

# KANSAS SALES BASE - SALE REPORT

COUNTY	WILSON	103	REGION	SE	PIN	096-23-0-00-00-001.02-0	<input type="checkbox"/> M	SVQ	103008709
DB	323	PG	489*	ADDRESS:	12-28-16				
CITY:	Altoona			ECONOMIC CODE:	801				

SALE MONTH: **05** SALE YR: **2008** SALE AMT: **\$2,000** ADJ SALE AMT: **\$2,000**

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

SALE NOTES: PURCHASED FOR PUBLIC WHOLESALE WATER SUPPLY DISTRICT #23. THEY PLAN TO PUT PUMPHOUSE THERE

**BUILT AS:** **VAC LAND** **USED AS:** **VAC LAND**  
 501.0 501.0

ZONING: **CONFORMING** LAND AREA: **.10 AC** # OF UNITS: **1** YRBLT:

LOCATION: **RURAL SINGLE** STORY HT:  WALL HT:  PARKING:

BSMT AREA: **0** TOTAL AREA: **0** ROOF:  CONST TYPE:

1SFLOOR AREA: **0** EXT MATERIAL:

UPPER FLR AREA: **0** MARKETABLE AREA: **0** AMENITIES:

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

PROPERTY NOTES:

OVERALL COND:  PR/SF: **#Error** PR/UNIT: **\$2,000**

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# KANSAS SALES BASE - SALE REPORT

COUNTY	BUTLER	008	REGION	SC	PIN	195-16-0-10-01-019.01-0	<input type="checkbox"/> M	SVQ	8039868
DB	2009	PG	2197	ADDRESS:	14499 SW 20th St				
CITY:	Benton			ECONOMIC CODE:	701				

SALE MONTH: **05** SALE YR: **2008** SALE AMT: **\$160,000** ADJ SALE AMT: **\$160,000**

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

SALE NOTES: This property did have an old convenience store on it that was demolished before the sale. When the property was listed for sale on Loopnet, it was being offered with the adjoining parcel, which is a car wash. This buyer only bought this piece of proper

BUILT AS: **VAC LAND** USED AS: **VAC LAND**  
 501.0 501.0

ZONING: **CONFORMING** LAND AREA: **23,575 SQFT** # OF UNITS: **1** YRBLT:

LOCATION: **MAJOR STRIP- STABLE/GROWTH** STORY HT:  WALL HT:  PARKING:

BSMT AREA:  TOTAL AREA:  ROOF:  CONST TYPE:

1SFLOOR AREA:  EXT MATERIAL:

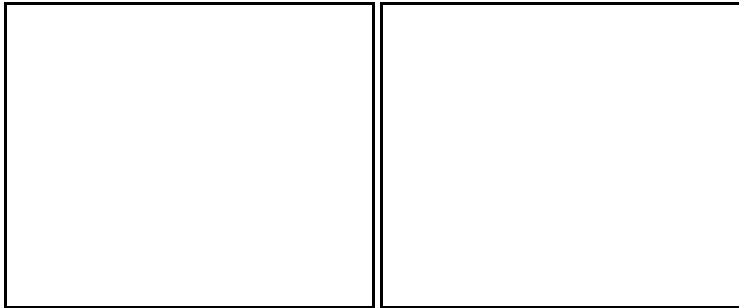
UPPER FLR AREA:  MARKETABLE AREA: **23575** AMENITIES: **8,756 SQFT of paving and 3,878 SQFT of concrete. &nbsp;Both the paving and concrete are in poor condition.**

PHY:  FUNC:  ECON:  MONTHLY RENT:  GRM:

**PROPERTY NOTES:**

This property is located just inside of Benton but is visible from Highway 254 that runs from El Dorado to Wichita and has a high amount of traffic. &nbsp;This is a good Highway location in a small, rural town.

OVERALL COND:  PR/SF: **\$6.79** PR/UNIT: **\$160,000**



# KANSAS SALES BASE - SALE REPORT

COUNTY	MARION	057	REGION	NC	PIN	119-29-0-40-01-013.13-0	<input type="checkbox"/> M	SVQ	57012139
DB	414	PG	372	ADDRESS: 1103 N. INDUSTRIAL					
CITY: MARION								ECONOMIC CODE:	611

SALE MONTH: **10** SALE YR: **2007** SALE AMT: **\$2,000** ADJ SALE AMT: **\$2,000**

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

SALE NOTES: SPLIT FROM 1192904001013120

**BUILT AS:** **VAC LAND** **USED AS:** **VAC LAND**  
 501.0 501.0

ZONING: **CONFORMING** LAND AREA: **27400 SQ. FT.** # OF UNITS: **1** YRBLT:

LOCATION: **SECONDARY STRIP** STORY HT: **0** WALL HT:  PARKING:

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

1SFLOOR AREA: **0** EXT MATERIAL: **BRICK**

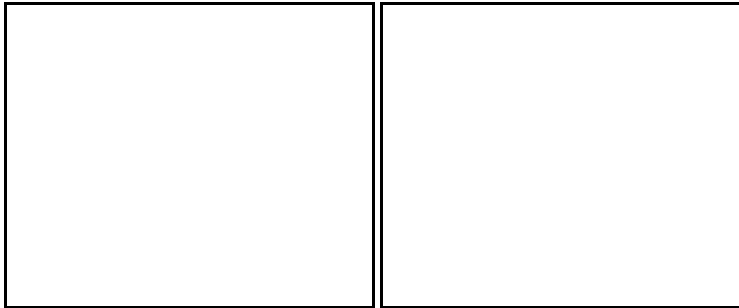
UPPER FLR AREA: **0** MARKETABLE AREA: **0** AMENITIES:

PHY:  FUNC:  ECON:  MONTHLY RENT:  GRM:

**PROPERTY NOTES:**

RV STORAGE SHED ADDED AFTER SALE 32X86

OVERALL COND:  PR/SF: **#Error** PR/UNIT: **\$2,000**



# KANSAS SALES BASE - SALE REPORT

COUNTY	MARION	057	REGION	NC	PIN	138-33-0-10-07-003.00-0	<input checked="" type="checkbox"/> M	SVQ	57012403
DB	357	PG	930	ADDRESS:	00000 Highway 56				
CITY:	Hillsboro			ECONOMIC CODE:	601				

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

SALE TYPE:  MKT TIME:  ADJ REASON

SALE NOTES: additional parcel 138-33-0-10-07-00400-0

BUILT AS:  USED AS:

ZONING:  LAND AREA:  # OF UNITS:  YRBLT:

PARKING:

LOCATION:  STORY HT:  WALL HT:

BSMT AREA:  TOTAL AREA:  ROOF:  CONST TYPE:

1SFLOOR AREA:  EXT MATERIAL:

UPPER FLR AREA:  MARKETABLE AREA:  AMENITIES:

PHY  FUNC  ECON  MONTHLY RENT:  GRM:

PROPERTY NOTES:

OVERALL COND:  PR/SF:  PR/UNIT:

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# KANSAS SALES BASE - SALE REPORT

COUNTY	BUTLER	008	REGION	SC	PIN	414-20-0-10-08-008.00-0	<input type="checkbox"/> M	SVQ	8039887
DB	2009	PG	2405	ADDRESS:	E. 3rd St.				
CITY: Douglass				ECONOMIC CODE:			601		

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

SALE TYPE:  MKT TIME:  ADJ REASON:

SALE NOTES: Seller was realtor. She had the property listed for over 2 years. Asking price was around \$6,000.

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:

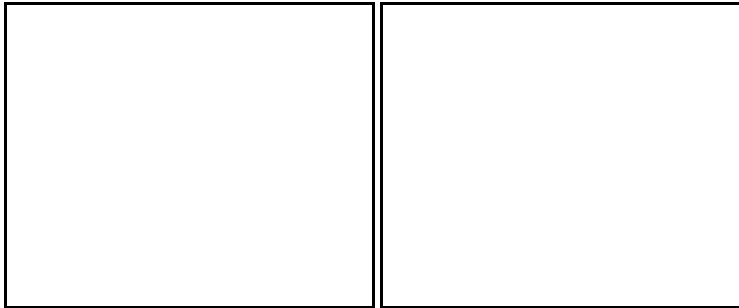
UPPER FLR AREA:  MARKETABLE AREA:  AMENITIES:

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

**PROPERTY NOTES:**

Downtown area of a small town. &nbsp;This is on the secondary main street that connects to the main downtown business area.

OVERALL COND:  PR/SF:  PR/UNIT:



# KANSAS SALES BASE - SALE REPORT

COUNTY	WILSON	103	REGION	SE	PIN	194-20-0-40-09-008.00-0	<input type="checkbox"/> M	SVQ	103008915	
DB	329	PG	384	ADDRESS: 302 WISCONSIN						
CITY: Neodesha								ECONOMIC CODE:	601	

SALE MONTH: **06** SALE YR: **2008** SALE AMT: **\$4,000** ADJ SALE AMT: **\$4,000**

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

SALE NOTES: VACANT LOT

**BUILT AS:** **VAC LAND** **USED AS:** **VAC LAND**  
 501.0 501.0

ZONING: **CONFORMING** LAND AREA: **50 X 129** # OF UNITS: **1** YRBLT:  PARKING:

LOCATION: **BUSINESS CLUSTER** STORY HT:  WALL HT:

BSMT AREA: **0** TOTAL AREA: **0** ROOF:  CONST TYPE:

1SFLOOR AREA: **0** EXT MATERIAL:

UPPER FLR AREA: **0** MARKETABLE AREA: **0** AMENITIES:

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

**PROPERTY NOTES:**

Building was removed between time of sale and the time we worked sale. Now just an empty lot.

OVERALL COND:  PR/SF: **#Error** PR/UNIT: **\$4,000**



# KANSAS SALES BASE - SALE REPORT

COUNTY	SUMNER	096	REGION	SC	PIN	151-12-0-00-00-005.01-0	<input type="checkbox"/> M	SVQ	96016518
DB	773	PG	338	ADDRESS:	1801 E. 16th Street				
CITY:	Wellington			ECONOMIC CODE:	412				

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

SALE TYPE:  MKT TIME:  ADJ REASON

SALE NOTES: This property was not on the open market, as the buyer approached the seller. The property was purchased by the City of Wellington to expand more area for parking and utilization of emergency equipment for the proposed hotel site on the east side of the

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  FUNC  ECON  MONTHLY RENT:  GRM:

PROPERTY NOTES:

OVERALL COND:  PR/SF:  PR/UNIT:

# KANSAS SALES BASE - SALE REPORT

COUNTY	SUMNER	096	REGION	SC	PIN	156-23-0-20-16-003.00-0	<input type="checkbox"/> M	SVQ	96016307
DB	767	PG	242	ADDRESS:	901 S. Jefferson				
CITY:	Wellington			ECONOMIC CODE:	412				

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

SALE TYPE:  MKT TIME:  ADJ REASON

SALE NOTES: Buyers hold title to adjoining properties; this particular parcel is vacant land.

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  FUNC  ECON  MONTHLY RENT:  GRM:

PROPERTY NOTES:

OVERALL COND:  PR/SF:  PR/UNIT:

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# KANSAS SALES BASE - SALE REPORT

COUNTY	SUMNER	096	REGION	SC	PIN	226-23-0-00-00-018.00-0	<input type="checkbox"/> M	SVQ	96016515
DB	773	PG	278	ADDRESS:	00000 E. 90th Street South				
CITY:	Wellington			ECONOMIC CODE:	412				

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

SALE TYPE:  MKT TIME:  ADJ REASON

SALE NOTES: Seller stated that the property was not on the open market, but visited with a relative (buyer) about the property, and he was interested in making the purchase. There is an old dilapidated (falling down) building not valued.

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  FUNC  ECON  MONTHLY RENT:  GRM:

PROPERTY NOTES:

OVERALL COND:  PR/SF:  PR/UNIT:

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# KANSAS SALES BASE - SALE REPORT

COUNTY	BUTLER	008	REGION	SC	PIN	309-29-0-20-02-034.00-0	<input type="checkbox"/> M	SVQ	8039470
DB	2008	PG	9547	ADDRESS:	S ANDOVER RD				
CITY:	ANDOVER	ECONOMIC CODE:	401						

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

SALE TYPE:  MKT TIME:  ADJ REASON

SALE NOTES: LAND SALE ONLY - HIGHLY DESIRABLE AREA

BUILT AS:  USED AS:

ZONING:  LAND AREA:  # OF UNITS:  YRBLT:

LOCATION:  STORY HT:  WALL HT:  PARKING:

BSMT AREA:  TOTAL AREA:  ROOF:  CONST TYPE:

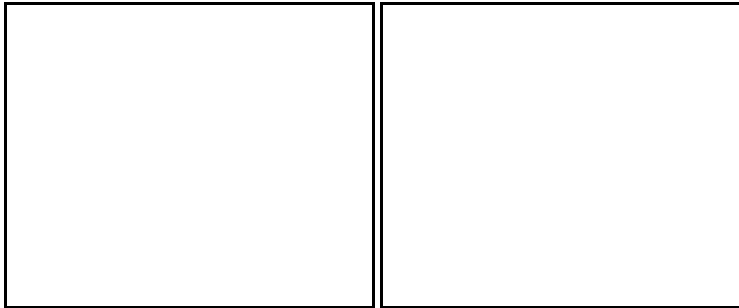
1SFLOOR AREA:  EXT MATERIAL:

UPPER FLR AREA:  MARKETABLE AREA:  AMENITIES:

PHY  FUNC  ECON  MONTHLY RENT:  GRM:

PROPERTY NOTES:  
 HIGHLY DESIRABLE LOT IN DEVELOPING AREA SOUTH OF ANDOVER RD & HWY 54 INTERSECT - ADJOINING NEW DEVELOPMENT AREA

OVERALL COND:  PR/SF:  PR/UNIT:



# KANSAS SALES BASE - SALE REPORT

COUNTY	BUTLER	008	REGION	SC	PIN	309-30-0-10-01-011.00-0	<input checked="" type="checkbox"/> M	SVQ	8041010
DB	2009	PG	9654	ADDRESS:	Cloud Ave				
CITY:	Andover			ECONOMIC CODE:	401				

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

SALE TYPE:  MKT TIME:  ADJ REASON

SALE NOTES: This includes parcel 3093001001010000

BUILT AS:   USED AS:

ZONING:  LAND AREA:  # OF UNITS:  YRBLT:

PARKING:

LOCATION:  STORY HT:  WALL HT:

BSMT AREA:  TOTAL AREA:  ROOF:  CONST TYPE:

1SFLOOR AREA:  EXT MATERIAL:

UPPER FLR AREA:  MARKETABLE AREA:  AMENITIES:

PHY  FUNC  ECON  MONTHLY RENT:  GRM:

**PROPERTY NOTES:**

Spangles Restaurant has bought this land to build a new store. 2.5 acres and the sales price is for both parcels

OVERALL COND:  PR/SF:  PR/UNIT:

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# KANSAS SALES BASE - SALE REPORT

COUNTY	COWLEY	018	REGION	SC	PIN	178-28-0-20-04-016.00-0	<input type="checkbox"/> M	SVQ	18020875
DB	812	PG	65	ADDRESS:	420 W 8TH				
CITY:	Winfield			ECONOMIC CODE:	312				

SALE MONTH: **03** SALE YR: **2008** SALE AMT: **\$8,000** ADJ SALE AMT: **\$8,000**

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

SALE NOTES: BROUGHT UP IN CONVERSATION WITH A FRIEND WHO KNEW OWNER--NO PP

**BUILT AS:** **VAC LAND** **USED AS:** **VAC LAND**  
 501.0 501.0

ZONING: **CONFORMING** LAND AREA: **140 X 150** # OF UNITS: **1** YRBLT:

LOCATION: **SECONDARY STRIP** STORY HT:  WALL HT:  PARKING:

BSMT AREA:	0	TOTAL AREA:	0	ROOF:		CONST TYPE:	
1SFLOOR AREA:	0	MARKETABLE AREA:	0	EXT MATERIAL:			
UPPER FLR AREA:	0	AMENITIES:					
PHY		FUNC		ECON		MONTHLY RENT:	\$0.00
						GRM:	#Error

**PROPERTY NOTES:**  
 BOUGHT TO PARK SEMI ON--NO PLANS FOR PROPERTY OTHER THAN PERSONAL PARKING--HAS A 5 X 580 OUTBUILDING ON PROPERTY--SEE PICTURES

OVERALL COND:  PR/SF: **#Error** PR/UNIT: **\$8,000**



# KANSAS SALES BASE - SALE REPORT

COUNTY	SEWARD	088	REGION	SW	PIN	193-05-0-10-23-001.00-0	<input type="checkbox"/> M	SVQ	88011201		
DB	610	PG	354	ADDRESS: 300 S Kansas Ave							
CITY: Liberal								ECONOMIC CODE:	312		

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

SALE TYPE:  MKT TIME:  ADJ REASON

SALE NOTES: The agent approached seller per request of the buyer. The property was not listed.

BUILT AS:  USED AS:

ZONING:  LAND AREA:  # OF UNITS:  YRBLT:

PARKING:

LOCATION:  STORY HT:  WALL HT:

BSMT AREA:  TOTAL AREA:  ROOF:  CONST TYPE:

1SFLOOR AREA:  EXT MATERIAL:

UPPER FLR AREA:  MARKETABLE AREA:  AMENITIES:

PHY  FUNC  ECON  MONTHLY RENT:  GRM:

**PROPERTY NOTES:**

&nbsp;This property has asphalt on it. &nbsp;&nbsp;It is being used as a used car lot.

OVERALL COND:

PR/SF:

PR/UNIT:

# KANSAS SALES BASE - SALE REPORT

COUNTY	HARVEY	040	REGION	SC	PIN	099-29-0-10-06-022.00-0	<input type="checkbox"/> M	SVQ	40018124		
DB	221	PG	442	ADDRESS: 00000 S KANSAS AVE							
CITY: NEWTON								ECONOMIC CODE:	312		

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

SALE TYPE:  MKT TIME:  ADJ REASON

SALE NOTES: PROPERTY SOLD TO ADJOINING LAND OWNER

BUILT AS:   USED AS:

ZONING:  LAND AREA:  # OF UNITS:  YRBLT:

PARKING:

LOCATION:  STORY HT:  WALL HT:

BSMT AREA:  TOTAL AREA:  ROOF:  CONST TYPE:

1SFLOOR AREA:  EXT MATERIAL:

UPPER FLR AREA:  MARKETABLE AREA:  AMENITIES:

PHY  FUNC  ECON  MONTHLY RENT:  GRM:

**PROPERTY NOTES:**

PROPERTY ADJOINS ORSCHELN WHO PLANS TO EXPAND AND IS ADJACENT TO WAL-MART

OVERALL COND:  PR/SF:  PR/UNIT:

# KANSAS SALES BASE - SALE REPORT

COUNTY	SEWARD	088	REGION	SW	PIN	192-04-0-20-15-007.00-0	<input type="checkbox"/> M	SVQ	88011286
DB	612	PG	112	ADDRESS:	445 E. PANCAKE				
CITY:	LIBERAL			ECONOMIC CODE:	312				

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

SALE TYPE:  MKT TIME:  ADJ REASON:

SALE NOTES: PROPERTY HAD BEEN LISTED WITH REALTOR AND CONTRACT EXPIRED IN 2005.

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  FUNC  ECON  MONTHLY RENT:  GRM:

**PROPERTY NOTES:**

THERE USED TO BE A BLDG ON PROPERTY, BUT IT HAS BEEN TORN DOWN AFTER THE 2003 TORNADO/STORM.

OVERALL COND:  PR/SF:  PR/UNIT:

# KANSAS SALES BASE - SALE REPORT

COUNTY	HARVEY	040	REGION	SC	PIN	094-18-0-40-18-001.01-0	<input type="checkbox"/> M	SVQ	40018803
DB	223	PG	323	ADDRESS:	900 W 1ST ST				
CITY:	NEWTON			ECONOMIC CODE:	312				

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

SALE TYPE:  MKT TIME:  ADJ REASON

SALE NOTES: VACANT LAND SPLIT

BUILT AS:  USED AS:

ZONING:  LAND AREA:  # OF UNITS:  YRBLT:

PARKING:

LOCATION:  STORY HT:  WALL HT:

BSMT AREA:  TOTAL AREA:  ROOF:  CONST TYPE:

1SFLOOR AREA:  EXT MATERIAL:

UPPER FLR AREA:  MARKETABLE AREA:  AMENITIES:

PHY  FUNC  ECON  MONTHLY RENT:  GRM:

PROPERTY NOTES:

OVERALL COND:

PR/SF:

PR/UNIT:

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# KANSAS SALES BASE - SALE REPORT

COUNTY	BUTLER	008	REGION	SC	PIN	213-05-0-00-00-061.00-0	<input type="checkbox"/> M	SVQ	8040971
DB	2009	PG	9331	ADDRESS:	505 S. Walnut Valley Drive				
CITY: El Dorado				ECONOMIC CODE:	312				

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:

PARKING:

LOCATION:

STORY HT:

WALL HT:

BSMT AREA:

TOTAL AREA:

ROOF:

CONST TYPE:

1SFLOOR AREA:

EXT MATERIAL:

UPPER FLR AREA:

MARKETABLE AREA:

AMENITIES:

PHY

FUNC

ECON

MONTHLY RENT:

GRM:

PROPERTY NOTES:

OVERALL COND:

PR/SF:

PR/UNIT:

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# KANSAS SALES BASE - SALE REPORT

COUNTY	HARVEY	040	REGION	SC	PIN	094-18-0-00-06-003.00-0	<input type="checkbox"/> M	SVQ	40018361		
DB	222	PG	107	ADDRESS: 00000 SHARPS DRIVE							
CITY: Newton								ECONOMIC CODE:	312		

SALE MONTH: **04** SALE YR: **2008** SALE AMT: **\$9,500** ADJ SALE AMT: **\$9,500**

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

SALE NOTES: RAILROAD RIGHT OF WAY SOLD TO ADJOINING PROPERTY OWNER

**BUILT AS:** **VAC LAND** **USED AS:** **VAC LAND**  
 501.0 501.0

ZONING: **CONFORMING** LAND AREA:  # OF UNITS: **1** YRBLT:  PARKING:

LOCATION: **INDUSTRIAL** STORY HT:  WALL HT:

BSMT AREA:  0 TOTAL AREA:  0 ROOF:  CONST TYPE:

1SFLOOR AREA:  0 EXT MATERIAL:

UPPER FLR AREA:  0 MARKETABLE AREA:  0 AMENITIES:

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

PROPERTY NOTES:

OVERALL COND:  PR/SF: **#Error** PR/UNIT: **\$9,500**

# KANSAS SALES BASE - SALE REPORT

COUNTY	COWLEY	018	REGION	SC	PIN	177-25-0-00-00-007.00-0	<input checked="" type="checkbox"/> M	SVQ	18021743
DB	831	PG	511	ADDRESS:	1139 Hooser St.				
CITY:	Winfield			ECONOMIC CODE:	312				

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

SALE TYPE:  MKT TIME:  ADJ REASON

SALE NOTES: Vacant land sales for \$1,000 per acre with the stipulation that if not improved in two years, the property goes back to the city.

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  FUNC  ECON  MONTHLY RENT:  GRM:

PROPERTY NOTES:

OVERALL COND:  PR/SF:  PR/UNIT:

# KANSAS SALES BASE - SALE REPORT

COUNTY	SEWARD	088	REGION	SW	PIN	192-04-0-30-07-005.00-0	<input type="checkbox"/> M	SVQ	88011461	
DB	616	PG	019	ADDRESS: 603 S. KANSAS						
CITY: LIBERAL								ECONOMIC CODE:	312	

SALE MONTH: **08** SALE YR: **2008** SALE AMT: **\$25,000** ADJ SALE AMT: **\$25,000**

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

SALE NOTES: I AM ASSUMING THAT THE SELLER APPROACHED BUYER. NEITHER PARTIES SPEAK ENGLISH & BUYER WON'T RETURN THE PHONE CALLS FROM TRANSLATOR. BASED OFF THE SVQ, A REALTOR WAS NOT INVOLVED. THE SELLER SAID SHE DIDN'T KNOW WHAT I WAS TALKING ABOUT (SELLING THE PROP)

BUILT AS: **VAC LAND** USED AS: **VAC LAND**  
 501.0 501.0

ZONING: **NONCONFORMING** LAND AREA: **7350 SQFT** # OF UNITS: **1** YRBLT:

LOCATION: **DOWNTOWN -MAIN** STORY HT:  WALL HT:  PARKING: **ONSITE ADQ**

BSMT AREA:  TOTAL AREA:  ROOF: **FLAT** CONST TYPE:

1SFLOOR AREA:  EXT MATERIAL:

UPPER FLR AREA:  MARKETABLE AREA:  AMENITIES:

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

PROPERTY NOTES:

OVERALL COND: **AV** PR/SF:  PR/UNIT: **\$25,000**

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# KANSAS SALES BASE - SALE REPORT

COUNTY	HARVEY	040	REGION	SC	PIN	099-29-0-10-04-001.03-0	<input type="checkbox"/> M	SVQ	40018680
DB	222	PG	936	ADDRESS:	00000 S KANSAS AVE				
CITY:	NEWTON			ECONOMIC CODE:	312				

SALE MONTH: **09** SALE YR: **2008** SALE AMT: **\$265,000** ADJ SALE AMT: **\$265,000**

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

SALE NOTES: VACANT LOT SOLD BY WAL-MART

**BUILT AS:** **VAC LAND** **USED AS:** **VAC LAND**  
 501.0 501.0

ZONING: **CONFORMING** LAND AREA: **1.0 ACRE** # OF UNITS: **1** YRBLT:

PARKING:

LOCATION: **MAJOR STRIP- STABLE/GROWTH** STORY HT:  WALL HT:

BSMT AREA: **0** TOTAL AREA: **0** ROOF:  CONST TYPE:

1SFLOOR AREA: **0** EXT MATERIAL:

UPPER FLR AREA: **0** MARKETABLE AREA: **0** AMENITIES:

PHY:  FUNC:  ECON:  MONTHLY RENT:  GRM:

**PROPERTY NOTES:**

LAND WAS SPLIT OFF FROM WAL-MART PARCEL

OVERALL COND:

PR/SF: **#Error**

PR/UNIT: **\$265,000**

# KANSAS SALES BASE - SALE REPORT

COUNTY	HARVEY	040	REGION	SC	PIN	095-21-0-40-01-002.01-0	<input type="checkbox"/> M	SVQ	40018550
DB	222	PG	556	ADDRESS:	00000 S Spencer Rd				
CITY:	Newton			ECONOMIC CODE:	312				

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

SALE TYPE:  MKT TIME:  ADJ REASON

SALE NOTES: Land only sale split off

BUILT AS:  USED AS:

ZONING:  LAND AREA:  # OF UNITS:  YRBLT:

PARKING:

LOCATION:  STORY HT:  WALL HT:

BSMT AREA:  TOTAL AREA:  ROOF:  CONST TYPE:

1SFLOOR AREA:  EXT MATERIAL:

UPPER FLR AREA:  MARKETABLE AREA:  AMENITIES:

PHY  FUNC  ECON  MONTHLY RENT:  GRM:

PROPERTY NOTES:

OVERALL COND:

PR/SF:

PR/UNIT:

# KANSAS SALES BASE - SALE REPORT

COUNTY	SEWARD	088	REGION	SW	PIN	193-08-0-10-01-001.09-0	<input type="checkbox"/> M	SVQ	88011194
DB	610	PG	202	ADDRESS:	120 W. PINE				
CITY:	LIBERAL			ECONOMIC CODE:	312				

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

SALE TYPE:  MKT TIME:  ADJ REASON

SALE NOTES: THIS PROPERTY WAS A SPLIT FROM AN APARTMENT COMPLEX PARKING LOT.

BUILT AS:  USED AS:

ZONING:  LAND AREA:  # OF UNITS:  YRBLT:

PARKING:

LOCATION:  STORY HT:  WALL HT:

BSMT AREA:  TOTAL AREA:  ROOF:  CONST TYPE:

1SFLOOR AREA:  EXT MATERIAL:

UPPER FLR AREA:  MARKETABLE AREA:  AMENITIES:

PHY  FUNC  ECON  MONTHLY RENT:  GRM:

**PROPERTY NOTES:**

THIS NOW HAS A SMALL PORTABLE BLDG AND FENCE AROUND PROPERTY. OWNERS PUT IN A NURSERY FOR THE SUMMER.

OVERALL COND:

PR/SF:

PR/UNIT:

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# KANSAS SALES BASE - SALE REPORT

COUNTY	SEWARD	088	REGION	SW	PIN	193-05-0-30-04-003.00-0	<input type="checkbox"/> M	SVQ	88011172		
DB	609	PG	756	ADDRESS: 1600 W. PANCAKE BLVD							
CITY: LIBERAL								ECONOMIC CODE:	312		

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

SALE TYPE:  MKT TIME:  ADJ REASON:

SALE NOTES: THIS PROPERTY WAS A SPLIT FROM THE TRUCK STOP.

BUILT AS:  USED AS:

ZONING:  LAND AREA:  # OF UNITS:  YRBLT:

PARKING:

LOCATION:  STORY HT:  WALL HT:

BSMT AREA:  TOTAL AREA:  ROOF:  CONST TYPE:

1SFLOOR AREA:  EXT MATERIAL:

UPPER FLR AREA:  MARKETABLE AREA:  AMENITIES:

PHY  FUNC  ECON  MONTHLY RENT:  GRM:

PROPERTY NOTES:

OVERALL COND:

PR/SF:

PR/UNIT:



# KANSAS SALES BASE - SALE REPORT

COUNTY	HARVEY	040	REGION	SC	PIN	095-21-0-10-02-004.00-0	<input checked="" type="checkbox"/> M	SVQ	40018615
DB	222	PG	743	ADDRESS:	1205 E 1st St				
CITY:	Newton			ECONOMIC CODE:	312				

SALE MONTH: **08** SALE YR: **2008** SALE AMT: **\$207,000** ADJ SALE AMT: **\$207,000**

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

SALE NOTES: Property bought by investor to build hotel

**BUILT AS:** **VAC LAND** **USED AS:** **VAC LAND**  
 501.0 501.0

ZONING: **CONFORMING** LAND AREA: **1.3 acres** # OF UNITS: **1** YRBLT:

LOCATION: **BUSINESS CLUSTER** STORY HT:  WALL HT:  PARKING:

BSMT AREA: **0** TOTAL AREA: **0** ROOF:  CONST TYPE:

1SFLOOR AREA: **0** EXT MATERIAL:

UPPER FLR AREA: **0** MARKETABLE AREA: **0** AMENITIES:

PHY:  FUNC:  ECON:  MONTHLY RENT:  GRM:

**PROPERTY NOTES:**

Properties are located just off the I-135 interstate. One property is vacant and the other has parking lot

OVERALL COND:  PR/SF: **#Error** PR/UNIT: **\$207,000**

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# KANSAS SALES BASE - SALE REPORT

COUNTY	COWLEY	018	REGION	SC	PIN	299-30-0-30-28-003.00-0	<input type="checkbox"/> M	SVQ	18020810
DB	810	PG	526	ADDRESS:	423 S SUMMIT				
CITY:	Arkansas City				ECONOMIC CODE:	302			

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

SALE TYPE:  MKT TIME:  ADJ REASON

SALE NOTES: CITY SOLD AT REDUCED PRICE TO SPUR NEW CONSTRUCTION IN CITY

BUILT AS:  USED AS:

ZONING:  LAND AREA:  # OF UNITS:  YRBLT:

PARKING:

LOCATION:  STORY HT:  WALL HT:

BSMT AREA:  TOTAL AREA:  ROOF:  CONST TYPE:

1SFLOOR AREA:  EXT MATERIAL:

UPPER FLR AREA:  MARKETABLE AREA:  AMENITIES:

PHY:  FUNC:  ECON:  MONTHLY RENT:  GRM:

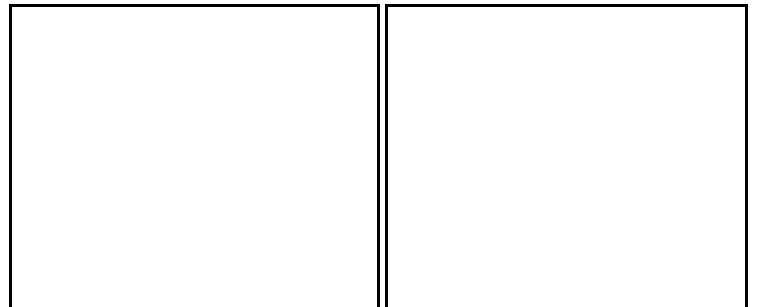
**PROPERTY NOTES:**

PICTURE INDICATES NEW CONSTRUCTION AFTER SALE

OVERALL COND:

PR/SF:

PR/UNIT:



# KANSAS SALES BASE - SALE REPORT

COUNTY	FORD	029	REGION	SW	PIN	086-13-0-00-01-010.02-0	<input type="checkbox"/> M	SVQ	29017560
DB	231	PG	723	ADDRESS:	KLIESSEN ST				
CITY:	Dodge City			ECONOMIC CODE:	212				

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

SALE TYPE:  MKT TIME:  ADJ REASON

SALE NOTES: VAC LAND

BUILT AS:  USED AS:

ZONING:  LAND AREA:  # OF UNITS:  YRBLT:

PARKING:

LOCATION:  STORY HT:  WALL HT:

BSMT AREA:  TOTAL AREA:  ROOF:  CONST TYPE:

1SFLOOR AREA:  EXT MATERIAL:

UPPER FLR AREA:  MARKETABLE AREA:  AMENITIES:

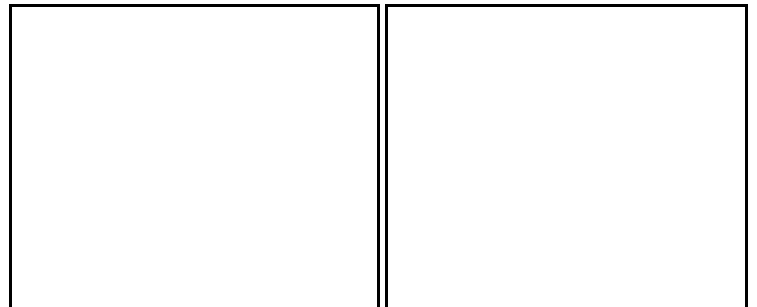
PHY:  FUNC:  ECON:  MONTHLY RENT:  GRM:

PROPERTY NOTES:

OVERALL COND:

PR/SF:

PR/UNIT:



# KANSAS SALES BASE - SALE REPORT

COUNTY	FORD	029	REGION	SW	PIN	086-14-0-10-03-014.00-0	<input type="checkbox"/> M	SVQ	29017607
DB	232	PG	11*	ADDRESS:	ROSS BLVD				
CITY:	Dodge City			ECONOMIC CODE:	212				

SALE MONTH: **02** SALE YR: **2008** SALE AMT: **\$60,000** ADJ SALE AMT: **\$60,000**

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

SALE NOTES: VAC LAND---BUYER APPROACHED SELLER--NO PP--NO OTHER INFO GIVEN

**BUILT AS:** **VAC LAND** **USED AS:** **VAC LAND**  
 501.0 501.0

ZONING: **NOT APPLICABLE** LAND AREA: **30000 SF** # OF UNITS: **1** YRBLT:

LOCATION: **BUSINESS CLUSTER** STORY HT:  WALL HT:  PARKING:

BSMT AREA: **0** TOTAL AREA: **0** ROOF:  CONST TYPE:

1SFLOOR AREA: **0** EXT MATERIAL:

UPPER FLR AREA: **0** MARKETABLE AREA: **0** AMENITIES:

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

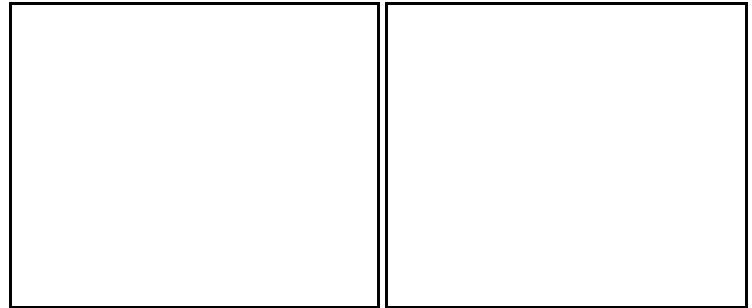
**PROPERTY NOTES:**

VAC LOT

OVERALL COND:

PR/SF: **#Error**

PR/UNIT: **\$60,000**



# KANSAS SALES BASE - SALE REPORT

COUNTY	FORD	029	REGION	SW	PIN	087-35-0-10-04-001.00-0	<input type="checkbox"/> M	SVQ	29017556
DB	231	PG	718	ADDRESS:	N 2ND AVE				
CITY:	Dodge City			ECONOMIC CODE:	212				

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

SALE TYPE:  MKT TIME:  ADJ REASON

SALE NOTES: VAC LAND

BUILT AS:  USED AS:

ZONING:  LAND AREA:  # OF UNITS:  YRBLT:

PARKING:

LOCATION:  STORY HT:  WALL HT:

BSMT AREA:  TOTAL AREA:  ROOF:  CONST TYPE:

1SFLOOR AREA:  EXT MATERIAL:

UPPER FLR AREA:  MARKETABLE AREA:  AMENITIES:

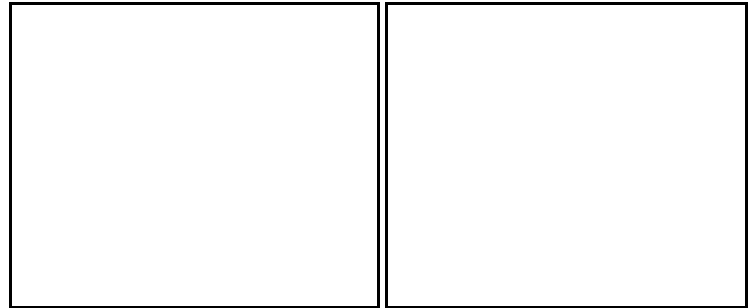
PHY:  FUNC:  ECON:  MONTHLY RENT:  GRM:

PROPERTY NOTES:

OVERALL COND:

PR/SF:

PR/UNIT:



# KANSAS SALES BASE - SALE REPORT

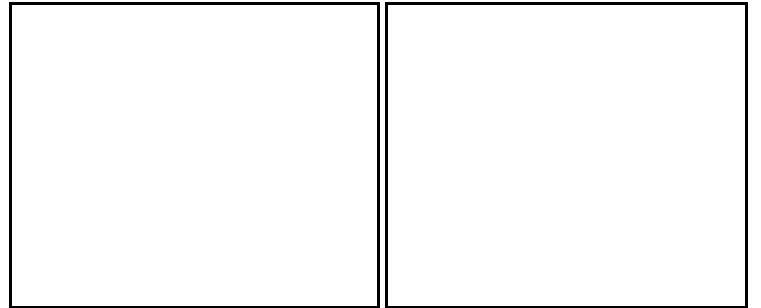
COUNTY	FORD	029	REGION	SW	PIN	171-01-0-00-01-022.01-0	<input type="checkbox"/> M	SVQ	29017624	
DB	122	PG	530	ADDRESS: MINNEOLA RD						
CITY: Dodge City								ECONOMIC CODE:	212	

SALE MONTH:	02	SALE YR:	2008	SALE AMT:	\$30,000	ADJ SALE AMT:	\$30,000
SALE TYPE:	CONTRACT/FINANCING		MKT TIME:	UNKNOWN		ADJ REASON	NOT ADJUSTED
SALE NOTES: PURCHASE UNDER CONTRACT							

<b>BUILT AS:</b>	VAC LAND	<b>USED AS:</b>	VAC LAND						
501.0		501.0							
ZONING:	NOT APPLICABLE	LAND AREA:	6.30 AC	# OF UNITS:	1	YRBLT:		PARKING:	
LOCATION:	INDUSTRIAL	STORY HT:		WALL HT:					
BSMT AREA:	0	TOTAL AREA:	0	ROOF:		CONST TYPE:			
1SFLOOR AREA:	0	MARKETABLE AREA:	0	EXT MATERIAL:		AMENITIES:			
UPPER FLR AREA:	0								
PHY		FUNC		ECON		MONTHLY RENT:	\$0.00	GRM:	#Error

**PROPERTY NOTES:**  
 CAR CRUSHING YARD--NO PICTURE

OVERALL COND:		PR/SF:	#Error	PR/UNIT:	\$30,000
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# KANSAS SALES BASE - SALE REPORT

COUNTY	FORD	029	REGION	SW	PIN	086-14-0-00-01-002.00-0	<input type="checkbox"/> M	SVQ	29017549
DB	231	PG	696	ADDRESS:	N 14TH AVE				
CITY:	Dodge City			ECONOMIC CODE:	212				

SALE MONTH: **01** SALE YR: **2008** SALE AMT: **\$480,000** ADJ SALE AMT: **\$480,000**

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

SALE NOTES: THIS WAS CLASSED AS AR AT TIME OF SALE---IT WAS PURCHASED BY VICTORY ELECTRIC COOP---IT WILL BE STATE ASSESSED

**BUILT AS:** **VAC LAND** **USED AS:** **VAC LAND**  
 501.0 501.0

ZONING: **NOT APPLICABLE** LAND AREA: **55.70 AC** # OF UNITS: **1** YRBLT:

LOCATION: **INDUSTRIAL** STORY HT:  WALL HT:  PARKING:

BSMT AREA: **0** TOTAL AREA: **0** ROOF:  CONST TYPE:

1SFLOOR AREA: **0** EXT MATERIAL:

UPPER FLR AREA: **0** MARKETABLE AREA: **0** AMENITIES:

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

**PROPERTY NOTES:**

VACANT LAND

OVERALL COND:

PR/SF: **#Error**

PR/UNIT: **\$480,000**



# KANSAS SALES BASE - SALE REPORT

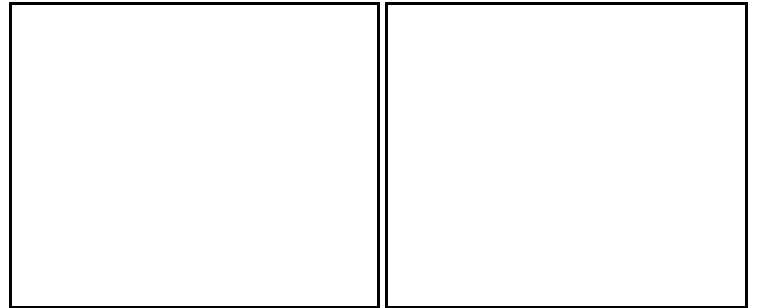
COUNTY	FORD	029	REGION	SW	PIN	088-27-0-30-10-003.00-0	<input type="checkbox"/> M	SVQ	29017943	
DB	233	PG	9	ADDRESS: W WYATT EARP BLVD						
CITY: DODGE CITY								ECONOMIC CODE:	212	

SALE MONTH:	08	SALE YR:	2008	SALE AMT:	\$93,232	ADJ SALE AMT:	\$93,232
SALE TYPE:	NOM - BUYER APPROACHED SELLER		MKT TIME:	UNKNOWN		ADJ REASON	NOT ADJUSTED
SALE NOTES: NOT OPEN MARKET - NEIGHBOR PURCHASED - VACANT LAND - SPLIT							

<b>BUILT AS:</b>	VAC LAND	<b>USED AS:</b>	VAC LAND						
501.0		501.0							
ZONING:	CONFORMING	LAND AREA:	18,716sf	# OF UNITS:		YRBLT:		PARKING:	
LOCATION:	MAJOR STRIP- STABLE/GROWTH	STORY HT:		WALL HT:					
BSMT AREA:		TOTAL AREA:		ROOF:		CONST TYPE:			
1SFLOOR AREA:		MARKETABLE AREA:		EXT MATERIAL:					
UPPER FLR AREA:				AMENITIES:					
PHY		FUNC		ECON		MONTHLY RENT:		GRM:	

**PROPERTY NOTES:**  
VACANT LAND

OVERALL COND:		PR/SF:		PR/UNIT:	
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# KANSAS SALES BASE - SALE REPORT

COUNTY	LYON	056	REGION	NE	PIN	193-08-0-30-03-001.01-0	<input type="checkbox"/> M	SVQ	56018997
DB	478	PG	56	ADDRESS:	00000 SCOTT				
CITY:	Emporia			ECONOMIC CODE:	212				

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

SALE TYPE:  MKT TIME:  ADJ REASON

SALE NOTES: VACANT LAND

BUILT AS:  USED AS:

ZONING:  LAND AREA:  # OF UNITS:  YRBLT:

PARKING:

LOCATION:  STORY HT:  WALL HT:

BSMT AREA:  TOTAL AREA:  ROOF:  CONST TYPE:

1SFLOOR AREA:  EXT MATERIAL:

UPPER FLR AREA:  MARKETABLE AREA:  AMENITIES:

PHY  FUNC  ECON  MONTHLY RENT:  GRM:

PROPERTY NOTES:

OVERALL COND:

PR/SF:

PR/UNIT:

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# KANSAS SALES BASE - SALE REPORT

COUNTY	FORD	029	REGION	SW	PIN	087-26-0-30-37-008.00-0	<input type="checkbox"/> M	SVQ	29017740
DB	232	PG	345*	ADDRESS:	8TH AVE				
CITY:	Dodge City			ECONOMIC CODE:	212				

SALE MONTH: **04** SALE YR: **2008** SALE AMT: **\$100,000** ADJ SALE AMT: **\$100,000**

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

SALE NOTES: THIS WAS VACANT LAND BEHIND THE NEWLY BUILT BURGER KING. BUYER HAD THE RIGHT TO PURCHASE. THERE WILL BE A CLASS CHANGE AT THE TIME OF SALE.

BUILT AS: **VAC LAND** USED AS: **VAC LAND**  
 501.0 501.0

ZONING: **CONFORMING** LAND AREA: **11508 SF** # OF UNITS: **1** YRBLT:  PARKING:

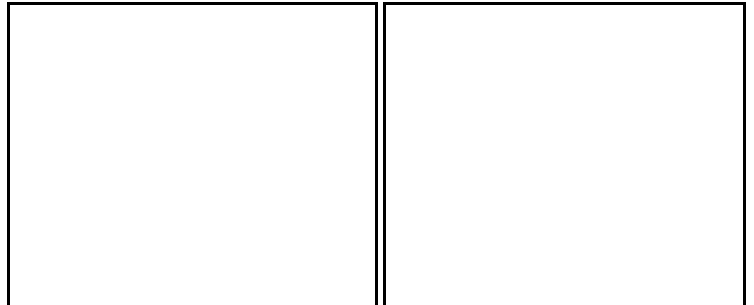
LOCATION: **MAJOR STRIP- STABLE/DEVELOPING** STORY HT:  WALL HT:

BSMT AREA: **0** TOTAL AREA: **0** ROOF:  CONST TYPE:   
 1SFLOOR AREA: **0** EXT MATERIAL:   
 UPPER FLR AREA: **0** MARKETABLE AREA: **0** AMENITIES:

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

PROPERTY NOTES: THIS WAS RESIDENTIAL BUT HOUSE WAS REMOVED AND VACANT LAND SOLD AS COMMERCIAL

OVERALL COND:  PR/SF: **#Error** PR/UNIT: **\$100,000**



# KANSAS SALES BASE - SALE REPORT

COUNTY	FORD	029	REGION	SW	PIN	099-30-0-40-02-015.00-0	<input type="checkbox"/> M	SVQ	29017776	
DB	232	PG	425*	ADDRESS: 2524 E WYATT EARP						
CITY: Dodge City								ECONOMIC CODE:	212	

SALE MONTH: **05** SALE YR: **2008** SALE AMT: **\$3,864** ADJ SALE AMT: **\$3,864**

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

SALE NOTES: THIS WAS ROW EASEMENT THAT THE CITY SOLD TO EXISTING BUSINESS.

**BUILT AS:** **VAC LAND** **USED AS:** **VAC LAND**  
 501.0 501.0

ZONING: **CONFORMING** LAND AREA: **.416 AC** # OF UNITS: **1** YRBLT:

PARKING:

LOCATION: **MAJOR STRIP- STABLE/DEVELOPING** STORY HT:  WALL HT:

BSMT AREA: **0** TOTAL AREA: **0** ROOF:  CONST TYPE:

1SFLOOR AREA: **0** EXT MATERIAL:

UPPER FLR AREA: **0** MARKETABLE AREA: **0** AMENITIES:

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

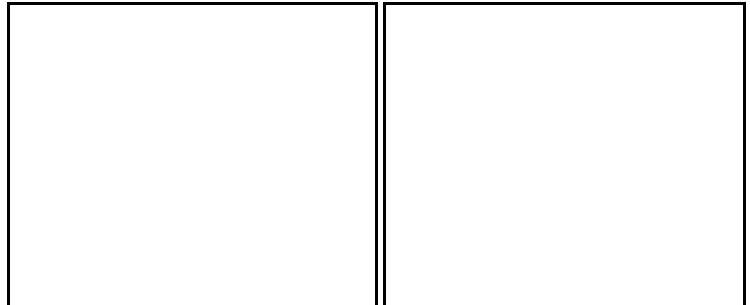
**PROPERTY NOTES:**

ROW EASEMENT CITY SOLD TO EXISTING BUSINESS

OVERALL COND:

PR/SF: **#Error**

PR/UNIT: **\$3,864**



# KANSAS SALES BASE - SALE REPORT

COUNTY	FORD	029	REGION	SW	PIN	0862301001001000	<input type="checkbox"/> M	SVQ	29017895
DB	232	PG	739-	ADDRESS:	2600 Central				
CITY: Dodge City				ECONOMIC CODE:			212		

SALE MONTH:	07	SALE YR:	2008	SALE AMT:	\$717,149	ADJ SALE AMT:	\$717,149
SALE TYPE:	OPEN MARKET-LISTED		MKT TIME:	UNKNOWN		ADJ REASON:	
SALE NOTES:	VACANT LAND SPLIT.						

<b>BUILT AS:</b>	VAC LAND	<b>USED AS:</b>	VAC LAND						
501.0		501.0							
ZONING:		LAND AREA:	2.76 AC	# OF UNITS:		YRBLT:		PARKING:	
LOCATION:	BUSINESS CLUSTER	STORY HT:		WALL HT:					
BSMT AREA:		TOTAL AREA:		ROOF:		CONST TYPE:			
1SFLOOR AREA:		MARKETABLE AREA:		EXT MATERIAL:					
UPPER FLR AREA:				AMENITIES:					
PHY		FUNC		ECON		MONTHLY RENT:		GRM:	

PROPERTY NOTES:

OVERALL COND:		PR/SF:		PR/UNIT:	
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# KANSAS SALES BASE - SALE REPORT

COUNTY	FORD	029	REGION	SW	PIN	0873601002001000	<input type="checkbox"/> M	SVQ	29017865
DB	232	PG	615-	ADDRESS:	1409 E TRAIL				
CITY: Dodge City								ECONOMIC CODE:	212

SALE MONTH: **06** SALE YR: **2008** SALE AMT: **\$5,000** ADJ SALE AMT: **\$5,000**

SALE TYPE: **NOM - BUYER APPROACHED SELLER** MKT TIME: **UNKNOWN** ADJ REASON:

SALE NOTES: VACANT LAND TO BE USED FOR A DRIVEWAY. SPLIT.

**BUILT AS:** **VAC LAND** **USED AS:** **VAC LAND**  
 501.0 501.0

ZONING:  LAND AREA: **.2 AC** # OF UNITS: **1** YRBLT:  PARKING:

LOCATION: **SECONDARY STRIP** STORY HT:  WALL HT:

BSMT AREA:  TOTAL AREA:  ROOF:  CONST TYPE:

1SFLOOR AREA:  EXT MATERIAL:

UPPER FLR AREA:  MARKETABLE AREA:  AMENITIES:

PHY  FUNC  ECON  MONTHLY RENT:  GRM:

**PROPERTY NOTES:**

VAC LAND

OVERALL COND:  PR/SF:  PR/UNIT: **\$5,000**

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# KANSAS SALES BASE - SALE REPORT

COUNTY	FORD	029	REGION	SW	PIN	0851504017001000	<input type="checkbox"/> M	SVQ	29017864
DB	232	PG	590-5	ADDRESS: N 14TH AVE					
CITY: Dodge City								ECONOMIC CODE:	212

SALE MONTH: **06** SALE YR: **2008** SALE AMT: **\$21,120** ADJ SALE AMT: **\$21,120**

SALE TYPE: **NOM - BUYER APPROACHED SELLER** MKT TIME: **UNKNOWN** ADJ REASON:

SALE NOTES: CITY APPROACHED SELLER BECAUSE OF NEEDED ROW. VACANT LAND SPLIT.

**BUILT AS:** **VAC LAND** **USED AS:** **VAC LAND**  
 501.0 501.0

ZONING: LAND AREA: **2,640'** # OF UNITS: **1** YRBLT: PARKING:

LOCATION: **MAJOR STRIP- STABLE/GROWTH** STORY HT: WALL HT:

BSMT AREA: TOTAL AREA: ROOF: CONST TYPE:

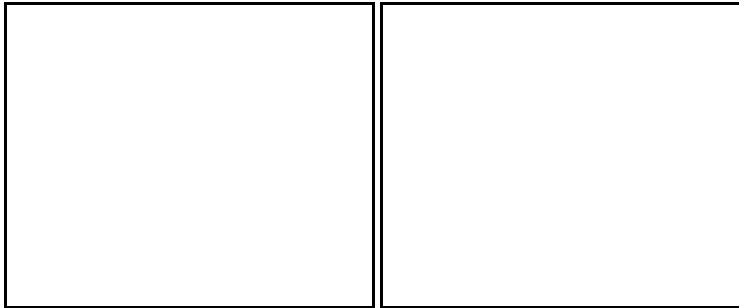
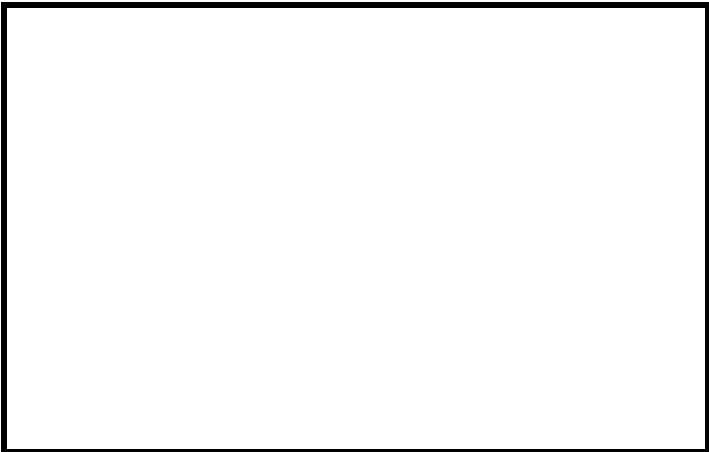
1SFLOOR AREA: EXT MATERIAL:

UPPER FLR AREA: MARKETABLE AREA: **2640** AMENITIES: **VACANT LAND.**

PHY FUNC ECON MONTHLY RENT: GRM:

PROPERTY NOTES:

OVERALL COND: PR/SF: **\$8.00** PR/UNIT: **\$21,120**



# KANSAS SALES BASE - SALE REPORT

COUNTY	FORD	029	REGION	SW	PIN	088-28-0-40-04-022.00-0	<input type="checkbox"/> M	SVQ	29018345
DB	127	PG	121	ADDRESS:	W HWY 50				
CITY:	DODGE CITY			ECONOMIC CODE:	212				

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

SALE TYPE:  MKT TIME:  ADJ REASON

SALE NOTES: NEIGHBOR PURCHASED VACANT LAND

BUILT AS:  USED AS:

ZONING:  LAND AREA:  # OF UNITS:  YRBLT:

PARKING:

LOCATION:  STORY HT:  WALL HT:

BSMT AREA:  TOTAL AREA:  ROOF:  CONST TYPE:

1SFLOOR AREA:  EXT MATERIAL:

UPPER FLR AREA:  MARKETABLE AREA:  AMENITIES:

PHY  FUNC  ECON  MONTHLY RENT:  GRM:

PROPERTY NOTES:

VACANT LAND

OVERALL COND:

PR/SF:

PR/UNIT:

# KANSAS SALES BASE - SALE REPORT

COUNTY	LYON	056	REGION	NE	PIN	193-05-0-30-01-010.00-0	<input checked="" type="checkbox"/> M	SVQ	56019108	
DB	478	PG	352	ADDRESS: 3000 W 18TH AVE						
CITY: Emporia								ECONOMIC CODE:	212	

SALE MONTH: **04** SALE YR: **2008** SALE AMT: **\$380,000** ADJ SALE AMT: **\$380,000**

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

SALE NOTES: SALE INCLUDED 193-05-0-30-01-011 & 193-05-0-30-01-012

**BUILT AS:** **VAC LAND** **USED AS:** **VAC LAND**  
 501.0 501.0

ZONING: **CONFORMING** LAND AREA: **2.27 AC** # OF UNITS: **1** YRBLT:

LOCATION: **DOWNTOWN -SECONDARY** STORY HT:  WALL HT:  PARKING:

BSMT AREA: **0** TOTAL AREA: **0** ROOF:  CONST TYPE:

1SFLOOR AREA: **0** EXT MATERIAL:

UPPER FLR AREA: **0** MARKETABLE AREA: **0** AMENITIES:

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

PROPERTY NOTES:

OVERALL COND:  PR/SF: **#Error** PR/UNIT: **\$380,000**

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# KANSAS SALES BASE - SALE REPORT

COUNTY	LYON	056	REGION	NE	PIN	193-05-0-30-01-009.00-0	<input type="checkbox"/> M	SVQ	56019107
DB	478	PG	351	ADDRESS:	2900 W 18TH				
CITY:	Emporia			ECONOMIC CODE:	212				

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

SALE TYPE:  MKT TIME:  ADJ REASON

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

BUILT AS:  USED AS:

ZONING:  LAND AREA:  # OF UNITS:  YRBLT:

PARKING:

LOCATION:  STORY HT:  WALL HT:

BSMT AREA:  TOTAL AREA:  ROOF:  CONST TYPE:

1SFLOOR AREA:  EXT MATERIAL:

UPPER FLR AREA:  MARKETABLE AREA:  AMENITIES:

PHY:  FUNC:  ECON:  MONTHLY RENT:  GRM:

PROPERTY NOTES:

OVERALL COND:

PR/SF:

PR/UNIT:

# KANSAS SALES BASE - SALE REPORT

COUNTY	FORD	029	REGION	SW	PIN	085-21-0-00-00-009.01-0	<input type="checkbox"/> M	SVQ	29017688
DB	232	PG	230	ADDRESS:	ALLEN RD				
CITY:	Dodge City				ECONOMIC CODE:	212			

SALE MONTH: **03** SALE YR: **2008** SALE AMT: **\$70,032** ADJ SALE AMT: **\$70,032**

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

SALE NOTES: THIS WAS VACANT LAND OWNED BY THE CITY OF DODGE CITY--IT WILL HAVE A COMMERCIAL BLDG BUILT ON IT

**BUILT AS:** **VAC LAND** **USED AS:** **VAC LAND**  
 501.0 501.0

ZONING: **CONFORMING** LAND AREA: **5.80 AC** # OF UNITS: **1** YRBLT:

LOCATION: **RURAL CLUSTER** STORY HT:  WALL HT:  PARKING:

BSMT AREA: **0** TOTAL AREA: **0** ROOF:  CONST TYPE:

1SFLOOR AREA: **0** EXT MATERIAL:

UPPER FLR AREA: **0** MARKETABLE AREA: **0** AMENITIES:

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

PROPERTY NOTES:

OVERALL COND:  PR/SF: **#Error** PR/UNIT: **\$70,032**

