

20± Acres

Goddard, KS

**Wednesday, Sept 30
at 2:00 PM CDT**

**Property Address:
1030 S 215th St W
Goddard, KS**

**Online Auction:
gavelroads.com**



HOME | SHOP | POND

Enjoy country living with easy access to Goddard & Wichita in this beautifully updated 6-bedroom, 4-bath home on a private, tree-lined property off paved 215th. The home features an open main floor with new LVP flooring, a main-floor master suite with walk-in closet and remodeled bath, four upstairs bedrooms with new hardwood flooring, and a finished basement with family room, additional bedroom space, full bath and storage. A large wood deck overlooks the private backyard and approximately ½-acre stocked pond.

The 40' x 60' climate-controlled shop includes a finished workspace, half bath, concrete floor and overhead doors on both ends, providing easy access to the fenced corral and small open-front shed. Additional features include two water wells, a roof replaced in 2022, an owned 1,000-gallon propane tank with newly refurbished wet-fill kit, and fiber optic internet through IdeaTek. Mature trees, a gated entrance, long gravel drive and plenty of room for animals, equipment and outdoor activities make this a rare combination of privacy, space and functionality just minutes from Goddard and Wichita.

**Open House | Sunday, September 13
2:00-4:00 PM**

Driving Directions: From Goddard head west on Hwy 54 (Kellogg) to 215th. Head north on 215th just over ½ mile. The property is on the east side of 215th.

Taxes 2025: \$4,635.41 / Specials: \$4.00

Possession: At closing

Utilities: Private Water, Lagoon, Electric, Propane



Property Highlights

- 20± acres
- 2 story home privately situated
- Barn with ½ bath and shop
- Goddard Eisenhower Schools
- Scenic ½ acre pond

Legal Description: BEG 1928.58 FT S OF NW COR NW1/4 S 639.54 FT M-L TO PT 50 FT N OF SW COR E 1355.3 FT N 646.22 FT W 1355.4 FT TO BEG SEC 30-27-2W

Terms: Earnest money of \$20,000 is required and shall be paid the day of auction with the balance due on or before October 30, 2026. The property is selling in "as is" condition and is accepted by the Buyer without any expressed or implied warranties. It is the Buyer's responsibility to have any and all inspections completed prior to bidding. The Buyer and Seller shall split equally in the cost of title insurance and the closing fee. Bidding is not contingent upon financing. If necessary, financing needs to be arranged and approved before the auction. Statements made on the day of the auction take precedence over all printed advertising and previously made oral statements. Gene Francis & Associates and Gavel Roads are agents of the Seller. There is no Buyer's premium. Broker registration must be received no later than 24 hours prior to the auction.



1030 S 215TH ST W

* Information on the property card is as of January 1st

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2025	108.411	\$4,635.41	\$4.00	\$0.00	\$0.00	\$4,639.41	\$4,639.41	\$0.00
2024	108.914	\$5,094.01	\$5.00	\$0.00	\$0.00	\$5,099.01	\$5,099.01	\$0.00
2023	111.194	\$4,869.43	\$8.38	\$0.00	\$0.00	\$4,877.81	\$4,877.81	\$0.00
2022	112.851	\$4,360.55	\$8.38	\$0.00	\$0.00	\$4,368.93	\$4,368.93	\$0.00
2021	110.762	\$4,068.15	\$7.90	\$0.00	\$0.00	\$4,076.05	\$4,076.05	\$0.00
2020	112.541	\$4,001.62	\$7.80	\$0.00	\$0.00	\$4,009.42	\$4,009.42	\$0.00
2019	113.466	\$3,795.05	\$7.80	\$0.00	\$0.00	\$3,802.85	\$3,802.85	\$0.00
2018	115.621	\$3,106.43	\$5.88	\$0.00	\$0.00	\$3,112.31	\$3,112.31	\$0.00
2017	117.441	\$3,116.12	\$5.88	\$0.00	\$0.00	\$3,122.00	\$3,122.00	\$0.00
2016	117.202	\$2,963.04	\$4.88	\$0.00	\$0.00	\$2,967.92	\$2,967.92	\$0.00

Tax Authorities

Tax Authority	Tax Rate	% of Total	\$ Allocation
0101 STATE	1.500	1.38%	\$64.14
0201 COUNTY	27.567	25.43%	\$1178.70
0403 ATTICA TOWNSHIP	6.510	6.00%	\$278.35
0608 USD 265	13.927	12.85%	\$595.49
0608 USD 265 SC	8.000	7.38%	\$342.06
0608 USD 265 SG	20.000	18.45%	\$855.15
0715 USD 265 BOND	12.993	11.98%	\$555.55
1108 SEDG CO FIRE DISTRICT #1	16.754	15.45%	\$716.36
1401 SOUTH CENTRAL KANSAS LIBRARY SYS	1.160	1.07%	\$49.60
Total:	108.411	100%	\$4635.41

2025 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$4.00
	Totals:	\$0.00	\$0.00	\$4.00

Appraisal Values

Year	Class	Values		
2026	Agricultural	\$440	Land	
		\$21,980	Improvements	
		\$22,420	Total	(-4%)
	Farmstead	\$62,400	Land	
		\$312,660	Improvements	
		\$375,060	Total	(+12%)
2025	Agricultural	\$430	Land	

Assessment Values

Year	Class	Values		
2026	Agricultural	\$132	Land	
		\$5,495	Improvements	
		\$5,627	Total	(-4%)
	Farmstead	\$7,176	Land	
		\$35,956	Improvements	
		\$43,132	Total	(+12%)
2025	Agricultural	\$129	Land	

2025	Agricultural	\$22,950	Improvements		2025	Agricultural	\$5,738	Improvements	
		\$23,380	Total	(-8%)			\$5,867	Total	(-8%)
	Farmstead	\$49,100	Land			Farmstead	\$5,647	Land	
		\$285,520	Improvements				\$32,835	Improvements	
		\$334,620	Total	(-8%)			\$38,482	Total	(-8%)
2024	Agricultural	\$410	Land		2024	Agricultural	\$123	Land	
		\$24,880	Improvements				\$6,220	Improvements	
		\$25,290	Total	(+5%)			\$6,343	Total	(+5%)
	Farmstead	\$46,600	Land			Farmstead	\$5,359	Land	
		\$318,720	Improvements				\$36,653	Improvements	
		\$365,320	Total	(+9%)			\$42,012	Total	(+9%)
2023	Agricultural	\$390	Land		2023	Agricultural	\$117	Land	
		\$23,750	Improvements				\$5,938	Improvements	
		\$24,140	Total	(+12%)			\$6,055	Total	(+12%)
	Farmstead	\$46,600	Land			Farmstead	\$5,359	Land	
		\$289,110	Improvements				\$33,248	Improvements	
		\$335,710	Total	(+13%)			\$38,607	Total	(+13%)
2022	Agricultural	\$360	Land		2022	Agricultural	\$108	Land	
		\$21,100	Improvements				\$5,275	Improvements	
		\$21,460	Total	(-2%)			\$5,383	Total	(-2%)
	Farmstead	\$43,800	Land			Farmstead	\$5,037	Land	
		\$252,480	Improvements				\$29,035	Improvements	
		\$296,280	Total	(+8%)			\$34,072	Total	(+8%)
2021	Agricultural	\$320	Land		2021	Agricultural	\$96	Land	
		\$21,510	Improvements				\$5,378	Improvements	
		\$21,830	Total	(-5%)			\$5,474	Total	(-5%)
	Farmstead	\$28,800	Land			Farmstead	\$3,312	Land	
		\$246,590	Improvements				\$28,358	Improvements	
\$275,390	Total	(+5%)	\$31,670	Total	(+5%)				
2020	Agricultural	\$290	Land		2020	Agricultural	\$87	Land	
		\$22,800	Improvements				\$5,700	Improvements	
		\$23,090	Total	(-2%)			\$5,787	Total	(-2%)
	Farmstead	\$28,800	Land			Farmstead	\$3,312	Land	
		\$233,630	Improvements				\$26,867	Improvements	
\$262,430	Total	(+8%)	\$30,179	Total	(+8%)				
2019	Agricultural	\$190	Land		2019	Agricultural	\$57	Land	
		\$23,350	Improvements				\$5,838	Improvements	
		\$23,540	Total	(+60%)			\$5,895	Total	(+60%)
	Farmstead	\$24,000	Land			Farmstead	\$2,760	Land	

2019	Farmstead	\$219,100	Improvements	
		\$243,100	Total	(+19%)
2018	Agricultural	\$140	Land	
		\$14,530	Improvements	
		\$14,670	Total	(-11%)
	Farmstead	\$26,000	Land	
		\$179,130	Improvements	
		\$205,130	Total	(+4%)
2017	Agricultural	\$140	Land	
		\$16,410	Improvements	
		\$16,550	Total	(+0%)
	Farmstead	\$26,900	Land	
		\$171,180	Improvements	
		\$198,080	Total	(+0%)

2019	Farmstead	\$25,197	Improvements	
		\$27,957	Total	(+19%)
2018	Agricultural	\$42	Land	
		\$3,633	Improvements	
		\$3,675	Total	(-11%)
	Farmstead	\$2,990	Land	
		\$20,600	Improvements	
		\$23,590	Total	(+4%)
2017	Agricultural	\$42	Land	
		\$4,103	Improvements	
		\$4,145	Total	(+0%)
	Farmstead	\$3,094	Land	
		\$19,686	Improvements	
		\$22,780	Total	(+0%)



Parcel ID: 087-149-30-0-23-00-001.00-

SGORIONPROD Expanded Appraisal Card

Quick Ref: R161673



Tax Year: 2026 Run Date: 8/21/2026 12:03:10 PM

OWNER NAME AND MAILING ADDRESS

STONE, CHAD J & DULCE P

1030 S 215TH ST W

GODDARD, KS 67052-9220

PROPERTY SITUS ADDRESS

1030 S 215TH ST W

KS 67052

LAND BASED CLASSIFICATION SYSTEM

Function: 9050 Farming / ranch **Sfx:**
Activity: 8100 Farming, plowing, tilling, harv
Ownership: 1100 Private-fee simple
Site: 3200 Dev Site - crops, grazing etc.

GENERAL PROPERTY INFORMATION

Prop Class: F Farm Homesite - F
Property Type: F-Farm Homesite
Living Units: 1
Zoning: RR
Multi-Zoning: N **Non-Conforming:** N
Neighborhood: 713.1 713.1
Economic Adj. Factor:
Map / Routing: /
School District: 0608 USD 265
Legacy ID: 00252636
Investment Class:
Tax Unit Group: 0201-0201 635 ATTICA TWP
U-265 AT

TRACT DESCRIPTION

BEG 1928.58 FT S OF NW COR NW1/4 S 639.54
FT M-L TO PT 50 FT N OF SW COR E 1355.3 FT
N 646.22 FT W 1355.4 FT TO BEG
SEC 30-27-2W



149300230000100 08/29/2024

Image Date: 10/25/2024

PROPERTY FACTORS

Topography: Level - 1
Utilities: Well - 5, Septic - 6, Gas - 7
Access: Semi Improved Road - 2
Fronting: Secondary Street - 3
Location: Neighborhood or Spot - 6
Parking Type: Off Street - 1
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
12/04/2024	8:00 AM	19	RE	558		
11/15/2024	8:00 AM	17	RE	536/549		
11/15/2024	8:00 AM	17	RE	536/549		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
22-RS1697	9,500	Roof	06/08/2022	C	100
12-S00308	7,600	Roof	05/17/2012	C	100
11-S0608	7,500	Roof	11/16/2010	C	100

2026 APPRAISED VALUE

Cls	Land	Building	Total
F	62.400	312.660	375.060
A	440	21.980	22.420
Total	62.840	334.640	397.480

2025 APPRAISED VALUE

Cls	Land	Building	Total
F	49,100	285,520	334,620
A	430	22,950	23,380
Total	49,530	308,470	358,000

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
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NEW CONSTRUCTION

Class	Value	Reason Code
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MARKET LAND INFORMATION

Size	Type	Link	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	\$/Unit	Value Est
Acre	1-Primary Site - 1		6.42											A05303	5.00	11,400.00	3,800.00	3,800.00	9,720	62,400

Total Market Land Value 62,400



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Run Date: 8/21/2026 12:03:10 PM

DWELLING INFORMATION			COMP SALES INFORMATION			CALCULATED VALUES		
Situs: 1030 S 215TH ST W KS 67052			Arch Style: 04-Conventional			Cost Land: 62,400		
Res Type: 1-Single-Family Residence			Bsmt Type: 7-Daylight - 7			Cost Building: 333,580		
Quality: 3.00-AV			Total Rooms: 9		Bedrooms: 5	Cost Total: 395,980		
Year Blt: 1992		Est:	Family Rooms: 1		Full Baths: 4	Ag Use Land: 440		
Eff Year:		Link:	Garage Cap:			Ag Buildings: 21,980		
MS Style: 2-Two Story			Foundation: Concrete - 2			Misc. Buildings: 0		
LBCSStruct: 1110-Detached SFR unit			Model/Mkt Area: 265			Manufactured Homes: 0		
No. of Units:						Income Value: 0		
Total Living Area: 2,208						Market Value: 506,300		
Calculated Area: 1,140						MRA Value: 506,700		
Main Floor Living Area: 1,140						Weighted Estimate: 517,000		
Upper Floor Living Area Pct:						New Construction: 0		
CDU: AV+						Indexed Value: 0		
Phys/Func/Econ: AV / /						FINAL VALUES		
Ovr Pct Gd/Rsn:			Dwelling RCN: 370,640			Value Method: OVR		
Remodel:			Percent Good: 90			Land Value: 62,840		
Remodel Descrip:			Mkt Adj: 100		Eco Adj: 100	Building Value: 334,640		
Percent Complete:			Building Value: 333,580			Final Value: 397,480		
Assessment Class:			Other Improvement RCN: 0			Prior Value:		
MU CIs/Pct:			Other Improvement Value: 0					

DWELLING COMPONENTS					
No.	Code	Units	Pct	Quality	Year
1	102-Frame, Metal or Vinyl Siding		100		
2	208-Composition Shingle		100		
3	352-Heat Pump		100		
4	402-Automatic Floor Cover Allowance				
5	601-Plumbing Fixtures	17			
6	602-Plumbing Rough-ins	1			
7	622-Raised Subfloor	2,208			
8	641-Single 1-Story Fireplace	1			
9	711-Built-in Garage	616			
10	738-Garage Finish, Built-in	616			
11	801-Total Basement Area	1,140			
12	803-Partition Finish Area	855			

DWELLING COMPONENTS					
No.	Code	Units	Pct	Quality	Year
13	903-Wood Deck	480			
14	905-Raised Slab Porch with Roof	192			



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SGORIONPROD Expanded Appraisal Card

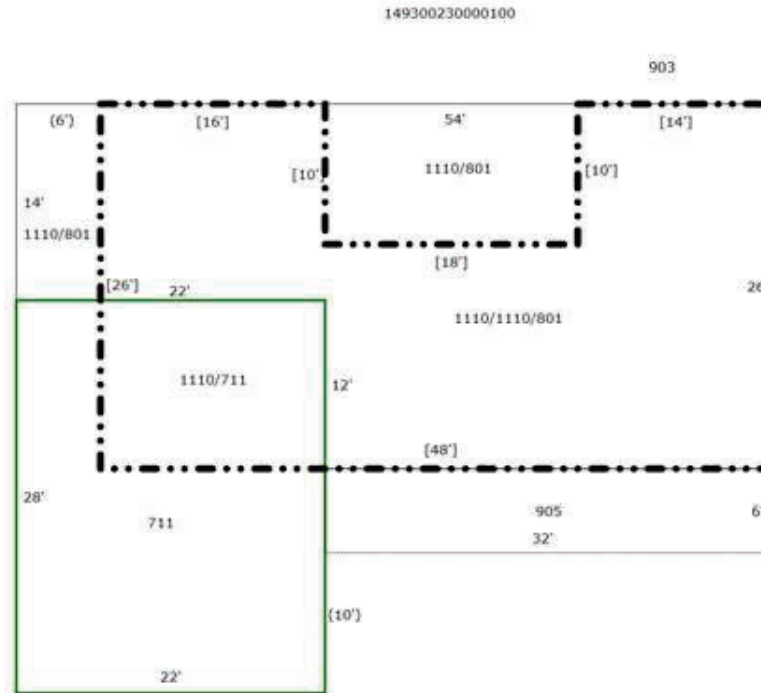
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Tax Year: 2026

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Situs: 1030 S 215TH ST W KS 67052





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Tax Year: 2026 Run Date: 8/21/2026 12:03:10 PM

AGRICULTURAL LAND											
Ag Type	Ag Acres	Soil Unit	Irr Type	Well Depth	Acre Feet	Acre Ft/Ac	Adj Code	Govt Prog	Base Rate	Adj Rate	Ag Value
NG	7.92	6322				0.00			33	33	260
NG	5.56	6323				0.00			33	33	180

COMMENTS

IMPROVEMENT COST SUMMARY	
Other Improvement RCN:	62,760
Eco Adj:	100
Other Improvement Value:	21,980

AG LAND SUMMARY	
Dry Land Acres:	0.00
Irrigated Acres:	0.00
Native Grass Acres:	13.48
Tame Grass Acres:	0.00
Total Ag Acres:	13.48
Total Ag Use Value:	440
Total Ag Mkt Value:	111,220

OTHER BUILDING IMPROVEMENTS

No.	Link	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	% Comp	RCN	%Gd	Value
1		477-Farm Utility Building	D	3.00	1	2000		2,400	200	12	60 X 40	1	3	3				A	0	60,500	36	21,780
2		113-Loafing Shed	D	2.00	1	2002		154	50	9	14 X 11	1.00	3	3				A	0	2,260	9	200

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	918-Single -Metal on Wood Frame		100				
2	918-Single -Metal on Wood Frame		100				

Seller's Property Disclosure

(To be completed by Seller)

This report supersedes any list appearing in the MLS

Property Address: 1030 S. 215TH ST W, Goodland KS 67052

Seller: CHAD J. STORIE

Date of Purchase: 10/6/2017

Message to the Seller: This statement is a disclosure of the condition of the above described Property known by the SELLER on the date that it is signed. It is not a warranty of any kind by the SELLER(S) or any real estate licensees involved in this transaction, and should not be accepted as a substitute for any inspections or warranties the BUYER(S) may wish to obtain. If you know something important about the Property that is not addressed on the Seller's Property Disclosure, add that information to the form. Prospective Buyers may rely on the information you provide.

Instructions: (1) Complete this form yourself. (2) Answer all questions truthfully and as fully as possible. (3) Attach all available supporting documentation. (4) Use explanation lines as necessary. (5) If you do not have the personal knowledge to answer a question, use the comment lines to explain.

By signing below you acknowledge that the failure to disclose known material information about the Property may result in liability.

Message to the Buyer: Although Seller's Property Disclosure is designed to assist the SELLER in disclosing all known material (important) facts about the Property, there are likely facts about the Property that the SELLER does not know. Therefore, it is important that you take an active role in obtaining the information about the Property.

Instructions: (1) Review this form and any attachments carefully. (2) Verify all important information. (3) Ask about any incomplete or inadequate responses. (4) Inquire about any concerns not addressed on the Seller's Property Disclosure. (5) Obtain professional inspections of the Property. (6) Investigate the surrounding area.

THE FOLLOWING ARE REPRESENTATIONS OF THE SELLER(S) AND ARE NOT INDEPENDENTLY VERIFIED BY THE BROKER(S) OR AGENTS(S).

PART I

APPLIANCES						ELECTRICAL									
TRANSFERS TO BUYER		Smart Device	Indicate the condition of the following items by marking the appropriate boxes.	TRANSFERS TO BUYER		Smart Device	Indicate the condition of the following items by marking the appropriate boxes.								
None	Does Not Transfer			Working	Not Working			Does Not Know							
☐	☐	☒	☐	☐	☐	☐	Disposal	☐	☐	☒	☐	☐	☐	☐	Smoke/Fire Detectors
☐	☐	☒	☐	☐	☐	☐	Dishwasher	☐	☐	☒	☐	☐	☐	☐	Light Fixtures
☐	☐	☒	☐	☐	☐	☐	Oven	☐	☐	☒	☐	☐	☐	☐	Switches/Outlets
☐	☐	☒	☐	☐	☐	☐	Range (Circle One) Gas Electric	☐	☐	☒	☐	☐	☐	☐	Ceiling Fan(s)
☒	☐	☐	☐	☐	☐	☐	Microwave	☐	☐	☒	☐	☐	☐	☐	Bathroom Vent Fan(s)
							Built in (Circle One) YES NO	☒	☐	☐	☐	☐	☐	☐	Telephone Wiring/Blocks/Jacks
☐	☐	☒	☐	☐	☐	☐	Range Hood	☐	☐	☒	☐	☐	☐	☐	Door Bell
							Vented Outside (Circle One) YES NO	☒	☐	☐	☐	☐	☐	☐	Intercom
☐	☐	☒	☐	☐	☐	☐	Kitchen Refrigerator	☐	☐	☒	☐	☐	☐	☐	Garage Door Opener
☐	☒	☐	☐	☐	☐	☐	Clothes Washer								# of Remotes: _____ Keypad Entry: (Circle One) YES NO
☐	☒	☐	☐	☐	☐	☐	Clothes Dryer	☒	☐	☐	☐	☐	☐	☐	Aluminum Wiring
☒	☐	☐	☐	☐	☐	☐	Trash Compactor	☐	☐	☒	☐	☐	☐	☐	Copper Wiring
☒	☐	☐	☐	☐	☐	☐	Central Vacuum	☐	☐	☒	☐	☐	☐	☐	220 Volt
☒	☐	☐	☐	☐	☐	☐	Exterior Attached Gas Grill			<u>200</u>	☐				Service Panel Total Amps
☐	☐	☐	☐	☐	☐	☐	Other: _____	☒	☐	☐	☐	☐	☐	☐	Solar Equipment - (Circle One) Own Rent/Lease Company
☐	☐	☐	☐	☐	☐	☐	Other: _____	☒	☐	☐	☐	☐	☐	☐	Wind - (Circle One) Own Rent/Lease
☐	☐	☐	☐	☐	☐	☐	Other: _____	☒	☐	☐	☐	☐	☐	☐	Hydroelectric - (Circle One) Own Rent/Lease
☐	☐	☐	☐	☐	☐	☐	Other: _____	☐	☐	☒	☐	☐	☐	☐	Security System - (Circle One) Own Rent/Lease Company
Comments:								☒	☐	☐	☐	☐	☐	☐	Audio/Video Surveillance System

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WATER/SEWAGE SYSTEMS (See Part II Also)

TRANSFERS TO BUYER

None
Does Not Transfer
Working
Not Working
Don't Know
Smart Device

Indicate the condition of the following items by marking the appropriate boxes.

Sewage Systems
Sump Pump
Backup Sump Pump/Battery
Plumbing
Type
Water Heater (Circle One) Elect Gas
Size & Age
Instant Hot Water
Water Softener
(Circle One) Own Rent/Lease
Company
Water Purifier/Reverse Osmosis
Underground Sprinkler System
Backflow Device (Circle One) YES NO
Date Last Tested or Inspected
Pool Equipment
Hot Tub/Spa

Comments:

HEATING & COOLING SYSTEMS

TRANSFERS TO BUYER

None
Does Not Transfer
Working
Not Working
Don't Know
Smart Device

Indicate the condition of the following items by marking the appropriate boxes.

Cooling System
Type
Age
Heating System
Type
Age
Window/Wall Air Conditioning Units
Electronic Air Filter
Humidifier
Fireplace
Fireplace Insert
Wood burning Stove
Chimney/Flue - Date Last Cleaned
Gas Log Lighter
Whole House Attic Fan
Solar Equipment - (Circle One) Own Rent/Lease
Company
Geothermal
Propane Tank - (Circle One) Own Rent/Lease
Company

Comments:

MEDIA

TRANSFERS TO BUYER

None
Does Not Transfer
Working
Not Working
Don't Know
Smart Device

Indicate the condition of the following items by marking the appropriate boxes.

Satellite Dish
of Rcvrs/Remotes
Attached Antennas
Cable TV Wiring/Jacks
Attached Television Mount(s)
Projector(s)
Projector Screen(s)
Surround Sound Speakers
Wired for Surround Sound

Comments:

SMART DEVICES

Any additional smart technology devices not covered in this form to transfer with the property, and any additional comments. Please list below:

Fiber optic internet service through ideate

Any Additional Comments For Part I.

PART II

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

Attach all relevant documentation for further explanation, including any and all repair reports.

YES	NO	DON'T KNOW	SECTION 1 STRUCTURAL FOUNDATION/WALLS
☐	☒	☐	Are any exterior walls covered with Exterior Insulation & Finish System (synthetic stucco)? If YES, are you aware of any adverse conditions? _____
☐	☒	☐	Indicate all that apply: ☐ Basement ☐ Crawl Space ☐ Slab Are there any structural engineer's report(s) available? If YES, Date of Report: _____ Copy Attached? (Mark One): ☐ YES ☐ NO To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)
☐	☒	☐	Movement, shifting, deterioration or other problems with walls or foundation?
☐	☒	☐	Cracks or flaws in the walls, floors or foundation?
☐	☒	☐	Problems with decks or other structural additions?
☐	☒	☐	Problems with driveways, walkways, patios, retaining walls, party walls?
☐	☒	☐	Problems with operation of windows or doors, or broken seals?
☐	☒	☐	Any corrective actions to items in this section? (Example - Piering, bracing, etc.)
☐	☒	☐	Are there any transferable warranties? Date: _____ (If YES, explain below and attach copy.)
☒	☐	☐	Is there insulation in the walls?
☒	☐	☐	Is there insulation in the floors?
Additional Comments:			

YES	NO	DON'T KNOW	SECTION 2 ROOF/INSULATION
☐	☒	☐	Age: <u>4 yrs</u> Type: <u>Asphalt Shingle</u>
☐	☒	☐	To your knowledge, are there any ☐ PAST ☐ PRESENT roof leaks? (Mark One) If any, identify details below.
☐	☐	☐	During your ownership, has the roof ever been ☒ REPLACED? ☐ REPAIRED? (Mark One) If YES, Date: <u>5/3/2022</u> (Identify details below.)
☐	☐	☒	Are there any transferable warranties? Date: _____ (If YES, explain below and attach copy.)
☐	☒	☐	Do you know of any problems with chimneys or chases? (If YES, explain below.)
☐	☒	☐	Do you know of any problems with roof, roof structure or rain gutters? (If YES, explain below.)
☒	☐	☐	Is there insulation in the ceiling/attic?
Additional Comments: <u>Attic has Batt insulation and additional layer of blown-in insulation.</u>			

YES	NO	DON'T KNOW	SECTION 3 MOLD/MILDEW
According to the EPA, molds are part of the natural environment. Molds reproduce by means of tiny spores that are invisible to the naked eye, and float through outdoor and indoor air. Mold may begin growing indoors when mold spores land on surfaces that are wet. Inhaling or touching mold spores may cause allergic reactions in sensitive individuals.			
To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)			
☐	☒	☐	Presence of any mold/mildew in the property?
☐	☒	☐	Any problems created by mold or mildew for occupants of the structure during your ownership?
☐	☒	☐	Have you had any inspections for mold or mildew? If YES, Date: _____ (If YES, explain below.)
☐	☒	☐	Have you received any reports pertaining to mold or mildew on or within the structure? (If YES, attach.)
☐	☒	☐	Has the property had any professional mold remediation during your ownership? If YES, Date: _____
Additional Comments:			

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

Attach all relevant documentation for further explanation, including any and all repair reports.

YES	NO	DON'T KNOW	SECTION 4 WATER/SEWAGE SYSTEMS	
☐	☒	☐	Is the property connected to City Water?	
☐	☒	☐	Is the property connected to Rural Water? If YES, Transfer Fee: _____ District: _____	
☒	☐	☐	Is the property connected to any private water systems? (Mark all that apply.)	
☒	☐	☐	☒ Drinking Well	☒ Irrigation Well ☐ Geo-Thermal Well
☒	☐	☐	Working? Type: <u>Elect/Submerged</u> Location: <u>NE of House</u> Depth: <u>100'</u>	
☒	☐	☐	Working? Type: <u>Elect/Submerged</u> Location: <u>NE of House</u> Depth: <u>100'</u>	
☐	☐	☐	Working? Type: _____ Location: _____ Depth: _____	
☐	☒	☐	Has the water in any wells shown test results of contamination? (If YES, explain below.)	
☐	☒	☐	Is the property connected to a public sewer system? If shared lagoon/septic system, explain below.	
☐	☒	☐	Is the property connected to a septic system? Date Last Pumped: _____	
			Tank Size: _____ Location: _____	
			# feet laterals: _____ # Feet infiltrators: _____ Location: _____	
☒	☐	☐	Is the property connected to a lagoon system? Location: <u>N of House near property line.</u>	
☐	☒	☐	Is the property connected to some other type of waste disposal system? (If YES, explain below.)	
☐	☒	☐	Has the main waste disposal line ever been snaked or scoped?	
☐	☒	☐	To your knowledge, is there any problem relating to the waste disposal system?	
Additional Comments:				

YES	NO	DON'T KNOW	SECTION 5 WATER INTRUSION/LEAKS	
<i>To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)</i>				
☐	☒	☐	Any water leakage in or around the fireplace or chimney?	
☐	☒	☐	Any water leakage around (If YES, mark all that apply.) ☐ WINDOWS ☐ SKYLIGHTS ☐ DOORS?	
☐	☒	☐	Any leaks occurring in any plumbing, water supply lines, drains, sewer lines, etc.?	
☐	☒	☐	Any leaks caused by appliances?	
☐	☒	☐	Any leaks from any condensation drain lines, humidifier, dehumidifier, etc.?	
☐	☒	☐	Any water leakage into (If YES, mark all that apply.) ☐ BASEMENT ☐ CRAWL SPACE	
☐	☒	☐	Any accumulation of water within the basement/crawl space?	
☒	☐	☐	Sump Pump(s) Location(s): <u>Basement Mechanical Room</u>	
☒	☐	☐	Drain Tiles (If YES, mark all that apply.) ☐ INTERIOR ☒ EXTERIOR	
Additional Comments:				

YES	NO	DON'T KNOW	SECTION 6 PEST, WOOD INFESTATION & DRY ROT	
☐	☒	☐	Do you have any knowledge of the following items on/affecting the property? (Mark all that apply.)	
			☐ WOOD DESTROYING INSECTS	☐ DRY ROT ☐ OTHER WOOD INFESTATION
☐	☒	☐	Any knowledge of any damage to the property caused by the following items? (Mark all that apply.)	
			☐ WOOD DESTROYING INSECTS	☐ DRY ROT ☐ OTHER WOOD INFESTATION
☐	☒	☐	Have there been any repairs of such damage? (If YES, explain below.)	
☐	☒	☐	Is the property currently under a termite warranty or other coverage by a licensed pest control company?	
			Company: _____	Warranty Expiration Date: _____
☐	☒	☐	Any wood destroying insects control reports in the last 5 years? (If YES, explain below.)	
☐	☒	☐	Any professional wood destroying insects control treatments in the last 5 years? (If YES, explain below.)	
☐	☒	☐	Any pest control reports in the last 5 years? (If YES, explain below.)	
☐	☒	☐	Any professional pest control treatments in the last 5 years? (If YES, explain below.)	
Additional Comments:				

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

Attach all relevant documentation for further explanation, including any and all repair reports.

YES	NO	DON'T KNOW	SECTION 7 ENVIRONMENTAL CONDITIONS
☐	☒	☐	Is the property located in a subdivision with a master drainage plan?
☐	☒	☐	If YES, is the property in compliance?
☐	☒	☐	Has the property ever had any drainage problems during your ownership? (If YES, explain below.)
☐	☒	☐	Are there any producing or non-producing gas/oil wells on the property or adjacent property?
☐	☒	☐	Do mineral rights convey to buyer? If NO, please define: _____
			Groundwater contamination has been detected in several areas in the State of Kansas.
☐	☒	☐	Are you aware of groundwater contamination or other environmental concerns?
☐	☒	☐	Any reports or records pertaining to groundwater contamination or other environmental concerns?
☐	☒	☐	Are there any diseased or dead trees and shrubs?
			To your knowledge, are any of the following substances, materials, products on the real property? (YES or NO Only.)
☐	☒	☐	Asbestos
☐	☒	☐	Contaminated soil or water (including drinking water)
☐	☒	☐	Landfill or buried materials
☐	☒	☐	Lead-based paint (If YES, attach disclosure.)
☐	☒	☐	Radon gas in house or well Has a mitigation system been installed? (Mark One) ☐ YES ☐ NO
☐	☒	☐	Methane Gas
☐	☒	☐	Oil sheers in wet areas
☐	☒	☐	Radioactive material
☐	☒	☐	Toxic material disposal (solvents, chemicals, etc.)
☐	☒	☐	Underground fuel or chemical storage tanks
☐	☒	☐	EMFs (Electro Magnetic Fields)
☐	☒	☐	Urea formaldehyde foam insulation (UFFI)
☐	☐	☐	Other: _____
☐	☒	☐	Are you aware if any portion of the property has ever been used for the manufacture of, or storage of, chemicals or equipment used in manufacturing methamphetamine, ecstasy, LSD or any other illegal substances?
☐	☒	☐	To your knowledge, are any of the above conditions present near your property?
Comments:			

YES	NO	DON'T KNOW	SECTION 8 BOUNDARIES/LAND
☐	☒	☐	Have you had a survey of the property? (If YES, attach copy if available.)
☒	☐	☐	Are the boundaries of your property marked in any way?
☒	☐	☐	Is there any fencing on the boundaries of the property?
☒	☐	☐	Does fencing belong to the property? If YES, which sides? <u>West & North</u>
☐	☒	☐	Are there any features of the property shared in common with adjoining landowners, such as, walls, fences, roads, driveways? (If YES, explain below.)
☐	☒	☐	Is the property owner responsible for maintenance of any such shared feature(s)?
☐	☒	☐	To your knowledge, are there any boundary disputes, encroachments, or unrecorded easements?
☒	☐	☐	To your knowledge, is any portion of the property located in a federally designated flood plain?
☐	☒	☐	Do you currently, or have you ever, paid flood insurance for the property?
☐	☐	☒	To your knowledge, is any portion of the property located in a designated wetlands area?
☐	☒	☐	Do you know of any of the following items that have occurred on the property or in the immediate area? (Mark all that apply.)
			☐ EXPANSIVE SOIL ☐ EARTH MOVEMENT
			☐ FILL DIRT ☐ UPHEAVAL
			☐ SLIDING ☐ EARTH STABILITY PROBLEMS
			☐ SETTLING
Comments:			

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

Attach all relevant documentation for further explanation, including any and all repair reports.

SECTION 9

SPECIAL ASSESSMENTS AND HOMEOWNER'S ASSOCIATION

The law requires that the Seller disclose the existence of special assessments against a property.

- | YES | NO | DON'T KNOW | |
|--------------------------|-------------------------------------|--------------------------|--|
| ☐ | ☒ | ☐ | Any current/pending bonds, assessments, or special taxes that apply to property? |
| ☐ | ☒ | ☐ | The property may be subject to special assessments or is located in an improvement district?
(Refer to relevant tax disclosure - Mark One). |
| | | | ☐ Owner ☒ County ☐ Public Record ☐ Other: _____ |
| ☐ | ☒ | ☐ | Is the property subject to rules or regulations of an active Homeowner's Association? |
| | | | Annual Dues? _____ Initiation Fee? _____ |
| | | | Homeowner's Association contact information: _____ |
| ☐ | ☒ | ☐ | Is the property subject to a right of first refusal? |
| ☐ | ☒ | ☐ | Is the property subject to covenants, conditions, and restrictions of a Homeowner's Association or subdivision restrictions? |
| ☐ | ☒ | ☐ | Any violations of such covenants and restrictions? |

Comments:

SECTION 10

MISCELLANEOUS

- | YES | NO | DON'T KNOW | |
|-------------------------------------|-------------------------------------|--------------------------|--|
| ☐ | ☒ | ☐ | Have any improvements or repairs (including, but not limited to, HVAC, plumbing, electrical, structural additions) been made to the property without obtaining required permits ? |
| ☐ | ☒ | ☐ | Are any local, state, or federal agencies requiring repairs, alterations, or corrections of any existing conditions? |
| ☐ | ☒ | ☐ | Is the present use of the property a non-conforming use? |
| ☒ | ☐ | ☐ | Have there been any insurance claims during the seller's ownership? |
| ☒ | ☐ | ☐ | Were repairs made? If so, explain: <u>Roof Replaced</u> |
| ☐ | ☒ | ☐ | Is there any unrepaired damage due to hail, storm, wind, fire or flood? |
| ☐ | ☒ | ☐ | Are there any stains, tears, burns, holes, etc., in the property that are not readily visible? |
| ☒ | ☐ | ☐ | Does a pet(s) reside or has a pet(s) ever resided in or on the property? |
| ☐ | ☒ | ☐ | Is there any damage due to pets, interior/exterior, including, but not limited to, odors, stains, etc.? |
| ☐ | ☒ | ☐ | Do all window and door treatments remain? If NO, please list: _____ |
| ☐ | ☒ | ☐ | Does any other personal property remain? If YES, please list: _____ |
| ☐ | ☒ | ☐ | Does the property contain any of the following? (Mark all that apply.) |
| ☐ | ☒ | ☐ | ☐ Swimming Pool ☐ Spa ☐ Hot Tub ☐ Sauna ☐ Water Feature |
| ☐ | ☒ | ☐ | If YES, are either of the following heated? ☐ Swimming Pool ☐ Spa If yes, type of heat? _____ |
| ☐ | ☒ | ☐ | Are you aware of any past or present problems relating to the swimming pool, spa, hot tub, sauna or water feature? |
| | | | Explain: _____ |
| ☐ | ☒ | ☐ | Is the property in a historic, holistic, conservation or special review district, that requires any alterations or improvements to the Property, be approved by a board or commission? |
| ☐ | ☐ | ☐ | What is the location and type of mailbox? (Mark all that apply.) |
| ☒ | ☐ | ☐ | ☒ On Property ☐ Cluster Box ☐ Post Office Box ☐ Other |
| ☐ | ☒ | ☐ | Are there any other facts, conditions, or circumstances, on or off site, which could affect the value, beneficial use, or desirability of the property? |
| ☐ | ☒ | ☐ | Are there any transferable warranties on the property or any of its components? |

Comments:

Any Additional Comments For Part II:

SELLER'S ACKNOWLEDGEMENT

Seller acknowledges that: the information contained in this disclosure is accurate, true and complete to the best of Seller's knowledge, information and belief; Seller has provided all the information contained in this Seller's Property Disclosure; and that the Broker/Realtor® has not prepared, nor assisted in the preparation of this Disclosure. Seller hereby indemnifies, holds harmless and releases all Brokers/Realtors® involved in the sale of the property from all liability, claims, loss, cost, or damage in connection with the information contained in this Disclosure. Seller hereby authorizes the listing broker to provide copies of this Disclosure to other real estate brokers and agents and prospective buyers of the property.

Seller is occupant: ☒ YES ☐ NO

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by Seller.

SELLER: Chad A. Allen 2/6/2026 SELLER: _____
Date Date

BUYER'S ACKNOWLEDGEMENT AND AGREEMENT

1. I have personally inspected the property. I have been advised to have the property examined by professional inspectors. Subject to any inspections, I agree to purchase the property in its present condition without representations or guarantees of any kind by the Seller or any REALTORS® concerning the condition or value of the property, except as given above or as stated in my contract with the Seller.

2. I acknowledge that neither Seller nor any REALTORS® involved in this transaction is an expert at detecting or repairing physical defects in the property.

3. I acknowledge that I have been informed that Kansas Law requires persons who are convicted of certain sexually violent crimes after April 14, 1994, to register with the sheriff of the county in which they reside. I have been advised that if I desire information regarding those registrants, I may find information on the home page of the Kansas Bureau of Investigation (KBI) at <http://www.kansas.gov/kbi/> or by contacting the local sheriff's office.

4. I acknowledge that McConnell Air Force Base is located within Sedgwick County and is an operational military Air Force base that is open 24 hours a day and activity at that base may generate noise. The volume, pitch, amount and frequency of noise may be affected by future changes in McConnell Air Force Base activity. I have been informed that if I desire information regarding potential for noise caused by the aircraft operations associated with McConnell Air Force Base and its operations, I may find information by contacting the Metropolitan Area Planning Department.

BUYER: _____ BUYER: _____
Date Date

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