PR/UNIT: **\$23,878**



KANSAS SALES BASE - SALE REPORT

COUNTY	HARVEY	040	REGION	SC	PIN	086-24-0-20-01-002.00-0	<input checked="" type="checkbox"/> M	SVQ	40018948
DB	557	PG	751	ADDRESS:	00000 W 1ST ST				
CITY:	NEWTON			ECONOMIC CODE:	312				

SALE MONTH: **07** SALE YR: **2004** SALE AMT: **\$1,000,000** ADJ SALE AMT: **\$1,000,000**

SALE TYPE: **NOM - RELATED** MKT TIME: **UNKNOWN** ADJ REASON: **NOT ADJUSTED**

SALE NOTES: FATHER/DAUGHTER SALE, CONTRACT SALE, MULTI PARCEL SALE INCLUDING SINGLE FAMILY PRIVATE RESIDENCE ON PARCEL NUMBER 086-24-0-20-01-003.00-0

BUILT AS: **APT COMPLEX** USED AS: **APT COMPLEX**
 211.0 211.0

ZONING: **CONFORMING** LAND AREA: **8.8 ACRES (6 A** # OF UNITS: **16** YRBLT: **1973/197**

LOCATION: **APT COMPLEX** STORY HT: **2** WALL HT: **10** PARKING: **ONSITE ADQ**

BSMT AREA: **6874** TOTAL AREA: **29742** ROOF: **FLAT** CONST TYPE: **WOOD FRAME**

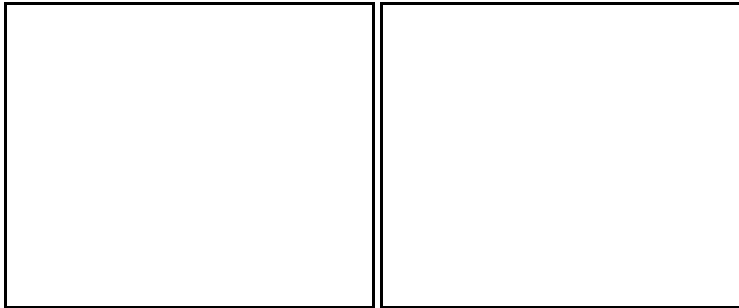
1SFLOOR AREA: **16234** EXT MATERIAL: **MAS/OTHER MIX**

UPPER FLR AREA: **6634** MARKETABLE AREA: **29742** AMENITIES: **ONE BUILDING HAS GARAGES ATTACHED TO EITHER SIDE AND PROPERTY ALSO HAS COVERED PARKING**

PHY AV FUNC AV ECON AV MONTHLY RENT: GRM:

PROPERTY NOTES:

OVERALL COND: **AV** PR/SF: **\$33.62** PR/UNIT: **\$62,500**



KANSAS SALES BASE - SALE REPORT

COUNTY	COWLEY	018	REGION	SC	PIN	299-30-0-20-16-011.00-0	<input type="checkbox"/> M	SVQ	18021567
DB	826	PG	119	ADDRESS:	501 N B				
CITY:	Arkansas City				ECONOMIC CODE:	302			

SALE MONTH: **11** SALE YR: **2008** SALE AMT: **\$5,000** ADJ SALE AMT: **\$5,000**

SALE TYPE: **OTHER** MKT TIME: **UNKNOWN** ADJ REASON: **NOT ADJUSTED**

SALE NOTES: This property was never listed or advertised. Two story 6 unit Apt. house which was being lived in by the seller. She had told different ones that it was for sale. Only 3 of the units used at time of the sale. Buyer has a realtor friend who made him

BUILT AS: **APT COMPLEX** USED AS: **APT COMPLEX**
 211.0 211.0

ZONING: **NOT APPLICABLE** LAND AREA: **50x75** # OF UNITS: **6** YRBLT: **1925**

LOCATION: **APT COMPLEX** STORY HT: **2** WALL HT: **10** PARKING: **OFFSITE INADQ**

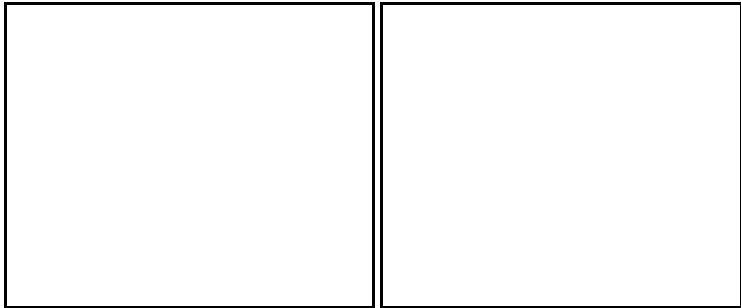
BSMT AREA: TOTAL AREA: **4112** ROOF: **FLAT** CONST TYPE: **BRICK ONLY**
 1SFLOOR AREA: **1888** EXT MATERIAL: **BRICK**
 UPPER FLR AREA: **1904** MARKETABLE AREA: **3792** AMENITIES:

PHY **VP** FUNC **VP** ECON **VP** MONTHLY RENT: GRM:

PROPERTY NOTES:

The complex is in poor condition and has not been rented out in several years. It needs updating including plumbing, electrical, and new heat and air units. It also will require some structural repairs from a fire that was in it several years ago. It

OVERALL COND: **VP** PR/SF: **\$1.32** PR/UNIT: **\$833**



KANSAS SALES BASE - SALE REPORT

COUNTY	FORD	029	REGION	SW	PIN	087-26-0-10-06-001.00-0	<input type="checkbox"/> M	SVQ	29017516
DB	231	PG	600	ADDRESS:	1713-1715 3RD AVE				
CITY:	Dodge City			ECONOMIC CODE:	212				

SALE MONTH: **01** SALE YR: **2008** SALE AMT: **\$190,000** ADJ SALE AMT: **\$190,000**

SALE TYPE: **NOM - SELLER APPROACHED BUYER** MKT TIME: **UNKNOWN** ADJ REASON **NOT ADJUSTED**

SALE NOTES: SVQ INDICATES OMS--NO PP--NO OTHER INFO GIVEN

BUILT AS: **APT COMPLEX** **USED AS:** **APT COMPLEX**
 211.0 211.0

ZONING: **NOT APPLICABLE** LAND AREA: **128 X 119** # OF UNITS: **6** YRBLT: **1970**

LOCATION: **NBHD SUPPORT AREA** STORY HT: **2** WALL HT: **NORM** PARKING: **ONSITE ADEQUATE**

BSMT AREA: **1656** TOTAL AREA: **6192** ROOF: **SLANT** CONST TYPE: **FRAME**
 1SFLOOR AREA: **3069** EXT MATERIAL: **SIDING**
 UPPER FLR AREA: **1440** MARKETABLE AREA: **6192** AMENITIES: **3610 SF CONC. PAV**

PHY **AV** FUNC **AV** ECON **AV** MONTHLY RENT: **\$0.00** GRM: **#Error**

PROPERTY NOTES:

APARTMENT BLDG HAS (2) APTS WITH 2 BDRMS & (2) APTS WITH 1 BDRM---DUPLEX HAS (2) BDRMS IN BOTH UNITS

OVERALL COND: **AV** PR/SF: **\$30.68** PR/UNIT: **\$31,667**



KANSAS SALES BASE - SALE REPORT

COUNTY	LYON	056	REGION	NE	PIN	192-10-0-40-32-011.00-0	<input type="checkbox"/> M	SVQ	56018942
DB	476	PG	887	ADDRESS:	701 EXCHANGE				
CITY:	Emporia				ECONOMIC CODE:	212			

SALE MONTH:	04	SALE YR:	2008	SALE AMT:	\$112,500	ADJ SALE AMT:	\$110,850
SALE TYPE:	OTHER		MKT TIME:	UNKNOWN		ADJ REASON	PP/BUS. INT REMOVED
SALE NOTES: \$1650 IN PP (WASHERS & DRYERS)							

BUILT AS:	APT COMPLEX		USED AS:	APT COMPLEX					
	211.0			211.0					
ZONING:	CONFORMING	LAND AREA:	6375 SF	# OF UNITS:	7	YRBLT:	1972	PARKING:	ONSITE ADEQUATE
LOCATION:	APT COMPLEX		STORY HT:	2	WALL HT:	NORM			
BSMT AREA:	1008	TOTAL AREA:	3024		ROOF:				
1SFLOOR AREA:	1008	MARKETABLE AREA:	3024		EXT MATERIAL:	SIDING(VINYL, HARDIE, ETC.)			
UPPER FLR AREA:	1008	AMENITIES:							
PHY AV	FUNC AV	ECON AV	MONTHLY RENT:	\$0.00	GRM:	#Error			

PROPERTY NOTES:

OVERALL COND:	AV	PR/SF:	\$36.66	PR/UNIT:	\$15,836
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KANSAS SALES BASE - SALE REPORT

COUNTY	FORD	029	REGION	SW	PIN	086-13-0-00-01-024.00-0	<input type="checkbox"/> M	SVQ	29017714
DB	232	PG	282	ADDRESS:	2700 AVE A				
CITY:	Dodge City			ECONOMIC CODE:	212				

SALE MONTH: **04** SALE YR: **2008** SALE AMT: **\$461,000** ADJ SALE AMT: **\$461,000**

SALE TYPE: **OPEN MARKET-LISTED** MKT TIME: **UNKNOWN** ADJ REASON: **NOT ADJUSTED**

SALE NOTES: THE NEW BUYERS HAD TO DO REPAIRS TO PAVING, PUT ON NEW ROOFS, REPLACE GAS LINES AND PUT UP NEW GUTTERING. THE SALE WAS LOWER BECAUSE OF ALL THE REPAIRS THAT HAD TO BE DONE.

BUILT AS: **APT COMPLEX** USED AS: **APT COMPLEX**
 211.0 211.0

ZONING: **CONFORMING** LAND AREA: **164459 SF** # OF UNITS: **40** YRBLT: **1972**

LOCATION: **APT COMPLEX** STORY HT: **2** WALL HT: **8** PARKING: **ONSITE ADEQUATE**

BSMT AREA: **18657** TOTAL AREA: **54693** ROOF: **SLANT** CONST TYPE: **WOOD FRAME**

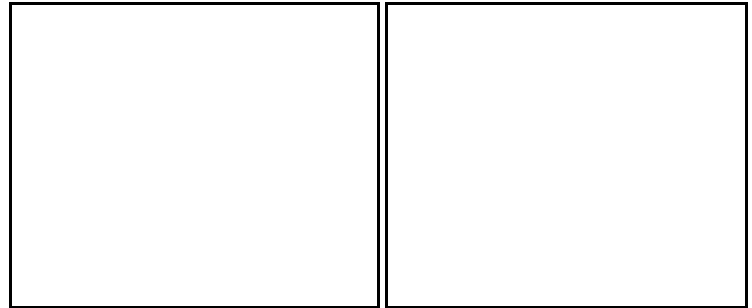
1SFLOOR AREA: **18963** EXT MATERIAL: **WOOD**

UPPER FLR AREA: **17073** MARKETABLE AREA: **54693** AMENITIES: **40000 SF ASPHALT PAVING**

PHY **FR** FUNC **FR** ECON **FR** MONTHLY RENT: **\$0.00** GRM: **#Error**

PROPERTY NOTES:

OVERALL COND: **FR** PR/SF: **\$8.43** PR/UNIT: **\$11,525**



KANSAS SALES BASE - SALE REPORT

COUNTY	LYON	056	REGION	NE	PIN	193-08-0-10-06-002.01-0	<input type="checkbox"/> M	SVQ	56018847
DB	476	PG	600	ADDRESS:	1400 STANTON ST				
CITY:	Emporia			ECONOMIC CODE:	212				

SALE MONTH: **02** SALE YR: **2008** SALE AMT: **\$544,800** ADJ SALE AMT: **\$544,800**

SALE TYPE: **OPEN MARKET-LISTED** MKT TIME: **UNKNOWN** ADJ REASON: **NOT ADJUSTED**

SALE NOTES: SVQ INDICATES OPEN MKT SALE--NO PP---NO OTHER INFO GIVEN

BUILT AS: **APT COMPLEX**

USED AS: **APT COMPLEX**

211.0

211.0

ZONING: **CONFORMING**

LAND AREA: **28800 SF**

OF UNITS: **4**

YRBLT: **1996**

PARKING:

LOCATION: **SECONDARY STRIP**

STORY HT: **2**

WALL HT: **NORM**

ONSITE ADEQUATE

BSMT AREA: **0**

TOTAL AREA: **3800**

ROOF: **SLANT**

CONST TYPE: **FRAME**

1SFLOOR AREA: **1900**

EXT MATERIAL: **SIDING**

UPPER FLR AREA: **1900**

MARKETABLE AREA: **3800**

AMENITIES: **2100 SF CONC. PAV**

PHY **AV**

FUNC **AV**

ECON **AV**

MONTHLY RENT: **\$0.00**

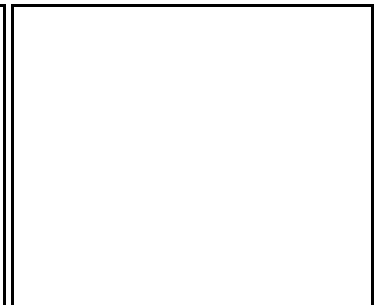
GRM: **#Error**

PROPERTY NOTES:

OVERALL COND: **AV**

PR/SF: **\$143.37**

PR/UNIT: **\$136,200**



KANSAS SALES BASE - SALE REPORT

COUNTY	FINNEY	028	REGION	SW	PIN	273-07-0-30-03-001.00-0	<input type="checkbox"/> M	SVQ	28016582
DB	285	PG	107	ADDRESS:	1614 N Taylor Plz				
CITY:	Garden City			ECONOMIC CODE:	212				

SALE MONTH: **07** SALE YR: **2008** SALE AMT: **\$550,000** ADJ SALE AMT: **\$550,000**

SALE TYPE: **OPEN MARKET-LISTED** MKT TIME: **UNKNOWN** ADJ REASON: **NOT ADJUSTED**

SALE NOTES: Property was listed on loopnet.com. The new owner purchased a property very similar to this apartment complex in Ford County. Both properties were in need of TLC.

BUILT AS: **APT COMPLEX**

USED AS: **APT COMPLEX**

211.0

211.0

ZONING: **CONFORMING**

LAND AREA: **207123 sqft**

OF UNITS: **50**

YRBLT: **1973**

PARKING:

LOCATION: **APT COMPLEX**

STORY HT: **2**

WALL HT: **8**

ON & OFF SITE

BSMT AREA: **21464**

TOTAL AREA: **65168**

ROOF: **PITCHED**

CONST TYPE: **WOOD FRAME**

1SFLOOR AREA: **23400**

EXT MATERIAL: **WOOD**

UPPER FLR AREA: **20304**

MARKETABLE AREA: **65168**

AMENITIES: Parcel has 9 apartment buildings. There are 4 different designs to the buildings. Units consist of 6-1 bedroom that rents for \$375/month. 36-2 bedrooms that rents for

PHY PR FUNC PR ECON PR MONTHLY RENT:

GRM:

PROPERTY NOTES:

I don't know what these apartments have inside for amenities. I don't know who is responsible for utilities.

OVERALL COND: **PR**

PR/SF: **\$8.44**

PR/UNIT: **\$11,000**



KANSAS SALES BASE - SALE REPORT

COUNTY	LYON	056	REGION	NE	PIN	192-10-0-40-21-004.01-0	<input type="checkbox"/> M	SVQ	56019439
DB	2008	PG	4561	ADDRESS:	924 COMMERCIAL ST				
CITY:	EMPORIA			ECONOMIC CODE:	212				

SALE MONTH: SALE YR: SALE AMT: ADJ SALE AMT:

SALE TYPE: MKT TIME: ADJ REASON:

SALE NOTES:

BUILT AS: USED AS:

ZONING: LAND AREA: # OF UNITS: YRBLT:

LOCATION: STORY HT: WALL HT: PARKING:

BSMT AREA: TOTAL AREA: ROOF: CONST TYPE:

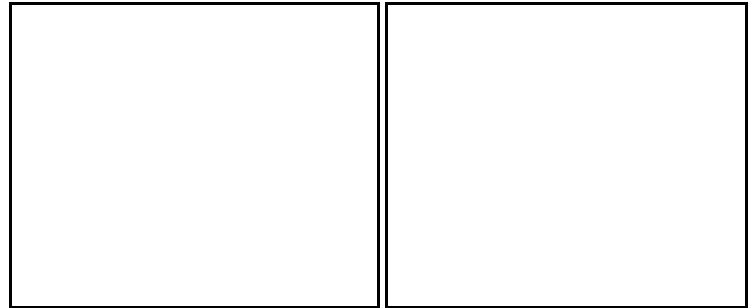
1SFLOOR AREA: EXT MATERIAL:

UPPER FLR AREA: MARKETABLE AREA: AMENITIES:

PHY FR FUNC FR ECON AV MONTHLY RENT: GRM:

PROPERTY NOTES:

OVERALL COND: PR/SF: PR/UNIT:



KANSAS SALES BASE - SALE REPORT

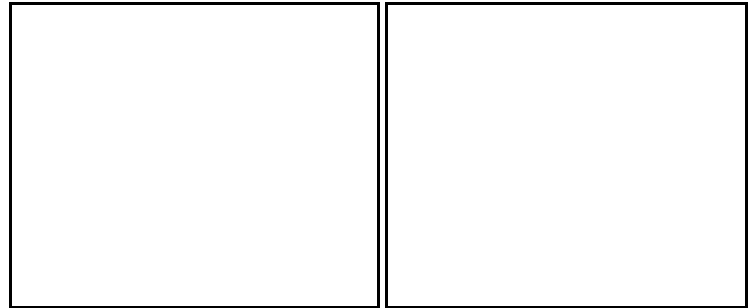
COUNTY	LYON	056	REGION	NE	PIN	192-10-0-30-24-007.00-0	<input type="checkbox"/> M	SVQ	56019406
DB	2008	PG	04363	ADDRESS:	422 W 8TH & 810 NEOSHO				
CITY:	EMPORIA			ECONOMIC CODE:	212				

SALE MONTH:	09	SALE YR:	2008	SALE AMT:	\$220,000	ADJ SALE AMT:	\$220,000
SALE TYPE:	OPEN MARKET-LISTED		MKT TIME:	UNKNOWN		ADJ REASON	NOT ADJUSTED
SALE NOTES:							

BUILT AS:	APT COMPLEX		USED AS:	APT COMPLEX					
	211.0			211.0					
ZONING:	CONFORMING	LAND AREA:	16500 SQ FT	# OF UNITS:	8	YRBLT:	1920	PARKING:	ON & OFF SITE
LOCATION:	APT COMPLEX		STORY HT:	2	WALL HT:				
BSMT AREA:	2880	TOTAL AREA:	11520		ROOF:		CONST TYPE:	WOOD FRAME	
1SFLOOR AREA:	2880	MARKETABLE AREA:		EXT MATERIAL:	WOOD				
UPPER FLR AREA:	2880	AMENITIES:							
PHY	AV	FUNC	FR	ECON		MONTHLY RENT:		GRM:	

PROPERTY NOTES:
8 UNIT APT HOUSE & 1 SFD

OVERALL COND:	FR	PR/SF:		PR/UNIT:	\$27,500
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KANSAS SALES BASE - SALE REPORT

COUNTY	FORD	029	REGION	SW	PIN	087-26-0-10-24-001.00-0	<input checked="" type="checkbox"/> M	SVQ	29018381
DB	234	PG	233	ADDRESS: 1407 & 1415 5TH AVE					
CITY: DODGE CITY								ECONOMIC CODE:	212

SALE MONTH: **10** SALE YR: **2006** SALE AMT: **\$175,000** ADJ SALE AMT: **\$175,000**

SALE TYPE: **OTHER** MKT TIME: **UNKNOWN** ADJ REASON: **NOT ADJUSTED**

SALE NOTES: PURCHASE UNDER CONTRACT - MULTI-PARCEL

BUILT AS: **APT COMPLEX** **USED AS:** **APT COMPLEX**
 211.0 211.0

ZONING: **NONCONFORMING** LAND AREA: **11,280** # OF UNITS: **9** YRBLT: **1935**

LOCATION: **APT COMPLEX** STORY HT: **1** WALL HT: **10** PARKING: **ON & OFF SITE**

BSMT AREA: **2408** TOTAL AREA: **7272** ROOF: **PITCHED(** CONST TYPE: **WOOD FRAME**

1SFLOOR AREA: **4864** EXT MATERIAL: **OTHER -SPECIFY**

UPPER FLR AREA: MARKETABLE AREA: **7272** AMENITIES: **9 APTS - 16 OPEN PORCH, 2 CANOPY, AND FENCING**

PHY **FR** FUNC **FR** ECON **FR** MONTHLY RENT: GRM:

PROPERTY NOTES:

OVERALL COND: **FR** PR/SF: **\$24.06** PR/UNIT: **\$19,444**



KANSAS SALES BASE - SALE REPORT

COUNTY	LYON	056	REGION	NE	PIN	192-10-0-30-17-010.00-0	<input type="checkbox"/> M	SVQ	56019630
DB	2009	PG	06233	ADDRESS:	901 CONSTITUTION ST				
CITY:	EMPORIA			ECONOMIC CODE:	212				

SALE MONTH: **04** SALE YR: **2009** SALE AMT: **\$220,000** ADJ SALE AMT: **\$220,000**

SALE TYPE: **OPEN MARKET-LISTED** MKT TIME: **UNKNOWN** ADJ REASON: **NOT ADJUSTED**

SALE NOTES:

BUILT AS: **APT HIGH RISE** **USED AS:** **APT HIGH RISE**
 212.0 212.0

ZONING: **CONFORMING** LAND AREA: **8060SQ FT** # OF UNITS: **14** YRBLT: **1930**

LOCATION: **NBHD SUPPORT AREA** STORY HT: **4.0** WALL HT: **8** PARKING: **ON & OFF SITE**

BSMT AREA: TOTAL AREA: **11828** ROOF: **FLAT** CONST TYPE: **BRICK/BLOCK**

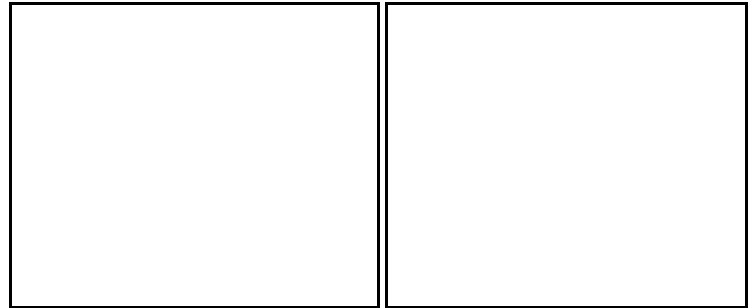
1SFLOOR AREA: **2972** EXT MATERIAL: **BRICK**

UPPER FLR AREA: **8856** MARKETABLE AREA: **11828** AMENITIES:

PHY FR FUNC AV ECON AV MONTHLY RENT: GRM:

PROPERTY NOTES:

OVERALL COND: **AV** PR/SF: **\$18.60** PR/UNIT: **\$15,714**



KANSAS SALES BASE - SALE REPORT

COUNTY	LYON	056	REGION	NE	PIN	192-10-0-20-01-022.00-0	<input type="checkbox"/> M	SVQ	56019176	
DB	478	PG	478	ADDRESS: 1621 MERCHANT						
CITY: Emporia								ECONOMIC CODE:	212	

SALE MONTH: **07** SALE YR: **2008** SALE AMT: **\$290,000** ADJ SALE AMT: **\$290,000**

SALE TYPE: **OPEN MARKET-LISTED** MKT TIME: **UNKNOWN** ADJ REASON: **NOT ADJUSTED**

SALE NOTES: SVQ INDICATES OPEN MKT SALE--NO PP--NO OTHER INFO GIVEN

BUILT AS: **BOARDING HOUSE** **USED AS:** **BOARDING HOUSE**

318.0 318.0

ZONING: **CONFORMING** LAND AREA: **41400 SF** # OF UNITS: **37** YRBLT: **1966**

PARKING:

LOCATION: **SECONDARY STRIP** STORY HT: **1** WALL HT: **10** **ONSITE ADEQUATE**

BSMT AREA: **6431** TOTAL AREA: **12202** ROOF: **SLANT** CONST TYPE: **WOOD FRAME**

1SFLOOR AREA: **5771** EXT MATERIAL: **BRICK**

UPPER FLR AREA: **0** MARKETABLE AREA: **12202** AMENITIES: **1070 SF CONC. PAVING**

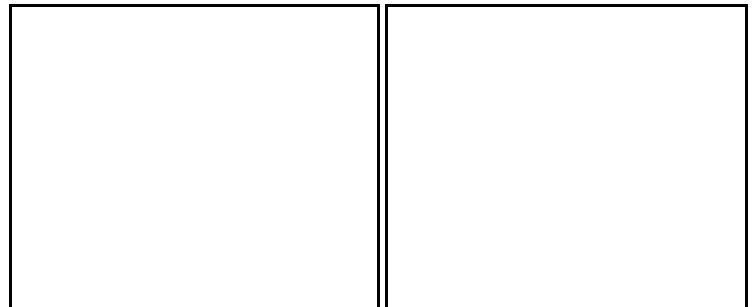
PHY **AV** FUNC **AV** ECON **AV** MONTHLY RENT: **\$0.00** GRM: **#Error**

PROPERTY NOTES:

OVERALL COND: **AV**

PR/SF: **\$23.77**

PR/UNIT: **\$7,838**



KANSAS SALES BASE - SALE REPORT

COUNTY	FORD	029	REGION	SW	PIN	087-26-0-40-09-001.00-0	<input type="checkbox"/> M	SVQ	29018116
DB	233	PG	383	ADDRESS:	911 5TH AVE				
CITY:	DODGE CITY			ECONOMIC CODE:	212				

SALE MONTH: **11** SALE YR: **2008** SALE AMT: **\$65,500** ADJ SALE AMT: **\$65,500**

SALE TYPE: **OPEN MARKET-FSBO** MKT TIME: **UNKNOWN** ADJ REASON: **NOT ADJUSTED**

SALE NOTES: BRENTWOOD APARTMENTS

BUILT AS: **BOARDING HOUSE** **USED AS:** **BOARDING HOUSE**

318.0 318.0

ZONING: **CONFORMING** LAND AREA: **54X117** # OF UNITS: **11** YRBLT: **1920**

LOCATION: **NBHD SUPPORT AREA** STORY HT: **2** WALL HT: **8** PARKING: **ON & OFF SITE**

BSMT AREA: **1408** TOTAL AREA: **4768** ROOF: **PITCHED(** CONST TYPE: **WOOD FRAME**

1SFLOOR AREA: **1408** EXT MATERIAL: **MAS/OTHER MIX**

UPPER FLR AREA: **1408** MARKETABLE AREA: **4768** AMENITIES: **544' ON CARD 2 - 605 ELM ST BUILT IN 1925**

PHY **AV** FUNC **FR** ECON **AV** MONTHLY RENT: GRM:

PROPERTY NOTES:

FENCE, LIGHTS, PORCHES, GARAGE. 11 LIVING UNITS - 1 BEDROOM, 1 BATH FOR EACH LIVING UNIT.

OVERALL COND: **AV** PR/SF: **\$13.74** PR/UNIT: **\$5,955**



KANSAS SALES BASE - SALE REPORT

COUNTY	FINNEY	028	REGION	SW	PIN	273-05-0-40-04-013.00-0	<input checked="" type="checkbox"/> M	SVQ	28016623
DB	285	PG	373	ADDRESS:	1611 & 1701 Windy View				
CITY:	Garden City			ECONOMIC CODE:	212				

SALE MONTH: **07** SALE YR: **2008** SALE AMT: **\$600,000** ADJ SALE AMT: **\$600,000**

SALE TYPE: **OPEN MARKET-LISTED** MKT TIME: **30 TO 180 DAYS** ADJ REASON: **NOT ADJUSTED**

SALE NOTES: Sale includes 2 parcels. Other parcel 273-05-0-30-04-014.00-0. Each parcel has 2 buildings with 4 units in each building. Buildings are Bi-level style. Sale includes 16 units total. Units rent for \$425 per month. Each unit has 2 bedrooms, 1 bath.

BUILT AS: **FOURPLEX** USED AS: **FOURPLEX**
 104.0 104.0

ZONING: **CONFORMING** LAND AREA: **Total both parcels 13968** # OF UNITS: **16** YRBLT: **1986**

LOCATION: **NBHD SUPPORT AREA** STORY HT: **2** WALL HT: **9** PARKING: **ON & OFF SITE**

BSMT AREA: **6984** TOTAL AREA: **13968** ROOF: **PITCHED(** CONST TYPE: **WOOD FRAME**

1SFLOOR AREA: **6984** EXT MATERIAL: **BRICK**

UPPER FLR AREA: MARKETABLE AREA: **13968** AMENITIES: **Each unit has all appliances, (refrigerator, over/range, dishwasher, & disposal) central heat & air, washer & dryer hook-ups, and individual water heaters. Owner pays**

PHY **GD** FUNC **AV** ECON **GD** MONTHLY RENT: **\$425.00** GRM: **1412**

PROPERTY NOTES:

The total area includes all 4 buildings square footage. Upper floor has balcony. Lower floors have concrete patio. Parking is concrete parking. There is also on street parking. 1 building has front and back enter/exit, and the other 3 buildings have

OVERALL COND: **GD** PR/SF: **\$42.96** PR/UNIT: **\$37,500**



KANSAS SALES BASE - SALE REPORT

COUNTY	WILSON	103	REGION	SE	PIN	194-20-0-30-32-013.00-0	<input checked="" type="checkbox"/> M	SVQ	103008609		
DB	321	PG	204	ADDRESS: 512 WISCONSIN & 115 S 6TH							
CITY: Neodesha							ECONOMIC CODE:	601			

SALE MONTH: **02** SALE YR: **2008** SALE AMT: **\$45,000** ADJ SALE AMT: **\$45,000**

SALE TYPE: **NOM - BUYER APPROACHED SELLER** MKT TIME: **UNKNOWN** ADJ REASON: **NOT ADJUSTED**

SALE NOTES: BUYER CONTACTED SELLER---QUESTION ON SALE ADJUSTMENT--BUYER PAID \$2,487.48 OF SELLERS CLOSING COST---
BUYER WAS MOTIVATED TO BUY THESE LOTS TO MAKE PARKING FOR HOTEL RENOVATION

BUILT AS: **TRIPLEX** USED AS: **TRIPLEX**
103.0 103.0

ZONING: **CONFORMING** LAND AREA: **20105 SF** # OF UNITS: **3** YRBLT: **1900**

LOCATION: **DOWNTOWN -SECONDARY** STORY HT: **1** WALL HT: **NORM** PARKING: **ONSITE ADEQUATE**

BSMT AREA: **0** TOTAL AREA: **1346** ROOF: **FLAT** CONST TYPE: **BLOCK ONLY**

1SFLOOR AREA: **1346** EXT MATERIAL: **CONC BLK**

UPPER FLR AREA: **0** MARKETABLE AREA: **1346** AMENITIES: **19 X 28 UTIL BLDG IN POOR CONDITION**

PHY PR FUNC PR ECON PR MONTHLY RENT: **\$0.00** GRM: **#Error**

PROPERTY NOTES:

THESE WERE BOUGHT FOR PARKING LOT FOR MOTEL---TRIPLEX WAS REMOVED RIGHT AFTER SALE---INCLUDED 194-20-0-30-32-011--

OVERALL COND: **PR**

PR/SF: **\$33.43**

PR/UNIT: **\$15,000**



KANSAS SALES BASE - SALE REPORT

COUNTY	COWLEY	018	REGION	SC	PIN	306-24-0-20-11-006.00-0	<input type="checkbox"/> M	SVQ	18020755
DB	809	PG	315	ADDRESS:	1712 N 11TH				
CITY: Arkansas City							ECONOMIC CODE:	302	

SALE MONTH: **01** SALE YR: **2008** SALE AMT: **\$80,000** ADJ SALE AMT: **\$80,000**

SALE TYPE: **FI SALE OF PREV FORECLOSED** MKT TIME: **30 TO 180 DAYS** ADJ REASON: **NOT ADJUSTED**

SALE NOTES: BANK REPOSSESSED AND PUT ON MARKET

BUILT AS: **TRIPLEX** **USED AS:** **TRIPLEX**

103.0 103.0

ZONING: **CONFORMING** LAND AREA: **75 X 134** # OF UNITS: **3** YRBLT: **1980**

PARKING:

LOCATION: **APT COMPLEX** STORY HT: **2** WALL HT: **9** **ONSITE ADEQUATE**

BSMT AREA: **0** TOTAL AREA: **4388** ROOF: **SLANT** CONST TYPE: **WOOD FRAME**

1SFLOOR AREA: **1866** EXT MATERIAL: **SIDING(VINYL, HARDIE, ETC.)**

UPPER FLR AREA: **2522** MARKETABLE AREA: **4388** AMENITIES:

PHY AV FUNC FR ECON FR MONTHLY RENT: **\$0.00** GRM: **#Error**

PROPERTY NOTES:

INCLUDES (2) 2 BDRM 1 1/2 BATH AND (1) 3 BDRM 1 1/2 BATH--TWO UNITS NOT RENTED AT TIME OF SALE--NEEDED SOME WORK

OVERALL COND: **FR**

PR/SF: **\$18.23**

PR/UNIT: **\$26,667**

