

KANSAS SALES BASE - SALE REPORT

COUNTY	LYON	056	REGION	NE	PIN	066-14-0-30-22-007.00-0	<input checked="" type="checkbox"/> M	SVQ	56019192
DB	478	PG	528	ADDRESS:	16 east third				
CITY:	ALLEN			ECONOMIC CODE:	901				

SALE MONTH: **10** SALE YR: **2007** SALE AMT: **\$24,000** ADJ SALE AMT: **\$24,000**

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

SALE NOTES: SALE INCLUDED PIN 0661403022002000 & 0661403022003000 & 0661403022004000

BUILT AS: **ELEVATOR** **USED AS:** **ELEVATOR**

ZONING: **NOT APPLICABLE** LAND AREA: **2.6 ACRES** # OF UNITS: **1** YRBLT: **1920**

LOCATION: **INDUSTRIAL** STORY HT: **1** WALL HT: **NA** PARKING: **ONSITE ADQ**

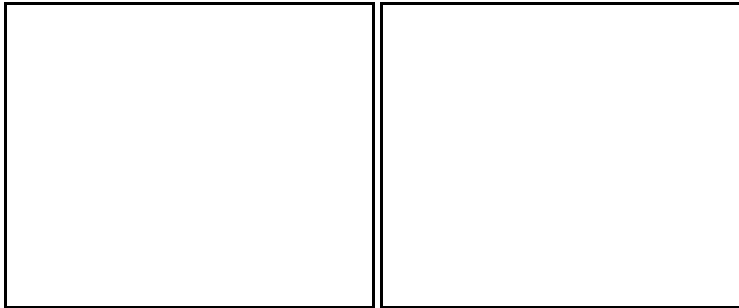
BSMT AREA: **0** TOTAL AREA: **59000** ROOF: **FLAT** CONST TYPE: **BRICK/BLOCK**
 1SFLOOR AREA: **59000** EXT MATERIAL: **STEEL**
 UPPER FLR AREA: **0** MARKETABLE AREA: **59000** AMENITIES: **SEE NOTES**

PHY PR FUNC PR ECON VP MONTHLY RENT: GRM:

PROPERTY NOTES:

OLD ELEVATOR OF 59000 BU CAPACITY - HAS 2052 SQFT OFFICE BLDG - NV BY THE COUNTY - NUMEROUS STORAGE STRUCTURES - 16X12, 39X59, 20X80, 20X40 AND A 30 TON SCALE

OVERALL COND: **PR** PR/SF: **\$0.41** PR/UNIT: **\$24,000**



KANSAS SALES BASE - SALE REPORT

COUNTY	HARVEY	040	REGION	SC	PIN	077-35-0-10-04-004.00-0	<input checked="" type="checkbox"/> M	SVQ	40018288
DB	221	PG	908	ADDRESS:	00000 MAIN ST				
CITY:	HALSTEAD			ECONOMIC CODE:	601				

SALE MONTH: **04** SALE YR: **2008** SALE AMT: **\$50,000** ADJ SALE AMT: **\$50,000**

SALE TYPE: **OPEN MARKET-LISTED** MKT TIME: **OVER ONE YR** ADJ REASON: **NOT ADJUSTED**

SALE NOTES: OWNER BOUGHT PROPERTY BECAUSE BUILDING IS A LANDMARK. SELLERS HAD ON THE MARKET FOR 75,000 BUT GOT NO OFFERS EXCEPT BUYERS AND DECIDED TO ACCEPT

BUILT AS: **ELEVATOR** USED AS: **ELEVATOR**

ZONING: **CONFORMING** LAND AREA: **3.2 ACRES** # OF UNITS: **1** YRBLT: **1913**

LOCATION: **DOWNTOWN -MAIN** STORY HT: **2** WALL HT: **14** PARKING: **ONSITE ADQ**

BSMT AREA: **0** TOTAL AREA: **12320** ROOF: **FLAT** CONST TYPE: **WOOD FRAME**

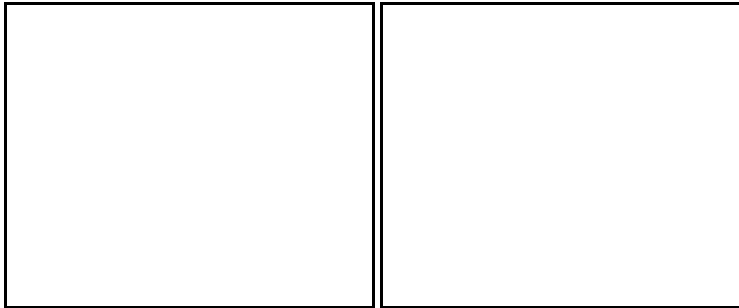
1SFLOOR AREA: **6680** EXT MATERIAL: **BRICK**

UPPER FLR AREA: **5640** MARKETABLE AREA: **12320** AMENITIES:

PHY PR FUNC PR ECON FR MONTHLY RENT: GRM:

PROPERTY NOTES:
ELEVATOR HAS NOT BEEN IN USE FOR SEVERAL YEARS

OVERALL COND: **PR** PR/SF: **\$4.06** PR/UNIT: **\$50,000**



KANSAS SALES BASE - SALE REPORT

COUNTY	SUMNER	096	REGION	SC	PIN	156-14-0-40-20-001.00-0	<input type="checkbox"/> M	SVQ	96016130
DB	761	PG	334	ADDRESS:	424 E. Lincoln				
CITY:	Wellington			ECONOMIC CODE:	412				

SALE MONTH: **03** SALE YR: **2008** SALE AMT: **\$183,500** ADJ SALE AMT: **\$150,000**

SALE TYPE: **OPEN MARKET-FSBO** MKT TIME: **UNKNOWN** ADJ REASON: **PP/BUS. INT REMOVED**

SALE NOTES: Buyers had been leasing property on a "thru-put" per bushel. Buyers stated that property had been on the open market for 10 years and could not sell it. 900,000 bushel elevator.

BUILT AS: **ELEVATOR** USED AS: **ELEVATOR**

ZONING: **CONFORMING** LAND AREA: **1.6 ac** # OF UNITS: **1** YRBLT: **1920**

LOCATION: **NBHD SUPPORT AREA** STORY HT: WALL HT: PARKING: **ONSITE ADQ**

BSMT AREA: TOTAL AREA: ROOF: **FLAT** CONST TYPE: **CONC LOAD BEARING**

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

UPPER FLR AREA: MARKETABLE AREA: AMENITIES:

PHY PR FUNC VP ECON MONTHLY RENT: GRM:

PROPERTY NOTES:
900,000 bushel grain elevator

OVERALL COND: PR/SF: PR/UNIT: **\$150,000**



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KANSAS SALES BASE - SALE REPORT

COUNTY	MARION	057	REGION	NC	PIN	015-22-0-10-01-005.00-0	<input type="checkbox"/> M	SVQ	57012429
DB	420	PG	186	ADDRESS:	105 S. Berry				
CITY:	Lost Springs			ECONOMIC CODE:	901				

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:

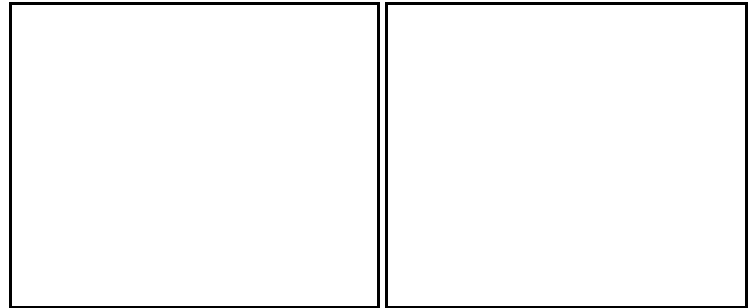
UPPER FLR AREA: MARKETABLE AREA: AMENITIES:

PHY FUNC ECON MONTHLY RENT: GRM:

PROPERTY NOTES:

No value building.

OVERALL COND: PR/SF: PR/UNIT:



KANSAS SALES BASE - SALE REPORT

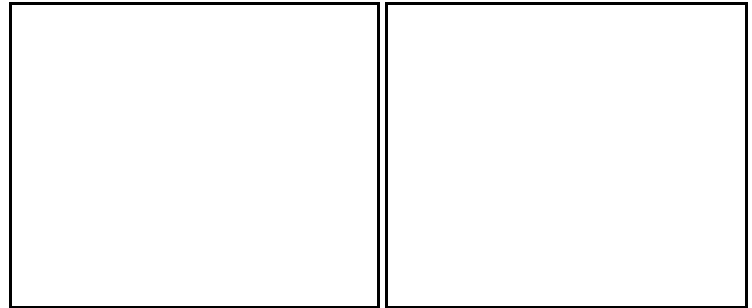
COUNTY	RUSH	083	REGION	NC	PIN	122-03-0-20-01-004.00-0	<input type="checkbox"/> M	SVQ	83005500
DB	58	PG	54	ADDRESS:	202 E 3rd				
CITY:	Bison			ECONOMIC CODE:	901				

SALE MONTH:	01	SALE YR:	2009	SALE AMT:	\$5,500	ADJ SALE AMT:	\$5,500
SALE TYPE:	OPEN MARKET-FSBO		MKT TIME:	30 TO 180 DAYS		ADJ REASON	NOT ADJUSTED
SALE NOTES:	Vacant church in Bison.						

BUILT AS:	OTHER -SPECIFY		USED AS:	OTHER -SPECIFY						
999.0			999.0							
ZONING:	CONFORMING	LAND AREA:	75 x 137	# OF UNITS:	1	YRBLT:	1940	PARKING:	ON & OFF SITE	
LOCATION:	NBHD SUPPORT AREA		STORY HT:	1	WALL HT:	12.0	ROOF:	PITCHED(CONST TYPE:	BRICK ONLY
BSMT AREA:	0	TOTAL AREA:	2592	EXT MATERIAL:	BRICK					
1SFLOOR AREA:	2592	MARKETABLE AREA:	2592	AMENITIES:						
UPPER FLR AREA:	0									
PHY	FR	FUNC	FR	ECON	FR	MONTHLY RENT:		GRM:		

PROPERTY NOTES:
Old Church converted to craft shop. Not sure what is going to be used for now.

OVERALL COND:	FR	PR/SF:	\$2.12	PR/UNIT:	\$5,500
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KANSAS SALES BASE - SALE REPORT

COUNTY	FORD	029	REGION	SW	PIN	2911200000001010	<input type="checkbox"/> M	SVQ	29017870		
DB	232	PG	626-	ADDRESS: 11179 WILDFIRE RD							
CITY: Minneola								ECONOMIC CODE:	701		

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

SALE TYPE: MKT TIME: ADJ REASON:

SALE NOTES: THIS SALE WAS FOR LAND AND A PERSONAL PROPERTY COMMUNICATION TOWER.

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:

LAND AND COMMUNICATION TOWER

OVERALL COND:

PR/SF:

PR/UNIT:



KANSAS SALES BASE - SALE REPORT

COUNTY	CHAUTAUQUA	010	REGION	SE	PIN	181-11-0-30-14-003.00-0	<input type="checkbox"/> M	SVQ	10004714
DB	143	PG	698	ADDRESS:	501 CEDAR				
CITY: Cedar Vale								ECONOMIC CODE:	701

SALE MONTH: **12** SALE YR: **2008** SALE AMT: **\$138,250** ADJ SALE AMT: **\$118,250**

SALE TYPE: **OPEN MARKET-LISTED** MKT TIME: **OVER 1 YR** ADJ REASON: **PP/BUS. INT REMOVED**

SALE NOTES: NOT FOR PROFIT SOLD LISTED WITH REAL ESTATE AGENT--HAD BEEN CLOSED BEFORE BEING SOLD--ON MARKET 3 YEARS--WAS CEDAR VALE HOSPITAL---\$20,000 IN PP PULLED OUT

BUILT AS: **OTHER -SPECIFY** USED AS: **OTHER -SPECIFY**
 999.0 999.0

ZONING: **CONFORMING** LAND AREA: **1.60 AC** # OF UNITS: **35** YRBLT: **1935**

LOCATION: **DOWNTOWN -SECONDARY** STORY HT: **1** WALL HT: **8** PARKING: **ONSITE ADEQUATE**

BSMT AREA: **0** TOTAL AREA: **24481** ROOF: **SLANT** CONST TYPE: **WOOD FRAME**

1SFLOOR AREA: **24481** EXT MATERIAL: **BRICK**

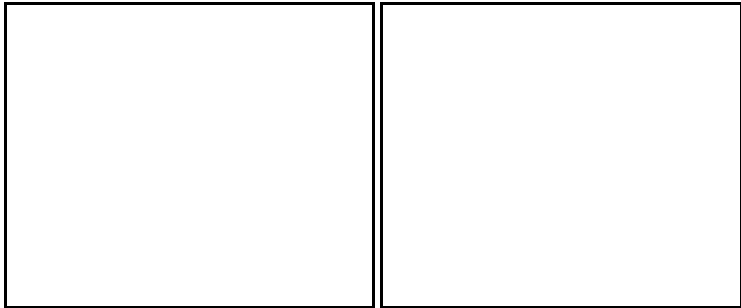
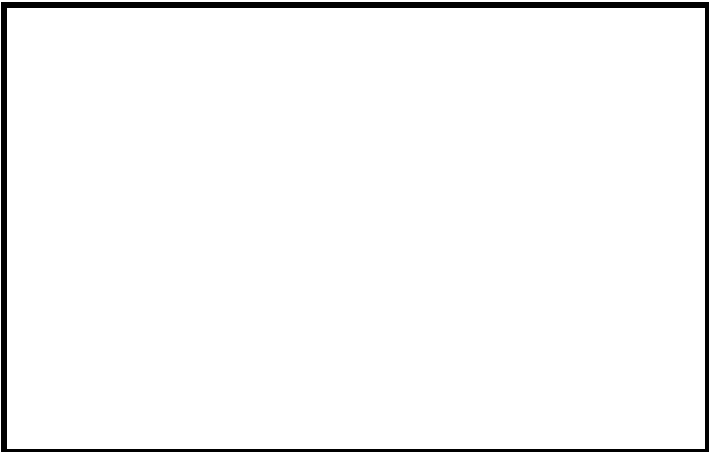
UPPER FLR AREA: **0** MARKETABLE AREA: **24481** AMENITIES: **HOSPITAL HAS A WET SPRINKLER SYSTEM**

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

PROPERTY NOTES:

3 BLDGS--MAIN HOSPITAL 20,350 SQ FT BRICK CONST.--CLINIC 4131 SQ FT FRAME CONST.--AMBULANCE BARN 2400 SQ FT 1200 UP, 1200 DOWN FRAME CONST.

OVERALL COND: **PR** PR/SF: **\$4.83** PR/UNIT: **\$3,379**



KANSAS SALES BASE - SALE REPORT

COUNTY	MARION	057	REGION	NC	PIN	203-07-0-20-12-005.00-0	<input type="checkbox"/> M	SVQ	57012251
DB	323	PG	285	ADDRESS:	502 S Main				
CITY:	Florence			ECONOMIC CODE:	701				

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

SALE TYPE: MKT TIME: ADJ REASON:

SALE NOTES: for sale approximately 10 years

BUILT AS: USED AS:

ZONING:	CONFORMING	LAND AREA:	6250	# OF UNITS:	1	YRBLT:	1950	PARKING:	
LOCATION:	DOWNTOWN -MAIN	STORY HT:	1	WALL HT:	16	ONSITE ADQ			
BSMT AREA:	0	TOTAL AREA:	1356	ROOF:	FLAT	CONST TYPE:	BLOCK ONLY		
1SFLOOR AREA:	1356	MARKETABLE AREA:	1356	EXT MATERIAL:	CONC BLK	AMENITIES:			
UPPER FLR AREA:	0								
PHY	FR	FUNC	FR	ECON	FR	MONTHLY RENT:		GRM:	

PROPERTY NOTES:

 USED AS SHOP FOR DOYLE CREEK LAND AND CATTLE COMPANY

OVERALL COND: PR/SF: PR/UNIT:



KANSAS SALES BASE - SALE REPORT

COUNTY	WILSON	103	REGION	SE	PIN	141-12-0-30-19-004.00-0	<input type="checkbox"/> M	SVQ	103008675		
DB	322	PG	665	ADDRESS: 307 MADISON							
CITY: Fredonia								ECONOMIC CODE:	611		

SALE MONTH: **03** SALE YR: **2008** SALE AMT: **\$6,000** ADJ SALE AMT: **\$6,000**

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

SALE NOTES: DON'T KNOW IF IT WAS ON MARKET OR NOT. BUYER IS AN OVER THE ROAD TRUCK DRIVER

BUILT AS: **OTHER -SPECIFY** USED AS: **OTHER -SPECIFY**
 999.0 999.0

ZONING: **CONFORMING** LAND AREA: **56 X 121** # OF UNITS: **1** YRBLT: **1930**

LOCATION: **DOWNTOWN -SECONDARY** STORY HT: **1** WALL HT: **11** PARKING: **ON & OFF SITE**

BSMT AREA: **0** TOTAL AREA: **2500** ROOF: **SLANT** CONST TYPE: **STEEL**

1SFLOOR AREA: **2500** EXT MATERIAL: **STEEL**

UPPER FLR AREA: **0** MARKETABLE AREA: **2500** AMENITIES:

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

PROPERTY NOTES:
SITS ON CORNER--EASY FOR OWNER TO PULL HIS TRUCK UP TO BUILDING

OVERALL COND: **FR** PR/SF: **\$2.40** PR/UNIT: **\$6,000**



KANSAS SALES BASE - SALE REPORT

COUNTY	RUSH	083	REGION	NC	PIN	088-33-0-40-27-006.00-0	<input type="checkbox"/> M	SVQ	83003865
DB	58	PG	142	ADDRESS:	301 Main St				
CITY:	La Crosse				ECONOMIC CODE:	611			

SALE MONTH: **04** SALE YR: **2009** SALE AMT: **\$18,000** ADJ SALE AMT: **\$18,000**

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

SALE NOTES: Sat empty for 1 year or more.

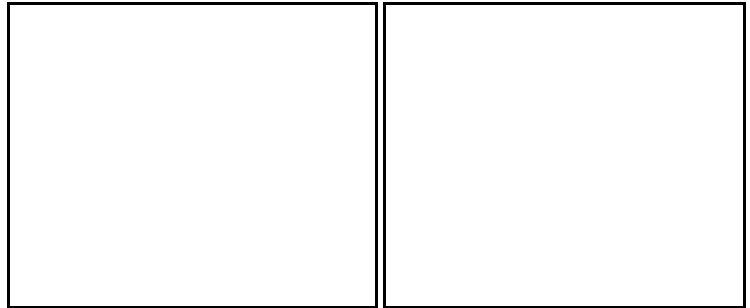
BUILT AS: **RETAIL SINGLE** USED AS: **OTHER -SPECIFY**

ZONING:	CONFORMING	LAND AREA:	5850 SF	# OF UNITS:	1	YRBLT:	1955	PARKING:	ON & OFF SITE
LOCATION:	DOWNTOWN - SECONDARY	STORY HT:	1	WALL HT:	8.0	ROOF:	PITCHED(	CONST TYPE:	BRICK ONLY
BSMT AREA:	0	TOTAL AREA:	960	EXT MATERIAL:	BRICK	AMENITIES:			
1SFLOOR AREA:	960	MARKETABLE AREA:	960						
UPPER FLR AREA:	0								
PHY AV	FUNC AV	ECON FR	MONTHLY RENT:	GRM:					

PROPERTY NOTES:

Metal addition on rear was built in 2005. Was always used as fast food place. Now probably storage

OVERALL COND: **AV** PR/SF: **\$18.75** PR/UNIT: **\$18,000**



KANSAS SALES BASE - SALE REPORT

COUNTY	WILSON	103	REGION	SE	PIN	141-12-0-30-32-011.00-0	<input type="checkbox"/> M	SVQ	103008978		
DB	331	PG	339	ADDRESS: 221 North 5th							
CITY: Fredonia								ECONOMIC CODE:	611		

SALE MONTH: **03** SALE YR: **2009** SALE AMT: **\$25,000** ADJ SALE AMT: **\$25,000**

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

SALE NOTES: Asking price was \$30,000, came down to \$25,000

BUILT AS: **AUTO SERVICE** **USED AS:** **OTHER -SPECIFY**

ZONING: **CONFORMING** LAND AREA: **10370 SQFT** # OF UNITS: **1** YRBLT: **1997**

LOCATION: **BUSINESS CLUSTER** STORY HT: **01** WALL HT: **10** PARKING: **ON & OFF SITE**

BSMT AREA:		TOTAL AREA:		ROOF:	PITCHED(	CONST TYPE:	STEEL
1SFLOOR AREA:		MARKETABLE AREA:		EXT MATERIAL:	STEEL	AMENITIES:	
UPPER FLR AREA:							
PHY AV	FUNC AV	ECON AV	MONTHLY RENT:	GRM:			

PROPERTY NOTES:

Property was auto repair shop. Buyer will use as his own personal shop.

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



KANSAS SALES BASE - SALE REPORT

COUNTY	WILSON	103	REGION	SE	PIN	146-13-0-20-07-001.00-0	<input type="checkbox"/> M	SVQ	103008660
DB	322	PG	263	ADDRESS:	201 S 3RD				
CITY: Fredonia							ECONOMIC CODE:	611	

SALE MONTH: **04** SALE YR: **2008** SALE AMT: **\$29,000** ADJ SALE AMT: **\$29,000**

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

SALE NOTES:

BUILT AS:

RETAIL SINGLE

USED AS:

OTHER -SPECIFY

0.0

0.0

ZONING: **CONFORMING**

LAND AREA: **60 X 150**

OF UNITS: **1**

YRBLT: **1971**

PARKING:

LOCATION: **SECONDARY STRIP**

STORY HT: **1**

WALL HT: **12**

ON & OFF SITE

BSMT AREA: **0**

TOTAL AREA: **2964**

ROOF: **FLAT**

CONST TYPE: **BLOCK ONLY**

1SFLOOR AREA: **2964**

EXT MATERIAL: **CONC BLK**

UPPER FLR AREA: **0**

MARKETABLE AREA: **2964**

AMENITIES: **(1) 8 X 8 OVRHD & (1) 8 X 10 OVRHD**

PHY FR FUNC FR ECON FR MONTHLY RENT: **\$0.00**

GRM: **#Error**

PROPERTY NOTES:

THIS PROPERTY SITS ON TWO CORNERS, HAS ACCESS TO 3 STREETS--WILL BE USED FOR OWNERS CONSTRUCTION COMPANY--USED AS STORAGE

OVERALL COND: **GD**

PR/SF: **\$9.78**

PR/UNIT: **\$29,000**



KANSAS SALES BASE - SALE REPORT

COUNTY	MARION	057	REGION	NC	PIN	138-34-0-30-33-011.00-0	<input type="checkbox"/> M	SVQ	57012140
DB	414	PG	374	ADDRESS:	108 W. C				
CITY:	HILLSBORO			ECONOMIC CODE:	601				

SALE MONTH: **10** SALE YR: **2007** SALE AMT: **\$37,000** ADJ SALE AMT: **\$37,000**

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

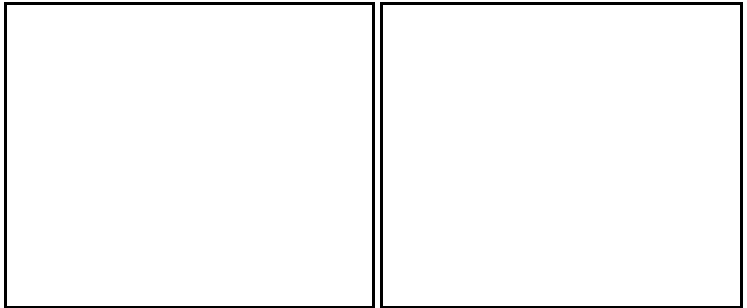
SALE NOTES: BOUGHT BY CHURCH TO BE USED AS CHURCH

BUILT AS: **RETAIL SINGLE** USED AS: **OTHER -SPECIFY**

ZONING:	CONFORMING	LAND AREA:	9000 SQ. FT.	# OF UNITS:	1	YRBLT:	1960	PARKING:	
LOCATION:	DOWNTOWN -MAIN	STORY HT:	1	WALL HT:	15	ONSITE ADQ			
BSMT AREA:	0	TOTAL AREA:	2000	ROOF:	FLAT	CONST TYPE:	WOOD FRAME		
1SFLOOR AREA:	2000	MARKETABLE AREA:	2000	EXT MATERIAL:	STEEL	AMENITIES:	5948 SQ. FT. PARKING LOT		
UPPER FLR AREA:	0								
PHY	AV	FUNC	FR	ECON	AV	MONTHLY RENT:		GRM:	

PROPERTY NOTES:
COTTONWOOD VALLEY INDEPENDENT CHURCH

OVERALL COND: **AV** PR/SF: **\$18.50** PR/UNIT: **\$37,000**



KANSAS SALES BASE - SALE REPORT

COUNTY	MARION	057	REGION	NC	PIN	252-04-0-30-01-008.00-0	<input type="checkbox"/> M	SVQ	57012519	
DB	420	PG	422	ADDRESS: 215 N WALNUT						
CITY: PEABODY								ECONOMIC CODE:	601	

SALE MONTH: **09** SALE YR: **2008** SALE AMT: **\$34,000** ADJ SALE AMT: **\$34,000**

SALE TYPE: **OPEN MARKET-FSBO** MKT TIME: **UNDER 30 DAYS** ADJ REASON: **NOT ADJUSTED**

SALE NOTES: FOR SALE SIGN IN WINDOW ASKING \$35,000 BUYER OFFERED \$33,000 SETTLED ON \$34,000

BUILT AS: **DOWNTOWN ROW BRICK** USED AS: **OTHER -SPECIFY**

ZONING:	CONFORMING	LAND AREA:	7000 SQFT	# OF UNITS:	1	YRBLT:	1930	PARKING:	
LOCATION:	DOWNTOWN -MAIN	STORY HT:	2	WALL HT:	10	OFFSITE ADQ			
BSMT AREA:		TOTAL AREA:	2500	ROOF:	FLAT	CONST TYPE: WOOD FRAME			
1SFLOOR AREA:	1250	MARKETABLE AREA:	2500	EXT MATERIAL:	BRICK	AMENITIES:			
UPPER FLR AREA:	1250								
PHY AV	FUNC AV	ECON AV	MONTHLY RENT:	GRM:					

PROPERTY NOTES:
2ND STORY APARTMENT RENTAL; 1ST STORY STORAGE- PREVIOUSLY LAW OFFICE

OVERALL COND: **AV** PR/SF: **\$13.60** PR/UNIT: **\$34,000**



KANSAS SALES BASE - SALE REPORT

COUNTY	HARVEY	040	REGION	SC	PIN	087-26-0-00-00-005.00-0	<input type="checkbox"/> M	SVQ	40018925
DB	223	PG	635	ADDRESS:	00000 W US HWY 50				
CITY:	NEWTON			ECONOMIC CODE:	312				

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

SALE TYPE: MKT TIME: ADJ REASON

SALE NOTES: CEMETARY SOLD TO CITY OF NEWTON

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:

CEMETARY LOCATED ON OUTSKIRTS OF TOWN ON HWY 50

OVERALL COND:

PR/SF:

PR/UNIT:

KANSAS SALES BASE - SALE REPORT

COUNTY	BUTLER	008	REGION	SC	PIN	211-02-0-20-44-011.00-0	<input type="checkbox"/> M	SVQ	8040993
DB	2009	PG	9473	ADDRESS:	308 W. Central Ave.				
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:

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:

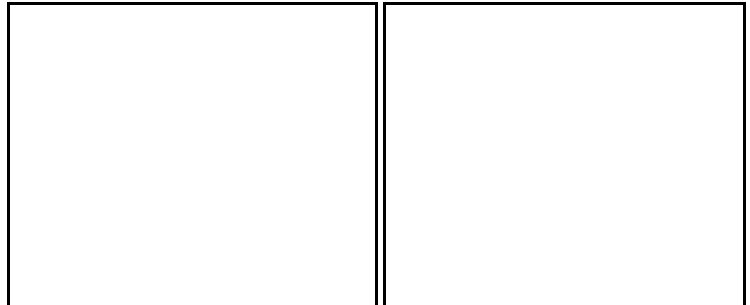
PROPERTY NOTES:

This is a residential property that has had an office added on to it that fronts central Ave. The house is used as an apartment.

OVERALL COND:

PR/SF:

PR/UNIT:



KANSAS SALES BASE - SALE REPORT

COUNTY	COWLEY	018	REGION	SC	PIN	299-30-0-30-27-004.00-0	<input type="checkbox"/> M	SVQ	18021417
DB	823	PG	310	ADDRESS:	412 S Summit				
CITY:	Arkansas City			ECONOMIC CODE:	302				

SALE MONTH: **09** SALE YR: **2008** SALE AMT: **\$54,053** ADJ SALE AMT: **\$54,053**

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

SALE NOTES: The buyer approached the seller to purchase this structure which housed a transmission shop years ago and has since only been used for personal storage. The purchase price was the pay off amount. An appraisal was done for the buyer and the amount was u

BUILT AS: **OLD STYLE WAREHOUSE** USED AS: **OTHER -SPECIFY**

ZONING: **CONFORMING** LAND AREA: **50x132 lot** # OF UNITS: **1** YRBLT: **1913**

LOCATION: **DOWNTOWN - SECONDARY** STORY HT: **1** WALL HT: **14** PARKING: **ONSITE ADQ**

BSMT AREA: **5000** TOTAL AREA: **10000** ROOF: **PITCHED(** CONST TYPE: **WOOD FRAME**

1SFLOOR AREA: **5000** EXT MATERIAL: **CONC BLOCK**

UPPER FLR AREA: MARKETABLE AREA: **5000** AMENITIES:

PHY FR FUNC FR ECON FR MONTHLY RENT: GRM:

PROPERTY NOTES:

OVERALL COND: **FR** PR/SF: **\$10.81** PR/UNIT: **\$54,053**



KANSAS SALES BASE - SALE REPORT

COUNTY	FORD	029	REGION	SW	PIN	099-31-0-40-01-002.00-0	<input checked="" type="checkbox"/> M	SVQ	29018273
DB	233	PG	780-7	ADDRESS:	E TRAIL ST				
CITY:	DODGE CITY				ECONOMIC CODE:	212			

SALE MONTH: **03** SALE YR: **2009** SALE AMT: **\$270,000** ADJ SALE AMT: **\$155,000**

SALE TYPE: **OPEN MARKET-FSBO** MKT TIME: **UNKNOWN** ADJ REASON: **PP/BUS. INT REMOVED**

SALE NOTES: EQUIPMENT & WATER RIGHTS \$115,000 - TRAILER WASH-OUT.

BUILT AS: OTHER -SPECIFY **USED AS:** OTHER -SPECIFY

999.0 999.0

ZONING: **NOT APPLICABLE** LAND AREA: **91.93 AC** # OF UNITS: **6** YRBLT:

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

BSMT AREA: TOTAL AREA: ROOF: CONST TYPE:

1SFLOOR AREA: EXT MATERIAL:

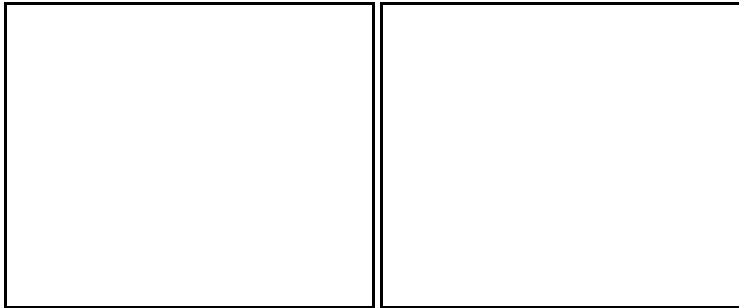
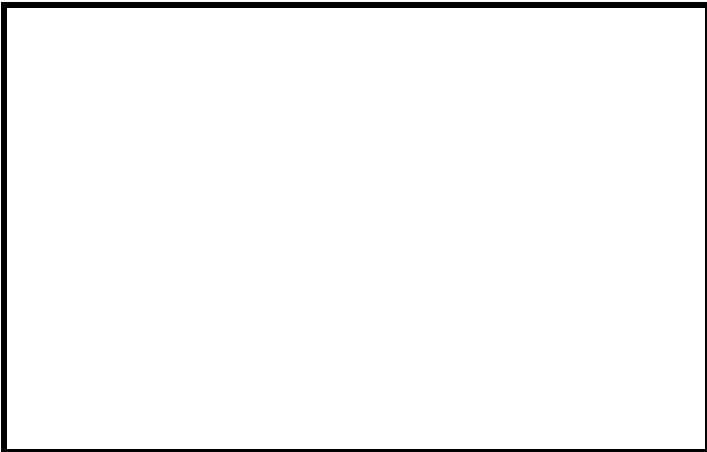
UPPER FLR AREA: MARKETABLE AREA: AMENITIES: **6 WASH-OUT STATIONS/CONC BLK OFFICE & TRAILER WASH PITS.**

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

PROPERTY NOTES:

10,800' CONCRETE, '86 TRUCK BOX 8'X48' OFFICE-PERSONAL PROPERTY, LIGHTS. MULTI-PARCEL SALE INCLUDES 163-06-0-00-00-001.00, 099-31-0-40-01-002.00, 099-31-0-40-01-009.00, 099-31-0-40-01-010.01.

OVERALL COND: **FR** PR/SF: PR/UNIT: **\$25,833**



KANSAS SALES BASE - SALE REPORT

COUNTY	FORD	029	REGION	SW	PIN	0841700000005000	<input type="checkbox"/> M	SVQ	29017869
DB	232	PG	622-	ADDRESS:	10895 108 RD				
CITY: Dodge City							ECONOMIC CODE:	212	

SALE MONTH: **05** SALE YR: **2008** SALE AMT: **\$11,790** ADJ SALE AMT: **\$11,790**

SALE TYPE: **OTHER** MKT TIME: **UNKNOWN** ADJ REASON:

SALE NOTES: THIS SALE WAS FOR LAND AND A PERSONAL PROPERTY COMMUNICATION TOWER.

BUILT AS: OTHER -SPECIFY **USED AS:** OTHER -SPECIFY

999.0 999.0

ZONING: LAND AREA: **4.20 AC** # OF UNITS: **1** YRBLT: PARKING:

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

BSMT AREA: TOTAL AREA: ROOF: CONST TYPE:

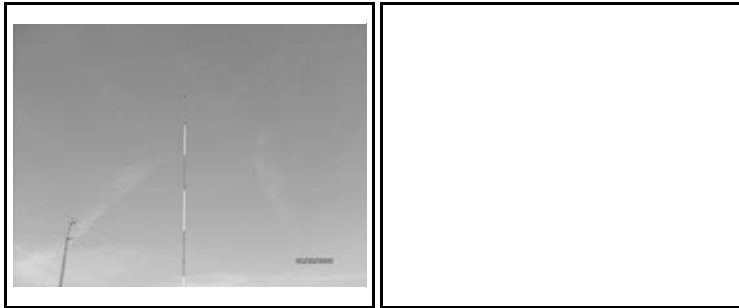
1SFLOOR AREA: EXT MATERIAL:

UPPER FLR AREA: MARKETABLE AREA: AMENITIES:

PHY FUNC ECON MONTHLY RENT: GRM:

PROPERTY NOTES:
LAND AND COMMUNICATION TOWER

OVERALL COND: PR/SF: PR/UNIT: **\$11,790**



KANSAS SALES BASE - SALE REPORT

COUNTY	FORD	029	REGION	SW	PIN	171-01-0-00-05-005.00-0	<input type="checkbox"/> M	SVQ	29018062
DB	233	PG	275	ADDRESS:	1000 MINNEOLA RD				
CITY:	DODGE CITY			ECONOMIC CODE:	212				

SALE MONTH: **10** SALE YR: **2008** SALE AMT: **\$375,000** ADJ SALE AMT: **\$180,000**

SALE TYPE: **NOM - SELLER APPROACHED BUYER** MKT TIME: **UNKNOWN** ADJ REASON **PP/BUS. INT REMOVED**

SALE NOTES: SALVAGE YARD

BUILT AS: OTHER -SPECIFY **USED AS:** OTHER -SPECIFY

999.0 999.0

ZONING: **CONFORMING** LAND AREA: **4.77 AC** # OF UNITS: **1** YRBLT: **1983**

LOCATION: **INDUSTRIAL** STORY HT: **1** WALL HT: **16** PARKING: **ONSITE ADQ**

BSMT AREA: TOTAL AREA: **6460** ROOF: **PITCHED(** CONST TYPE: **FRAME W STEEL JOIST**

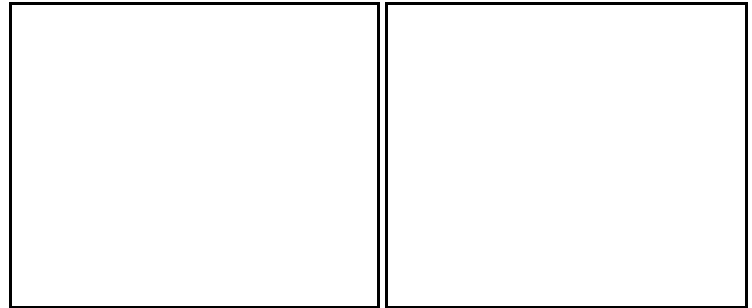
1SFLOOR AREA: **6460** EXT MATERIAL: **STEEL**

UPPER FLR AREA: MARKETABLE AREA: **6460** AMENITIES: **2 - OHDR'S, FENCING, PAVING, LIGHTS**

PHY AV FUNC AV ECON AV MONTHLY RENT: GRM:

PROPERTY NOTES:

OVERALL COND: **AV** PR/SF: **\$27.86** PR/UNIT: **\$180,000**



KANSAS SALES BASE - SALE REPORT

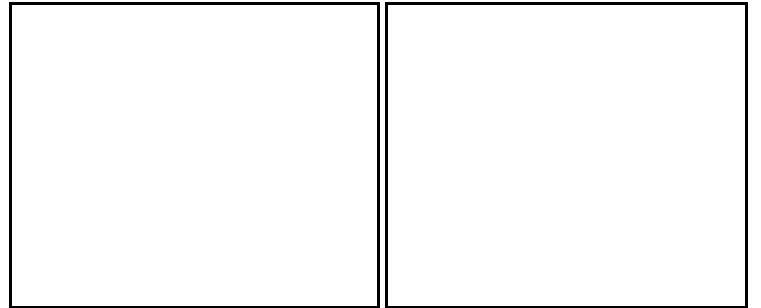
COUNTY	FORD	029	REGION	SW	PIN	087-35-0-20-03-003.02-0	<input type="checkbox"/> M	SVQ	29018207
DB	233	PG	610	ADDRESS:	104 N 14TH AVE				
CITY:	DODGE CITY			ECONOMIC CODE:	212				

SALE MONTH:	10	SALE YR:	2001	SALE AMT:	\$368,950	ADJ SALE AMT:	\$368,950
SALE TYPE:	OTHER		MKT TIME:	UNKNOWN		ADJ REASON	NOT ADJUSTED
SALE NOTES:	PURCHASE UNDER CONTRACT						

BUILT AS:	OTHER -SPECIFY		USED AS:	OTHER -SPECIFY					
999.0		999.0							
ZONING:	NOT APPLICABLE	LAND AREA:	37,602 sf	# OF UNITS:	1	YRBLT:	1997	PARKING:	
LOCATION:	MAJOR STRIP- STABLE/GROWTH		STORY HT:	1	WALL HT:	10	ONSITE ADQ		
BSMT AREA:		TOTAL AREA:	3388	ROOF:	PITCHED(	CONST TYPE:	CONC LOAD BEARING		
1SFLOOR AREA:	3388	MARKETABLE AREA:	3388	EXT MATERIAL:	STUCCO				
UPPER FLR AREA:		AMENITIES:	CANOPYS WITH CONCRETE, PATIO, FENCE, PAVING, LIGHTS, 7,074 SQ FT CONCRETE.						
PHY	GD	FUNC	AV	ECON	AV	MONTHLY RENT:		GRM:	

PROPERTY NOTES:
ANIMAL SHELTER - CITY OWNED

OVERALL COND:	GD	PR/SF:	\$108.90	PR/UNIT:	\$368,950
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KANSAS SALES BASE - SALE REPORT

COUNTY	FORD	029	REGION	SW	PIN	0892900001013000	<input type="checkbox"/> M	SVQ	29017888
DB	232	PG	701-	ADDRESS:	10782 W HWY 50				
CITY: Dodge City				ECONOMIC CODE:				212	

SALE MONTH: **06** SALE YR: **2008** SALE AMT: **\$225,000** ADJ SALE AMT: **\$225,000**

SALE TYPE: **OPEN MARKET-LISTED** MKT TIME: **UNKNOWN** ADJ REASON:

SALE NOTES: THIS IS A RESIDENTIAL PROPERTY WITH A HOUSE AND SOME AG LAND THAT HAS A VACANT FEEDLOT.

BUILT AS: **OTHER -SPECIFY** USED AS: **OTHER -SPECIFY**

ZONING: LAND AREA: **24.50 AC** # OF UNITS: **1** YRBLT:

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

BSMT AREA: TOTAL AREA: ROOF: CONST TYPE:

1SFLOOR AREA: EXT MATERIAL:

UPPER FLR AREA: MARKETABLE AREA: AMENITIES: ** 6.7 ACRES IS FEEDLOT.**

PHY: FUNC: ECON: MONTHLY RENT: GRM:

PROPERTY NOTES:

OVERALL COND: PR/SF: PR/UNIT: **\$225,000**



KANSAS SALES BASE - SALE REPORT

COUNTY	FORD	029	REGION	SW	PIN	088-27-0-30-10-006.00-0	<input type="checkbox"/> M	SVQ	29018385
DB	234	PG	239	ADDRESS:	2401 W WYATT EARP BLVD				
CITY:	DODGE CITY			ECONOMIC CODE:	212				

SALE MONTH: **05** SALE YR: **2009** SALE AMT: **\$125,000** ADJ SALE AMT: **\$125,000**

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

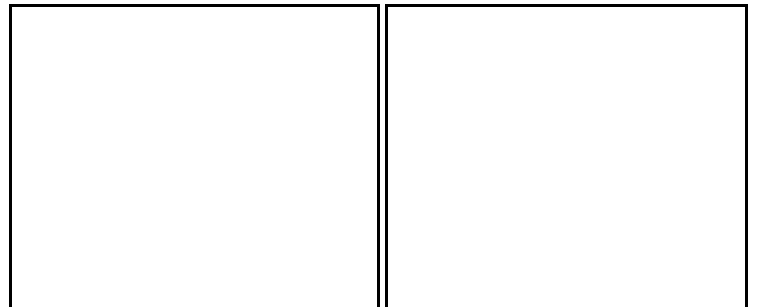
SALE NOTES:

BUILT AS: **OTHER -SPECIFY** USED AS: **OTHER -SPECIFY**
 999.0 999.0

ZONING:	CONFORMING	LAND AREA:	87,120	# OF UNITS:	1	YRBLT:		PARKING:	
LOCATION:	MAJOR STRIP- STABLE/GROWTH	STORY HT:		WALL HT:		ONSITE ADQ			
BSMT AREA:		TOTAL AREA:	87120	ROOF:	FLAT	CONST TYPE:	WOOD FRAME		
1SFLOOR AREA:		MARKETABLE AREA:	87120	EXT MATERIAL:	WOOD	AMENITIES:	GARAGE, PAVING, FENCING		
UPPER FLR AREA:									
PHY AV	FUNC AV	ECON AV	MONTHLY RENT:		GRM:				

PROPERTY NOTES:

OVERALL COND: **AV** PR/SF: **\$1.43** PR/UNIT: **\$125,000**



KANSAS SALES BASE - SALE REPORT

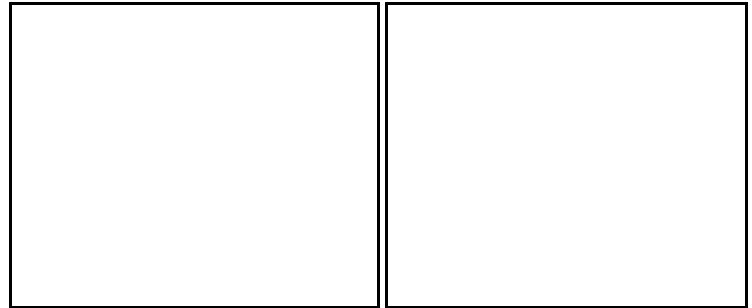
COUNTY	FORD	029	REGION	SW	PIN	087-26-0-20-31-001.00-0	<input type="checkbox"/> M	SVQ	29018399
DB	234	PG	276	ADDRESS:	1111 6TH AVE				
CITY:	DODGE CITY			ECONOMIC CODE:	212				

SALE MONTH:	05	SALE YR:	2009	SALE AMT:	\$60,000	ADJ SALE AMT:	\$60,000
SALE TYPE:	OPEN MARKET-LISTED		MKT TIME:	UNKNOWN		ADJ REASON	NOT ADJUSTED
SALE NOTES:							

BUILT AS:	OTHER -SPECIFY		USED AS:	OTHER -SPECIFY						
999.0			999.0							
ZONING:	CONFORMING	LAND AREA:	2,040	# OF UNITS:	1	YRBLT:	1920	PARKING:	ON & OFF SITE	
LOCATION:	SECONDARY STRIP		STORY HT:	2	WALL HT:	7	ROOF:	PITCHED(CONST TYPE:	WOOD FRAME
BSMT AREA:	1404	TOTAL AREA:	4254		EXT MATERIAL:	WOOD				
1SFLOOR AREA:	1422	MARKETABLE AREA:	4254		AMENITIES:	CANOPY & ENCLOSED PORCH				
UPPER FLR AREA:	1428									
PHY AV	FUNC FR	ECON FR	MONTHLY RENT:		GRM:					

PROPERTY NOTES:
THIS WILL BE RESIDENTIAL AFTER SALE.

OVERALL COND: **FR** PR/SF: **\$14.10** PR/UNIT: **\$60,000**



KANSAS SALES BASE - SALE REPORT

COUNTY	LYON	056	REGION	NE	PIN	195-22-0-20-01-014.00-0	<input type="checkbox"/> M	SVQ	56019577		
DB	2009	PG	05828	ADDRESS: 221 W Logan Ave							
CITY: Emporia								ECONOMIC CODE:	212		

SALE MONTH:	03	SALE YR:	2009	SALE AMT:	\$175,000	ADJ SALE AMT:	\$155,000
SALE TYPE:	OPEN MARKET-LISTED		MKT TIME:	UNKNOWN		ADJ REASON	PP/BUS. INT REMOVED
SALE NOTES:							

BUILT AS:	NURSING HOME	USED AS:	OTHER -SPECIFY						
0.0		0.0							
ZONING:	CONFORMING	LAND AREA:	9.2acres	# OF UNITS:	139	YRBLT:	1965	PARKING:	
LOCATION:	NON-CONFORM	STORY HT:	1	WALL HT:	8	ONSITE ADQ			
BSMT AREA:		TOTAL AREA:	30669	ROOF:	PITCHED(	CONST TYPE:	BRICK/BLOCK		
1SFLOOR AREA:	30669	MARKETABLE AREA:		EXT MATERIAL:	BRICK	AMENITIES:			
UPPER FLR AREA:									
PHY	FR	FUNC	AV	ECON	FR	MONTHLY RENT:		GRM:	

PROPERTY NOTES:
 Sold to an agency to cook "Meals on Wheels" meals for senior citizens. Intentions are to rent office space to other agencies.

OVERALL COND:	AV	PR/SF:		PR/UNIT:	\$1,115
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KANSAS SALES BASE - SALE REPORT

COUNTY	FORD	029	REGION	SW	PIN	098-28-0-00-00-009.00-0	<input checked="" type="checkbox"/> M	SVQ	29018068
DB	233	PG	288-	ADDRESS:	11430 LARIAT RD				
CITY:	WRIGHT			ECONOMIC CODE:					

SALE MONTH: 10 **SALE YR:** 2008 **SALE AMT:** \$882,500 **ADJ SALE AMT:** \$565,000
SALE TYPE: OPEN MARKET-FSBO **MKT TIME:** UNKNOWN **ADJ REASON:** PP/BUS. INT REMOVED
SALE NOTES: FEEDLOT - INCLUDES MULTI-PARCELS.

BUILT AS:	OTHER -SPECIFY	USED AS:	OTHER -SPECIFY
999.0		999.0	
ZONING: CONFORMING	LAND AREA: 32.50	# OF UNITS: 1	YRBLT: 1959
LOCATION: RURAL SINGLE	STORY HT:	WALL HT:	PARKING: ONSITE ADQ
BSMT AREA:	TOTAL AREA:	ROOF:	CONST TYPE:
1SFLOOR AREA:	MARKETABLE AREA:	EXT MATERIAL:	
UPPER FLR AREA:	AMENITIES:		
PHY FR	FUNC FR	ECON FR	MONTHLY RENT:
			GRM:

PROPERTY NOTES:
 PARCELS ALSO INCLUDED IN SALE - 099-32-000-02-001.00-0, 098-33-0-00-01-010.00-0, 098-33-0-00-01-009.00-0, 098-28-0-00-00-007.00-0, 098-33-0-00-01-004.00-0, 098-33-0-00-01-005.00-0, 098-33-0-00-01-006.00-0, 098-33-0-00-01-007.00-0.

OVERALL COND: FR **PR/SF:** **PR/UNIT:** \$565,000



KANSAS SALES BASE - SALE REPORT

COUNTY	MARION	057	REGION	NC	PIN	203-07-0-20-21-006.00-0	<input type="checkbox"/> M	SVQ	57012198
DB	414	PG	507	ADDRESS:	304 MAIN				
CITY:	FLORENCE				ECONOMIC CODE:	701			

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

SALE TYPE: MKT TIME: ADJ REASON

SALE NOTES: RENTER BOUGHT FROM LANDLORD , USED AS RESIDENCE

BUILT AS: **DOWNTOWN ROW BRICK** USED AS: **RESIDENCE CONVERSION**

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	149-32-0-30-09-006.00-0	<input type="checkbox"/> M	SVQ	88011231		
DB	610	PG	1145	ADDRESS: 611 N Roosevelt							
CITY: Liberal								ECONOMIC CODE:	312		

SALE MONTH: **02** SALE YR: **2008** SALE AMT: **\$100,040** ADJ SALE AMT: **\$100,040**

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

SALE NOTES: I spoke with the seller(owner). This is an affidavit of equitable interest. This was a church. It is being converted into a residence. This is in a residential area.

BUILT AS: **OTHER -SPECIFY** USED AS: **RESIDENCE CONVERSION**

ZONING: **CONFORMING** LAND AREA: **140 x 150** # OF UNITS: **1** YRBLT: **1955**

LOCATION: **RURAL CLUSTER** STORY HT: **1** WALL HT: **8** PARKING: **ONSITE ADQ**

BSMT AREA: TOTAL AREA: **4307** ROOF: **PITCHED(** CONST TYPE: **WOOD FRAME**

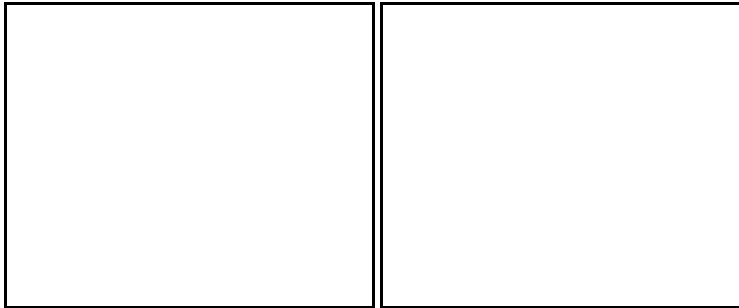
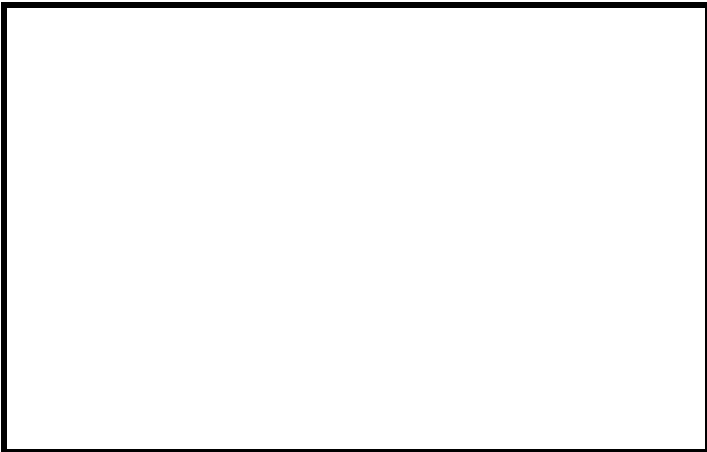
1SFLOOR AREA: EXT MATERIAL: **BRICK**

UPPER FLR AREA: MARKETABLE AREA: **4307** AMENITIES:

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

PROPERTY NOTES:
NO PICTURE PROVIDED

OVERALL COND: **AV** PR/SF: **\$23.23** PR/UNIT: **\$100,040**



KANSAS SALES BASE - SALE REPORT

COUNTY	SEWARD	088	REGION	SW	PIN	149-32-0-40-26-013.00-0	<input type="checkbox"/> M	SVQ	88011196
DB	610	PG	263	ADDRESS:	416 N Grant				
CITY:	Liberal			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:

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:

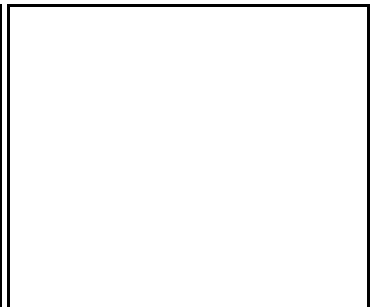
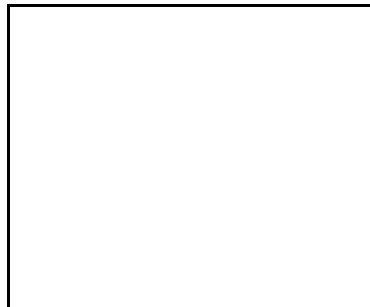
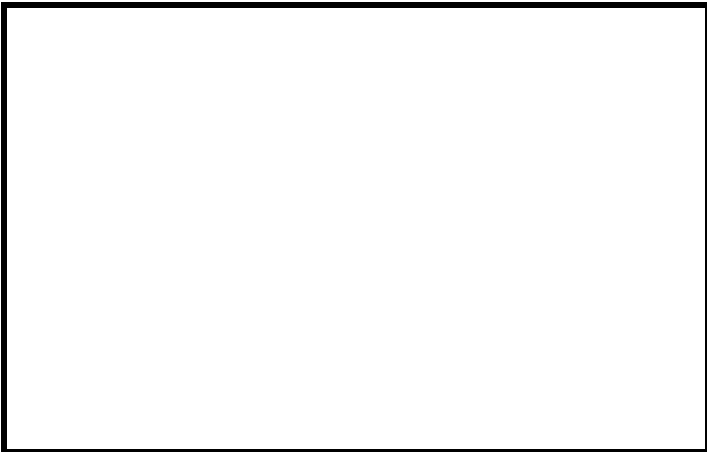
PROPERTY NOTES:

 This property was a church. It is being converted to living area. NO PICTURE PROVIDED

OVERALL COND:

PR/SF:

PR/UNIT:



KANSAS SALES BASE - SALE REPORT

COUNTY	HARVEY	040	REGION	SC	PIN	086-13-0-40-01-022.00-0	<input type="checkbox"/> M	SVQ	40018140
DB	2321	PG	494	ADDRESS:	621 N MERIDIAN RD				
CITY:	Newton			ECONOMIC CODE:	312				

SALE MONTH: **02** SALE YR: **2008** SALE AMT: **\$95,000** ADJ SALE AMT: **\$75,000**

SALE TYPE: **OPEN MARKET-LISTED** MKT TIME: **UNKNOWN** ADJ REASON: **PP/BUS. INT REMOVED**

SALE NOTES: OPEN MKT SALE---ALSO HAD \$20,000 IN PP EQUIPMENT AS PER PHONE CONVERSATION. PP WAS NOT LISTED ON SVQ

BUILT AS: **RESIDENCE CONVERSION** **USED AS:** **RESIDENCE CONVERSION**

101.0 101.0

ZONING: **CONFORMING** LAND AREA: **110 X 140** # OF UNITS: **1** YRBLT: **1955**

PARKING:

LOCATION: **NBHD SUPPORT AREA** STORY HT: **1** WALL HT: **NORM** **ONSITE ADEQUATE**

BSMT AREA: **0** TOTAL AREA: **1820** ROOF: **SLANT** CONST TYPE: **WOOD FRAME**

1SFLOOR AREA: **1820** EXT MATERIAL: **SIDING(VINYL, HARDIE, ETC.)**

UPPER FLR AREA: **0** MARKETABLE AREA: **1820** AMENITIES:

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

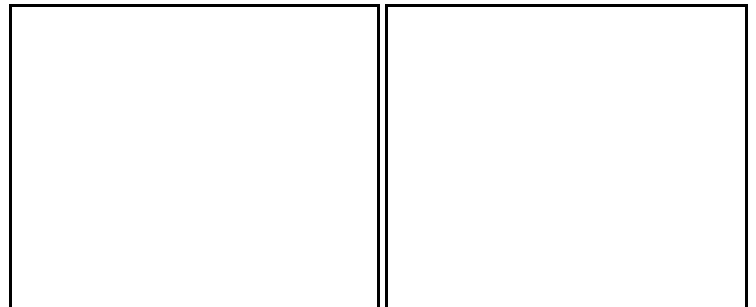
PROPERTY NOTES:

HOUSE WAS SOLD TO CONVERT INTO A DAYCARE--

OVERALL COND: **AV**

PR/SF: **\$41.21**

PR/UNIT: **\$75,000**



KANSAS SALES BASE - SALE REPORT

COUNTY	COWLEY	018	REGION	SC	PIN	299-31-0-20-04-006.00-0	<input type="checkbox"/> M	SVQ	18020549
DB	804	PG	300/	ADDRESS:	608 S A				
CITY:	Arkansas City			ECONOMIC CODE:	302				

SALE MONTH: **10** SALE YR: **2007** SALE AMT: **\$25,000** ADJ SALE AMT: **\$25,000**

SALE TYPE: **OPEN MARKET-LISTED** MKT TIME: **OVER ONE YR** ADJ REASON: **NOT ADJUSTED**

SALE NOTES: This property had been on and off the market for over a year. This is a 5 unit apartment, which has the appearance of a two story home. No appraisals were done. All units were rented at the time of the purchase and he bought based on the income stream

BUILT AS: RESIDENCE CONVERSION **USED AS: RESIDENCE CONVERSION**

101.0

101.0

ZONING: **NOT APPLICABLE** LAND AREA: **50 x 131 lot** # OF UNITS: **5** YRBLT: **1920**

PARKING:

LOCATION: **APT COMPLEX** STORY HT: **2** WALL HT: **11** **ON & OFF SITE**

BSMT AREA:		TOTAL AREA:	3108	ROOF:	PITCHED(	CONST TYPE:	WOOD FRAME	
1SFLOOR AREA:	1554	MARKETABLE AREA:	3108	EXT MATERIAL:	SIDING(VINLYL, HARDIE,ETC				
UPPER FLR AREA:	1554	AMENITIES:							
PHY	FR	FUNC	FR	ECON	AV	MONTHLY RENT:	\$1,200.00	GRM:	21

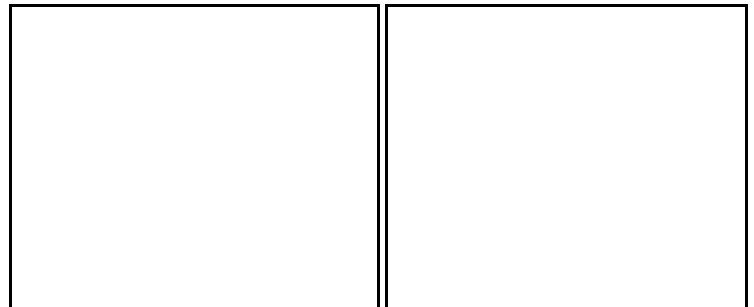
PROPERTY NOTES:

 The property is a five plex in a residential neighborhood. The home is dated and needs work.--NO PICTURE PROVIDED BY COUNTY

OVERALL COND: **FR**

PR/SF: **\$8.04**

PR/UNIT: **\$5,000**



KANSAS SALES BASE - SALE REPORT

COUNTY	COWLEY	018	REGION	SC	PIN	307-25-0-40-30-001.00-0	<input type="checkbox"/> M	SVQ	18021086	
DB	816	PG	737	ADDRESS: 119 W Washington						
CITY: Arkansas City								ECONOMIC CODE:	302	

SALE MONTH: **06** SALE YR: **2008** SALE AMT: **\$51,250** ADJ SALE AMT: **\$51,250**

SALE TYPE: **OPEN MARKET-LISTED** MKT TIME: **180 TO 365 DAYS** ADJ REASON **NOT ADJUSTED**

SALE NOTES: We spoke with the seller who stated that the property had been on the market for about 1 year. The school/sellers had an appraisal done to determine sale price. Everyone who presented a bid also got bids for a new roof and new ht/ac units. These items

BUILT AS: **OFFICE BLDG** USED AS: **RESIDENCE CONVERSION**

ZONING: **NOT APPLICABLE** LAND AREA: **132 x 125 lot** # OF UNITS: **1** YRBLT: **1940**

LOCATION: **MAJOR STRIP- STABLE/GROWTH** STORY HT: **2** WALL HT: **26** PARKING: **ON & OFF SITE**

BSMT AREA: **820** TOTAL AREA: **5084** ROOF: **FLAT** CONST TYPE: **WOOD FRAME**
 1SFLOOR AREA: **2542** EXT MATERIAL: **BRICK**
 UPPER FLR AREA: **2542** MARKETABLE AREA: **5084** AMENITIES:

PHY PR FUNC FR ECON AV MONTHLY RENT: GRM:

PROPERTY NOTES:

The property is an old school district office building. It needs a new roof and interior repairs due to water damage. Otherwise structurally sound. Includes a small garage as well.--NO PICTURE PROVIDED BY COUNTY

OVERALL COND: **FR** PR/SF: **\$10.08** PR/UNIT: **\$51,250**

