

LANGE AUCTIONS

BUYER INFORMATION PACKET FOR PURCHASE BY AUCTION



Auction Date: June 26th, 2010

Time: 10 a.m. Real Estate sells at 11 a.m.

Auction Site: Property location 114 N. Daily Mt. Hope, KS. 67108

Lange Auctions

4911 S. Meridian

Wichita, KS. 67217

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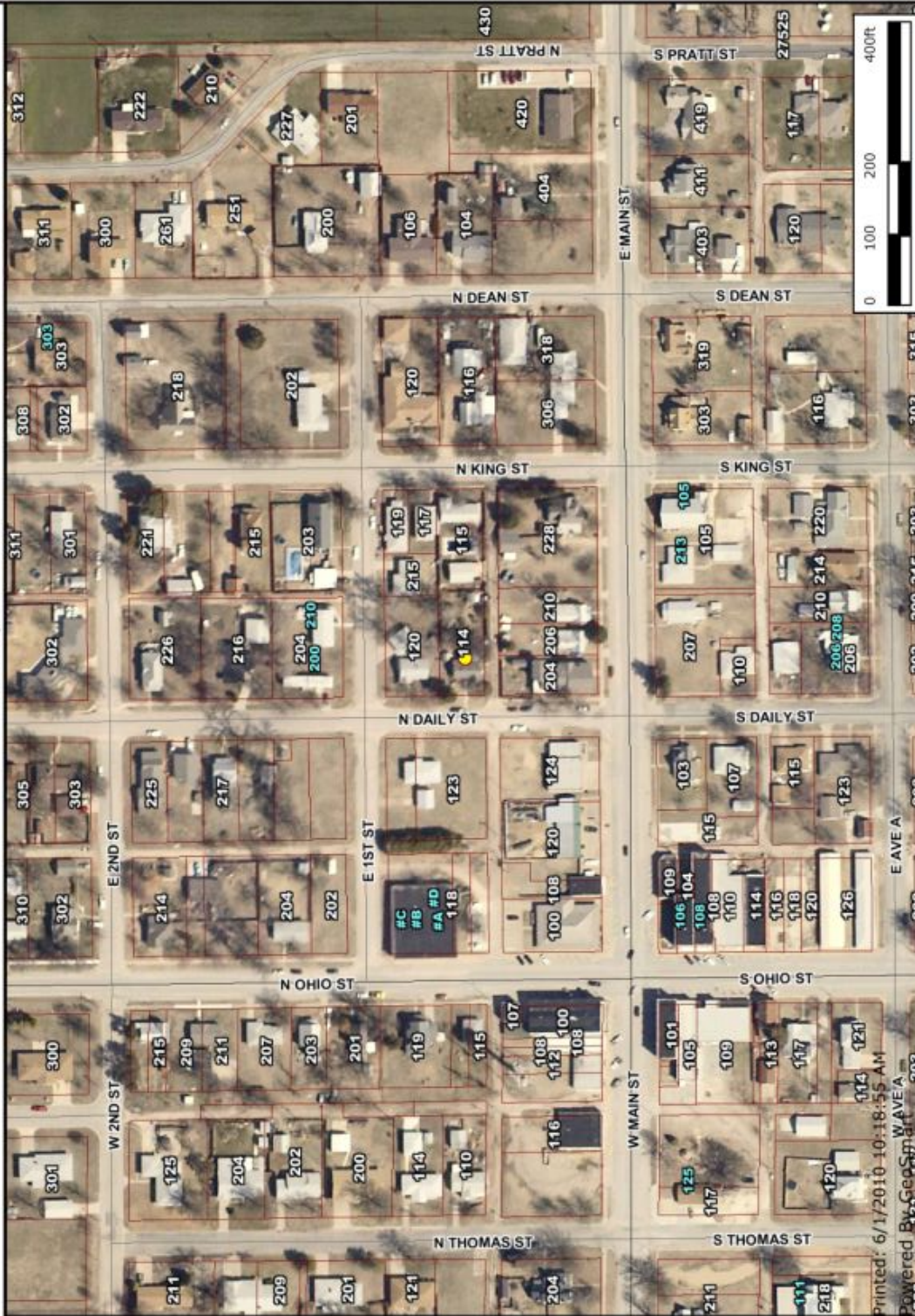
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114 N Daily

Mt. Hope

- City Limit Boundaries
- Property Parcels
- Parks
- Airports
- City Limits
- Small Cities
- Sedgwick County
- Wichita



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Boundaries are approximate

Search Criteria: Status <> XF

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MLS#: 306887 m VT: N
Status: Active
Type: Single Family OnSite Blt
Address: 114 N DAILY
 MOUNT HOPE, KS 67108
County: Sedgwick
Area: 735
Subdivision: SUPPLEMENTAL PLAT OF MOUNT HOPE, SEDGWICK, CO, KS
Asking Price: \$0 (Auction)
Class: Residential
Elem. School: Haven
Middle School: Haven
High School: Haven
\$/TFLA-AGLA: \$0-\$0
Lot Size/SQFT: 9750
Appraisal?:

AG Bedrooms: 2
Total Bedrooms: 2
AG Full/Half Baths: 1/0
Total Baths: 1
AGLA: 924
BFA: 612
TFLA/Source: 1,536/Court House
Garage: None
Original Price: \$0
Levels: One Story
Basement: Yes - Finished
Approx. Age: 51 - 80 Years
Year Built: 1951
Acres Range: City Lot
Acres: 0.220
Auction?: Y

General Info

Level	Room Type	Dimns	Floor
M	Master BR	11.6x11	Wood
M	Bedroom	11x10	Wood
M	Living Room	16x11.6	Wood
M	Kitchen	11x10	Vinyl
M	Dining	11x9	Wood
B	Family	12X15	Concrete

Internet Display: Y
Address Display: Y
Comment Display: N
Valuation Display: Y
Estimated Completion Date:
Builder Name:
Other Rooms: Sun Room
Legal: South 65 fee of Lots 4, 5, & 6, Block 11.
Directions: HWY 96 to 101 ST N, (Mt Hope exit); West to Daily; North to property.

Features

Appliances: Dishwasher
Basement Finish: Game Room, Dry Bar, 3 Add. Finished Rooms
Exterior Amenities: Patio, Fence-Wood, Guttering, Storm Door(s)
Neighborhood Amenities:
Interior Amenities: Ceiling Fan(s), Hardwood Floors, Window Coverings-All
HOA Due Include:
Architecture: Ranch
Exterior Construction: Frame
Lot Description: Standard, Wooded
Cooling: Central, Electric
Kitchen Features: Range Hood, Gas Hookup
Master Bedroom: Master Bdrm on Main Level
Laundry: Basement, Separate Room
Basement/Foundation: Day Light
Ownership: Individual
Warranty: No Warranty Provided
Property Condition Rpt: N
Flood Insurance: Unknown
Roof: Composition, Metal
Frontage: Paved Frontage
Heating: Forced Air, Gas
Fireplace:
Dining Area: Kitchen/Dining Combo
Utilities: Sewer, Public Water
Garage: None
Possession: At Closing
Documents:
Proposed Financing: Conventional

Taxes & Financing

Assumable:	N	General Taxes:	\$998.47	General Tax Year:	2009
Yearly Specials:	\$4.04	Total Specials:	\$4.04	Currently Rented?	N
Yearly HOA Dues:	\$0.00	HOA Initiation Fee:	\$0.00	Earnest Money:	SECURITY 1ST
HBBP Company:	NONE			Rental Amount:	

Comments

Public Remarks: ON SITE REAL ESTATE AUCTION: SATURDAY, JUNE 26 @11:00 AM. This 2BR 1BA home has been well cared for and the back yard is a haven in itself. The home features hardwood floors in all but the shiplap wainscoted kitchen which is vinyl. A mostly finished basement includes a dry bar, sitting area with display cases, an entertainment room, and a 19x11 shop area that could easily be a 3rd nonconforming bedroom. On the main floor, one bedroom features a built in bookcase that lends to an office. The second bedroom opens to a unique sun room that overlooks the majestic wooded back yard that includes flower beds, Koi pond, 8x12 shop, 8x10 studio w/AC, potting area, cook out area, and a Tuscan style patio! You are in your own world in this back yard. **This property is selling in its present condition and is accepted by the buyer(s) without any expressed or implied warranties or representations from the seller(s) or his(her) agent(s). It is incumbent upon the buyer(s) to exercise his(her) own due diligence prior to bidding on this property. It is the responsibility of the prospective purchaser(s) to have any and all inspections completed prior to the auction day including, but not limited to, roof, structure, termite, environmental, groundwater, flood designation, presence of lead-based paint and/or lead-based paint hazards, presence of mold, electrical, mechanical, plumbing and any other desired inspections, if any. Information given is from sources deemed reliable but NOT guaranteed by the seller(s) or the Realtor(s) / Auctioneer(s). Announcements made the day of the auction shall take precedence over anything previously stated or printed. PERSONAL PROPERTY AUCTION STARTS @ 10:00 AM, RE SELLS AT 11:00 AM.
Private Remarks: 2% Broker participation to Buyer Agents only. Agent must have registration in by 5:00 PM, June 25. Registration form on line.

Office and Showing Information

LstOff:	Jeff Lange Real Estate-Wichita	Cntct Ord	Ph. Num	Lst Date:	05/25/2010
LstAgt:	DON BURFORD - BURFODON	Direct	316-440-5809	Exp Date:	7/26/2010
Co-Off:		Cell	316-619-3719	Sub-Agent	0
Co-Agt:	-	Toll Free	800-525-8160	Buyer Broker	3
ToShow:	Call List Agent/Off			Trans Broker	0
DOM/CDOM:	9/9			Var Comm	NONVAR
Type of Listing	Excl Right w/Reserve			Agent Type	Sellers Agent
Model Home ph.		Showing Phone	316-619-3719	Input Date	06/01/2010

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 Prepared by Alyce Newell of Jeff Lange Real Estate-Wichita on 6/2/2010 10:14:24 AM



Sedgwick County...
working for you

Sedgwick County, Kansas
Real Property Appraisal / Tax Information for

114 N DAILY

as of Thursday, May 27, 2010

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Property Owner Name: MCCORMICK, CHARLES ETUX
Mailing Address: 114 DAILY MT HOPE KS 67108
Legal Description: S 65 FT LOTS 4-5-6 BLOCK 11 MT HOPE CITY
Key Number: GREMH00110 **Control Number:** 262490 **Parcel Id:** 055160331400400
Tax Unit: 6301 MT HOPE CITY **2009 Mill Levy:** 135.945
School District: USD 312 **Land Use:** SINGLE FAMILY

Home Site Square Feet: 9,750 **Acres:** .22

Year Built	Bedrooms	Living Sq Ft	Basement Type	Full Baths	Half Baths	Architectural Style	Basement Sq Ft	Finished Basement Sq Ft	Basement Type
1951	2	924	4	1		Ranch	924	612	Full - 4

Exterior Walls

Frame, Plywood or Hardboard

2010 Appraised Value: \$66800 **2010 Assessed Value:** \$7682

General Taxes Billed as of November 1st 2009*: \$ 998.47

Special Taxes Billed as of November 1st 2009*: \$ 4.04

Total Taxes Billed as of November 1st 2009*: \$ 1002.51

*NOTE: Tax amounts shown above are subject to change throughout the year. [View taxes due for current amount owed.](#)

Appraisal and Assessment Values

Appraisal Value					
Year	Class	Land	Improvements	Total	Percent Change
2010	RESIDENTIAL URBAN	\$13500	\$53300	\$66800	0%
2009	RESIDENTIAL URBAN	\$13500	\$53300	\$66800	0%
2008	RESIDENTIAL URBAN	\$13500	\$53300	\$66800	6%
2007	RESIDENTIAL URBAN	\$13500	\$49500	\$63000	5%
2006	RESIDENTIAL URBAN	\$13500	\$46700	\$60200	3%
2005	RESIDENTIAL URBAN	\$12900	\$45500	\$58400	3%
2004	RESIDENTIAL URBAN	\$12900	\$43800	\$56700	6%
2003	RESIDENTIAL URBAN	\$12900	\$40600	\$53500	0%
Assessment Value					
Year	Class	Land	Improvements	Total	Percent Change

2010	RESIDENTIAL URBAN	\$1552	\$6130	\$7682	0%
2009	RESIDENTIAL URBAN	\$1552	\$6130	\$7682	0%
2008	RESIDENTIAL URBAN	\$1552	\$6130	\$7682	6%
2007	RESIDENTIAL URBAN	\$1552	\$5692	\$7244	5%
2006	RESIDENTIAL URBAN	\$1552	\$5370	\$6922	3%
2005	RESIDENTIAL URBAN	\$1484	\$5232	\$6716	3%
2004	RESIDENTIAL URBAN	\$1484	\$5037	\$6521	6%
2003	RESIDENTIAL URBAN	\$1484	\$4669	\$6153	0%

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Disclaimer: The value per square foot is the total appraised value divided by the square foot living area. When comparing this figure with other properties please be mindful of differences in physical characteristics (like basement finish, detached structures, and lot size.)

Thank you for using the Sedgwick County Tax and Appraisal web application. The purpose of this report is to allow Sedgwick County property owners the ability to check both the Tax information and Appraisal value of their property.

If you have questions about your property in regards to the valuation and/or taxes and how to appeal them, please call the Appraiser's Information & Assistance Line at (316) 660-9250

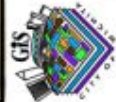
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Flood Map 114 N Daily

Mt. Hope

	City Limit
	Boundaries
	Property Parcels
	Base Flood Elevations
	Cross Sections
	Flood Way
	Flood Zones
	0.2 PCT ANNUAL CHANCE FLOOD HAZARD
	X PROTECTED BY LEVEE
	AH;AE;A;AO
	FIRM PANELS
	City Limits
	Small Cities
	Sedgwick County
	Wichita



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