

Real Estate Information



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Parcel Details for 008-338-34-0-00-00-002.02-0 - Printer Friendly Version

Owner Information

Owner's Name (Primary):

BANZET, ALAN E & ROBERTA L

Mailing Address:

1385 SW 170th St
Leon, KS 67074-9104

Property Address

Address:

1385 SW 170th St
Leon, KS 67074

General Property Information

Property Class:

Farm Homestead - F

Living Units:

1

Zoning:

011.0

Neighborhood:

201

Taxing Unit:

Deed Information

Document #

Document Link

1051-0016

[View Deed Information](#)

1026-0084

[View Deed Information](#)

0764-0227

[View Deed Information](#)

Alan E. Banzet

Robert A. Banzet

Neighborhood / Tract Information

Neighborhood: 011.0

Tract: Section: 34 Township: 28 Range: 05E

Tract Description: S34, T28, R05E, ACRES 40.1, BEG NW/4 NE/4 E920 S660 W351.5 S1998.2 W568.4 N2655.7 TO POB LESS ROW

Land Based Classification System

Function: Farming / ranch operation (with improvements)

Activity: Farming, plowing, tilling, harvesting, or related activities

Ownership: Private-fee simple

Site: Dev Site - crops, grazing etc - with structures

Property Factors

Topography: Level - 1; Rolling - 4

Utilities: Public Water - 3; Septic - 6

Access: Paved Road - 1

Fronting: Secondary Artery - 2

Location: Neighborhood or Spot - 6

Parking Type:

Parking Quantity:

Parking Proximity:

Parking Covered:

Parking Uncovered:

Off Street - 1

Adequate - 2

On Site - 3

Appraised Values

Tax Year

Property Class

Land

Building

Total

2021

Farm Homeste - F

12,200

94,080

106,280

2021

Agricultural Use - A

13,260

00

13,260

2020

Farm Homeste - F

11,200

96,810

108,010

2020

Agricultural Use - A

12,820

00

12,820

Market Land Information

Type

Method

Area or Acres

Eff. Frontage

Eff. Depth

Est. Value

Regular Lot - 1

Acre

1.40

00

Influence #1:

Influence #2:

Influence Override:

Factor:

Factor:

Depth Factor:

Oliver E. Bengert

Roberta L. Bengert

Residential Information



Building #: 1

Dwelling Information

Residence Type: Residential/Agricultural - 1

Quality: AV-

Year Built: 1968

Effective Year:

MS Style: 1

LBCS Structure: Detached SFR unit

of Units:

Total Living Area:

1,616

Calculated Area:

1,616

Main Floor LA:

1,616

Upper Floor LA %:

CDU: FR

Phys / Func / Econ: FR / N/A / N/A

Ovr % Good / RCN: /

Remodel:

% Complete:

Assessment Class:

MU Class #1 / %: / MU Class #2 / %: / MU Class #3 / %: /

Component Sales Information

Architectural Style: Ranch

Basement Type: Crawl - 2

Total Rooms: 7

Bedrooms: 4

Family Rooms: 2

Full Baths: 2

Half Baths:

Garage Capacity:

Foundation: Concrete - 2

Residential Components

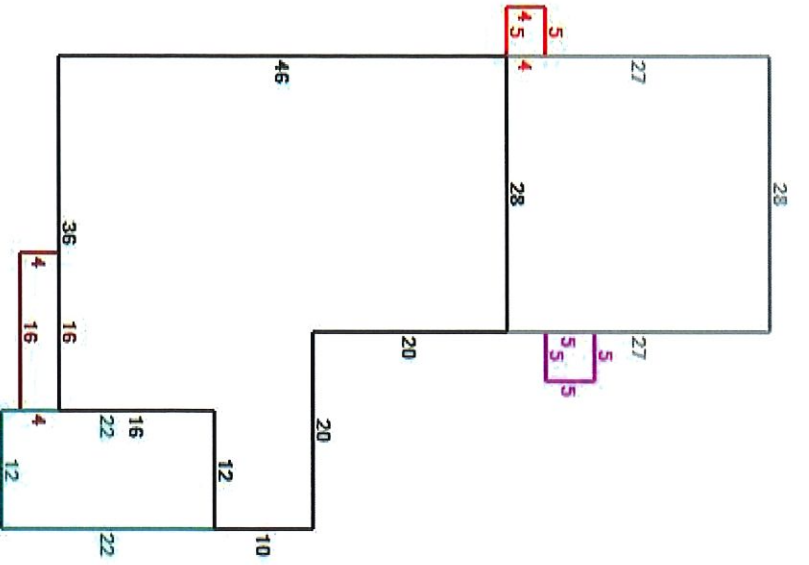
Code / Description	Units	Percentage	Quality	Year
Attached Garage	756			
Slab Porch with Roof	20			
Slab Porch with Roof	25			
Frame, Plywood or Hardboard		100		
Composition Shingle		100		
Raised Subfloor	1,616			
Warmed & Cooled Air		100		
Plumbing Fixtures	8			
Plumbing Rough-ins	1			
Automatic Floor Cover Allowance				264
Attached Garage				64
Raised Slab Porch with Roof				756
Garage Finish, Attached				

Residential Information

Building #: 1 Sketch Vector

Alan E. Bergot

Robert A. Bergot



- Black** = Original
- Gray** = Attached Garage (SF) 1
- Red** = Slab Porch (SF) with Roof 2
- Fuchsia** = Slab Porch (SF) with Roof 3
- Teal** = Addition 4
- Maroon** = Raised Slab Porch (SF) with Roof 5

Commercial Information [Information Not Available]

Other Building Improvement Information

		MS		Year		LBCS		Area		Perim		Hgt		(L x W)		Stories		Cond		Func		Econ		Ovr		Reason		LD		Good		Value	
Occup	Class	Rank	Quantity	Built	Year	Year	Area	Perim	Hgt	(L x W)	Stories	Cond	Func	Econ	Ovr	%	Reason	LD	Good	Value													
Residential Garage - Detached	D	AV	1	2003	984	130	8	41 x 24	1	AV	25033	30	7510																				

Alan E. Barger

Shelby L. Barger

Components	Code	Code Description	Units	Percentage %	Area	Other	Rank	Year
------------	------	------------------	-------	--------------	------	-------	------	------

Agricultural Information

Agricultural Land

Land Type:	Dry Land - DR	Irrig. Type:		Adjust Code:		Use Value:	620	
Acres:	1.70	Well Depth:		Govt. Prgm:		Market Value:	7,350	
Soil Unit:	4671	Acres:		Base Rate:	367			
		Acres:		Adjust Rate:	367			
Land Type:	Dry Land - DR	Irrig. Type:		Adjust Code:		Use Value:	5,040	
Acres:	9.80	Well Depth:		Govt. Prgm:		Market Value:	58,190	
Soil Unit:	6401	Acres:		Base Rate:	514			
		Acres:		Adjust Rate:	514			
Land Type:	Dry Land - DR	Irrig. Type:		Adjust Code:		Use Value:	4,910	
Acres:	11.40	Well Depth:		Govt. Prgm:		Market Value:	57,360	
Soil Unit:	6403	Acres:		Base Rate:	431			
		Acres:		Adjust Rate:	431			
Land Type:	Dry Land - DR	Irrig. Type:		Adjust Code:		Use Value:	1,620	
Acres:	3.00	Well Depth:		Govt. Prgm:		Market Value:	18,720	
Soil Unit:	8302	Acres:		Base Rate:	541			
		Acres:		Adjust Rate:	541			
Land Type:	Native Grass - NG	Irrig. Type:		Adjust Code:		Use Value:	550	
Acres:	7.80	Well Depth:		Govt. Prgm:		Market Value:	18,520	
Soil Unit:	4671	Acres:		Base Rate:	71			
		Acres:		Adjust Rate:	71			
Land Type:	Native Grass - NG	Irrig. Type:		Adjust Code:		Use Value:	360	
Acres:	4.00	Well Depth:		Govt. Prgm:		Market Value:	12,170	
Soil Unit:	6401	Acres:		Base Rate:	89			
		Acres:		Adjust Rate:	89			
Land Type:	Native Grass - NG	Irrig. Type:		Adjust Code:		Use Value:	20	
Acres:	0.20	Well Depth:		Govt. Prgm:		Market Value:	610	
Soil Unit:	6403	Acres:		Base Rate:	89			
		Acres:		Adjust Rate:	89			
Land Type:	Native Grass - NG	Irrig. Type:		Adjust Code:		Use Value:	140	
Acres:	0.80	Well Depth:		Govt. Prgm:		Market Value:	5,110	
Soil Unit:	8302	Acres:		Base Rate:	179			
		Acres:		Adjust Rate:	179			

Agricultural Land Summary

Dry Land - DR Acres:	25.90	Total Land Acres:	38.70
Native Grass - NG Acres:	12.80	Total Land Use Value:	13,260
		Total Land Mkt Value:	178,030

Clay E. Bengert

John A. Bengert

PROPERTY TAX INFORMATION



Database was last updated on 11/30/2021

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Tax Statement Details

Type	CAMA Number	Tax Identification
RL	338 34 0 00 00 002 02 0 01	201-274111
Owner ID	BANZ00001BANZET, ALAN E & ROBERTA L	
Taxpayer ID	WELL00159WELLS FARGO R E TAX SERVICES	
	1385 SW 170TH	67074
Subdivision	Block	Lot (s)
		Section34 Township28 Range05

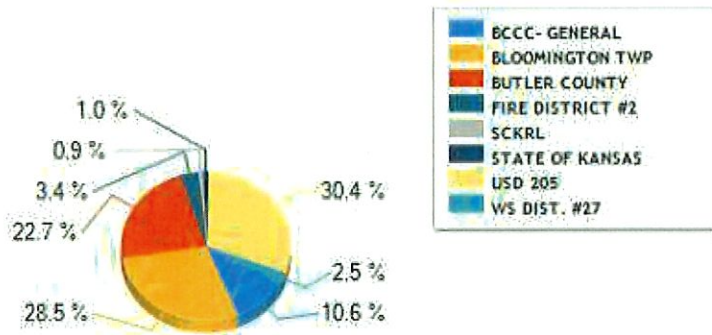
[Current Taxes](#)
[Current Real Estate Detail](#)
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Statement # 0082995

Details

Total Assessed Value:	\$16,200.00
Total Mill Levy:	144.12000
General Tax:	\$2,288.76
Specials:	\$0.00
Total Tax:	\$2,288.76
Received To Date:	\$0.00
Balance:	\$2,288.76
Interest To Date:	\$0.00
Fees:	\$0.00
Total Due:	\$2,288.76

Taxes by Tax Districts



Receipt Information

Receipt # DateTax Year TaxInt/Fee

For delinquent tax pay off amount contact Butler County Treasurer 205 W. Central Ave, El Dorado, KS 67042, (316) 322-4210

PROPERTY TAX INFORMATION



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Current Tax Information

Type **CAMA Number** **Tax Identification**
RL 338 34 0 00 00 002 02 0 01 201-274111

Owner ID BANZ00001BANZET, ALAN E & ROBERTA L

Taxpayer ID WELL00159WELLS FARGO R E TAX SERVICES

1385 SW 170TH 67074

Subdivision **Block** **Lot(s)** **Section 34** **Township 28** **Range 05**

Year	Statement #	Line #	Warrant #	Specials Description	Specials Payoff	1st Half Due	2nd Half Due	Total Due*	1st Half Paid	2nd Half Paid
<u>2021</u>	0082995	001			0.00	1,144.38	1,144.38	2,288.76	No	No

Click on underlined tax year to see payment detail and where the tax dollars go.

* - Does not include all interest, penalties and fees.

For delinquent tax pay off amount contact Butler County Treasurer 205 W. Central Ave, El Dorado, KS 67042, (316) 322-4210

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Alan E. Banzet
Roberta L. Banzet



Reserve Real Estate Auction
Terms and Conditions



AUCTION DATE:

The following terms and conditions form an integral part of the auction to be conducted by Realty Executives Sudduth Realty & Auctions, Inc. ("Sudduth Realty") on behalf of the Seller. The real estate offered for sale ("Property") at auction is fully described in the Contract for Purchase and Sale, a copy of which is available for inspection from Realty Executives Sudduth Realty & Auctions, Inc. It is Bidder's obligation to familiarize themselves with the terms of the Auction, as bidding upon real estate at auction is final and irrevocable act. The terms of the Auction are not subject to change or negotiation after the fact. It is Bidder's responsibility to review all available printed materials and listen to the Auction announcements for updated or modified specifications, terms, or disclosures.

- 1. DEFINITIONS.** Each capitalized term used in these Terms and Conditions shall have the meaning ascribed to such term herein. "Auction" shall refer to the public sale of the Property to be held on the Auction Date. "Seller" shall refer to the consignor of the Property. "Buyer" shall refer to the bidder offering the highest bid accepted by the Auctioneer for the Property. "Bidder" shall refer to any person or entity who has registered for or placed a bid at the Auction.
- 2. CONSENT TO TERMS.** Registering for or bidding at the Auction will be deemed proof of Bidder's receipt of and agreement to be bound by these Terms and Conditions, any announcements made at the auction, and, if Bidder becomes the Buyer, the Contract for Purchase and Sale. Bidder further agrees and understands any announcements made during the Auction take precedence over anything previously stated or printed, including these Terms and Conditions.
- 3. PROPERTY CONDITION.** The Property is offered at public auction in its present, "as is where is" condition and is accepted by Bidder without any expressed or implied warranties or representations from Seller or Sudduth Realty, including, but not limited to, the following the condition of the Property; the Property's suitability for any or all activities or uses; the Property's compliance with any laws, rules, ordinances, regulation, or codes of any applicable government authority; the Property's compliance with environmental protection, pollution, or land use laws, rules, regulations, orders, or requirements; the disposal, existence in, on, or under the Property of any hazardous materials or substances; or any other matter concerning the Property. It is incumbent upon Bidder to exercise Bidder's own due diligence, investigation, and evaluation of suitability of use for the Property prior to bidding.
- 4. INSPECTIONS.** The Property is not offered contingent upon inspections. It is Bidder's responsibility to have any and all desired inspections completed prior to bidding including but not limited to the following; roof; structure, termite, environmental, survey, encroachments; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mild; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information, flight patterns; or any other desired inspection. Bidder acknowledges that Bidder has been provided an opportunity to inspect the Property prior to the auction and that Bidder has either performed all desired inspection or accepts the risk of not having done so. Any information provided by Seller or Sudduth Realty has been obtained from a variety of sources. Seller and Sudduth Realty have not made any independent investigation or verification of the information and make no representation as to its accuracy or completeness. In bidding on the Property, Bidder is relying solely on Bidder's own investigation of the Property and not on any information provided or to be provided by Seller or Sudduth Realty.
- 5. PERSONAL PROPERTY.** No personal property shall be conveyed with the Property unless specifically included in the Contract for Purchase and Sale.
- 6. FINANCING CONTINGENCY.** The Property is being auctioned as a cash sale which is not contingent on Buyer's ability to obtain financing. It is Bidder's responsibility to ensure purchase money funds are in place prior to bidding at the Auction. Buyer's failure to close as a result of insufficient financing shall constitute a breach of contract.
- 7. BIDDER REGISTRATION.** This Auction is for registered bidders only. Live Bidders MUST register their name, address, and telephone number with Sudduth Realty, along with a photo I.D. on or before the day of the Auction either in person or online.
- 8. AUCTION PROCEDURE.** For purposes of the Auction, the Property will be offered in one parcel as identified in the Contract for Purchase and Sale. Bidder's bid constitutes an irrevocable offer to purchase the Property and Bidder may be bound by said offer. The final bid price shall be determined by competitive bidding. Bids remain open until the auctioneer declares the bidding closed. Should any dispute arise between Bidders, the Auctioneer shall have the right to make the final decision to either determine the successful Bidder or to re-sell the property that is in dispute. Auctioneer's sales records shall be conclusive in all respects. It is the responsibility of Bidder to make sure that Sudduth Realty is aware of Bidder's attempt to place a bid. Sudduth Realty disclaims any liability for damages resulting from bids not spotted, executed, or acknowledged. Sudduth Realty is not responsible for errors in bidding and Bidder releases and waives any claim against Sudduth Realty for bidding errors.
- 9. BUYER'S PREMIUM.** A buyer's premium of 10% of the final bid price (\$1,500 minimum) will be added final bid price determine the total sales price ("Sales Price") for the Property.
- 10. RESERVE AUCTION.** The Property shall be sold to the highest bidder, subject to a minimum bid or reserve price.
- 11. EXECUTION OF CONTRACT.** Buyer must immediately execute the Contract for Purchase and Sale and tender a nonrefundable earnest money deposit in the form of personal check, cashier's check, or immediately available certified funds in the amount set forth by Sudduth Realty. The balance of the Sales Price will be due in immediately available certified funds at closing on the specified closing date. Closing must occur within 30 days of the date of the Auction, or as otherwise agreed by Seller and Buyer.
- 12. EARNEST MONEY DEPOSIT.** Upon completion of the Auction, Buyer shall deliver to Seller a non-refundable earnest money deposit equal to 10% of the sales Price.

13. **ASSIGNMENT.** No Bidder or Buyer may assign any of its rights or obligations under these Terms and Conditions, including their bid or obligation to purchase the Property, without the written consent of Seller and Sudduth Realty. In the event such written consent is provided, these Terms and Conditions are binding on Bidder and Bidder's partners, representatives, employees, successors, executors, administrators, and assigns.
14. **FAILURE BY BUYER.** If Buyer fails or refuses to execute the Contract for Purchase and Sale, at the sole discretion of Seller, these signed Terms and Conditions together with the Contract for Purchase and Sale executed by the Seller are to be construed together for the purposes of satisfying the statute of frauds and will collectively constitute an enforceable agreement between Buyer and Seller for the sale and purchase of the Property.
15. **ONLINE AUCTIONS/BIDS.** In the case of online bidding neither the company providing the software nor Sudduth Realty shall be held responsible for any missed bid or the failure of the software to function properly for any reason. A winning online bidder is required to execute the Contract for Purchase and Sale and tender a nonrefundable earnest money deposit in the amount set forth by Sudduth Realty the next business day following the conclusion of the Auction. Such earnest money deposit must be in the form of wire transfer, cashier's check, or personal check with bank letter of guarantee. The closing time of an online auction shall automatically extend an additional 2 minutes whenever a bid is placed within the last 2 minutes of the scheduled closing time.
16. **BROKER/AGENT PARTICIPATION.** Real estate broker or agent participation is welcomed. Any brokers or agents must pre-register with Sudduth Realty no later than 5p.m. 2 business days prior to auction date by completing the Broker Registration Form, available on SudduthRealty.com. If buyer has a buyer's broker have the buyer's broker register with Sudduth Realty in advance of registering online.
17. **CHOICE OF LAW.** These Terms and Conditions are to be governed by and construed in accordance with the laws of Kansas. In the event that any provision contained in these Terms and Conditions is determined to be invalid, illegal, or unenforceable by a court of competent jurisdiction, the validity, legality, and enforceability of the remaining provisions of the Terms and Conditions will not be in any way impaired.
18. **AUCTIONEER'S LIABILITY.** Sudduth Realty is not a party to any Contract for Purchase and Sale between Seller and Bidder. In no event will Sudduth Realty be liable to Bidder for any damages arising out of or related to this Auction, The Contract for Purchase and Sale, or Seller's failure to execute or abide by the Contract for Purchase and Sale. Notwithstanding anything herein to the contrary, to the extent any warranties or representations may be found to exist, the warranties or representations are between Seller and Bidder. Sudduth Realty may not be held responsible for the correctness of any such representation or warranties or for the accuracy of the description of the Property. Neither Seller nor Sudduth Realty, including its employees and agents, will be liable for any damage or injury to any property or person at or upon the Property. Any person entering on the Property assumes any and all risks whatsoever for their safety and for any minors or guests accompanying them. Seller and Sudduth Realty expressly disclaim any "invitee" relationship and are not responsible for any defects or dangerous conditions on the Property, whether obvious or hidden. Seller and Sudduth Realty are not responsible for any lost, stolen, or damaged property.
19. **AGENT OF SELLER.** The Auctioneer, Sudduth Realty (and any appointed real estate agent, where applicable), is acting as a designated Seller's and not as an agent of the Buyer. The Buyer may be required to sign an Agency Agreement acknowledging that they are aware they are not receiving any representation.
20. **MEDIA RELEASE.** Bidder authorizes, and warrants that such Bidder has authority and consent to authorize, Sudduth Realty to film, photograph, or otherwise record the voice or image of Bidder and any guest or minor accompanying Bidder at this Auction, and to use the films, photographs, recordings, or other information about the Auction, including the sales price of the Property, for promotional or other commercial purposes.
21. **REFUSAL OF SERVICE.** Sudduth Realty may, in its sole discretion, reject, disqualify, or refuse any bid believed to be fraudulent, illegitimate, not in good faith, made by someone who is not competent, or made in violation of these Terms and Conditions or applicable law, and may further to refuse admittance to or expel anyone from the auction premises for interference with the Auction activities, nuisance, canvassing or any other reason deemed necessary by Sudduth Realty.
22. **FAIR HOUSING.** Sudduth Realty is committed to compliance with all federal, state, and local fair housing laws, and will not discriminate against any person because of race, color, religion, national origin, sex, familial status, disability, or any other specific classes protected by applicable laws. Sudduth Realty will allow reasonable accommodation or reasonable modification based upon a disability-related need.
23. **CONTACT INFORMATION.** Sudduth Realty is committed to protecting your privacy and will only share personal information you provide with third parties for the purpose of improving our services or for providing notifications and marketing. You may opt out of any contact or notifications, or to have us remove your personal information by sending a request to our office at office@sudduthrealty.com.

Alan E. Bangert 12-17-21
 Seller Date

Robert A. Bangert 12-17-21
 Buyer Seller Date

Seller Buyer

Date

Buyer

Date



Realty Executives Sudduth Realty & Auctions, Inc.

Real Estate Brokerage Relationships

Kansas law requires real estate licensees to provide the following information about brokerage relationships to prospective sellers and buyers at the first practical opportunity.

Do not assume that an agent is acting on your behalf, unless you have signed a contact with the agent's firm to represent you.

As a customer, you represent yourself. Any information that you, the customer, disclose to the agent representing another party will be disclosed to that other party.

Even though licensees may be representing other parties, they are obligated to treat you honestly, give you accurate information, and disclose all known adverse material facts.

Types of Brokerage Relationships: A real estate licensee may work with a buyer or seller as a seller's agent, buyer's agent or transaction broker. The disclosure of the brokerage relationship between all licensees involved and the seller and buyer must be included in any contract for sale and in any lot reservation agreement.

Seller's Agent: The seller's agent represents the seller only, so the buyer may be either unrepresented or represented by another agent. In order to function as a seller's agent, the broker must enter into a written agreement to represent the seller. Under a seller agency agreement, all licensees at the brokerage are seller's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a seller's agent and the supervising broker of the designated agent functions as a transaction broker.

Buyer's Agent: The buyer's agent represents the buyer only, so the seller may be either unrepresented or represented by another agent. In order to function as a buyer's agent, the broker must enter into a written agreement to represent the buyer. Under a buyer agency agreement, all licensees at the brokerage are buyer's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a buyer's agent and the supervising broker of the designated agent functions as a transaction broker.

Designated Seller's Agent: A designated seller's agent who has been designated by the broker to represent the seller to the exclusion of all other licensees affiliated with the firm.

Designated Buyer's Agent: A designated Buyer's agent is a buyer's agent who has been designated by the broker to represent the buyer to the exclusion of all other licensees affiliated with the firm.

A Transaction Broker is not an agent for either party and does not advocate the interests of either party. A transaction brokerage agreement can be written or verbal.

Duties and Obligations: Agents and transaction brokers have duties and obligations under K.S.A. 58-30,106, 58-30,107, and 58-30,113, and amendments thereto. A summary of those duties are:

An Agent, either seller's agent or buyer's agent, is responsible for performing the following duties:

- promoting the interests of the client with the utmost good faith, loyalty, and fidelity
- protecting the clients confidences, unless disclosure is required
- presenting all offers in a timely manner
- advising the client to obtain expert advice
- accounting for all money and property received
- disclosing to the client all adverse material facts actually known by the agent
- disclosing to the other party all adverse material facts actually known by the agent

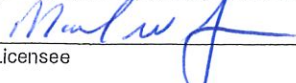


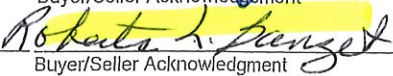
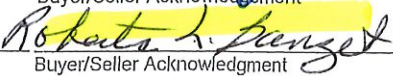
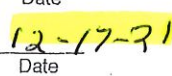
The transaction broker is responsible for performing the following duties:

- protecting the confidences of both parties
- exercising reasonable skill and care
- presenting all offers in a timely manner
- advising the parties regarding the transaction
- suggesting that the parties obtain expert advice
- accounting for all money and property received
- keeping the parties fully informed
- assisting the parties in closing the transaction
- disclosing to the parties all adverse material facts actually known by the transaction broker

Agents and Transaction Brokers have no duty to:

- conduct an independent inspection of the property for the benefit of any party
- conduct an independent investigation of the buyer's financial condition
- independently verify the accuracy or completeness of statements made by the seller, buyer, or any qualified third party.

General Information: Each real estate office has a supervising broker or branch broker who is responsible for the office and the affiliated licensees assigned to the office. Below are the names of the licensee providing this brochure, the supervising/branch broker, and the real estate company.

		
Licensee	Buyer/Seller Acknowledgment	Date
		
Realty Executives Sudduth Realty & Auctions, Inc. Firm	Buyer/Seller Acknowledgment	Date

Charles Garrison, Supervising Broker

Mold Notice, Disclosure, and Disclaimer

(Buyer and Seller)

Property Address: 1385 SW 170th Leon KS 67074

- Seller's Disclosure:** To the best of Seller's actual knowledge, Seller represents:
 - The Property described above _____ has X has not been previously tested for molds:
(If the answer for 1.a. is "has not", then skip 1.b and 1.c and go to Section 2.)
 - The molds found _____ were _____ were not identified as toxic molds;
 - With regard to any molds that were found, measures _____ were _____ were not taken to remove those molds.
- Mold Inspection:** Molds, fungus, mildew, and similar organisms ("Mold Condition") may exist in the Property of which the Seller is unaware and has no actual knowledge. The Mold may have occurred in roofs, pipes, walls, plant pots, or where there has been flooding. A professional home inspection may not disclose Mold Conditions. As a result, Buyer may wish to obtain an inspection specifically for Mold Conditions to more fully determine the condition of the Property and this environmental status. Neither Seller's nor Buyer's agents are experts in the field of Mold Conditions and other related conditions and Buyer and Seller shall not rely on Broker or its agents for information relating to such conditions. Buyer is strongly encouraged to satisfy itself as to the condition of the property.
- Hold Harmless:** Buyer's decision to purchase the Property is independent of representation of the Broker or Broker's agent involved in the transaction regarding Mold Conditions. Accordingly, Buyer agrees to indemnify and hold Realty Executives Sudduth Realty, Inc. (Mark Sudduth Realty, Inc.) Broker(s), Transaction Broker, Agents, and Designated Agent(s) harmless in the event any Mold Conditions are present on the Property.
- Receipt of Copy:** Seller and Buyer have read and acknowledge receipt of a copy of this Mold Disclosure.

Professional Advice: Seller and Buyer acknowledge that they have been advised to consult with a professional of their choice regarding any questions or concerns relating to Mold Conditions or this Mold Disclosure.

Buyer Date

Alan E. Banget 12-17-21
Seller Date

Buyer Date

Robert L. Banget 12-17-21
Seller Date



ArcGIS Web Map



This map is intended for informational purposes only. It should not be used in lieu of a survey to determine property boundaries.

RoadCenterline

	KANSAS TURNPIKE		TOWNSHIP		TOWNSHIP
	PAPER		US HWY		US HWY
	PRIVATE		Municipal Boundaries		Municipal Boundaries
	STATE HWY				

	County Boundary
	Parcel_Data
	BLDG_LL
	Subdivisions

This database was last updated on 3/4/2022 at 8:05 PM

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Parcel Details for 008-338-34-0-00-00-002.02-0 - Printer Friendly Version

Owner Information	
Owner's Name (Primary):	BANZET, ALAN E & ROBERTA L
Mailing Address:	1385 SW 170th St Leon, KS 67074-9104

Property Address	
Address:	1385 SW 170th St Leon, KS 67074

General Property Information	
Property Class:	Farm Homesite - F
Living Units:	1
Zoning:	
Neighborhood:	011.0
Taxing Unit:	201

Deed Information	
Document #	Document Link
1051-0016	View Deed Information
1026-0084	View Deed Information
0764-0227	View Deed Information

Neighborhood / Tract Information ✕

Neighborhood: 011.0
Tract: Section: 34 Township: 28 Range: 05E
Tract Description: S34 , T28 , R05E , ACRES 40.1 , BEG NW/C NE/4 E920 S660 W351.5 S1998.2 W568.4 N2655.7 TO POB LESS ROW

Land Based Classification System ✕

Function: Farming / ranch operation (with improvements)
Activity: Farming, plowing, tilling, harvesting, or related activities
Ownership: Private-fee simple
Site: Dev Site - crops, grazing etc - with structures

Property Factors ✕

Topography:	Level - 1; Rolling - 4	Parking Type:	Off Street - 1
Utilities:	Public Water - 3; Septic - 6	Parking Quantity:	Adequate - 2
Access:	Paved Road - 1	Parking Proximity:	On Site - 3
Fronting:	Secondary Artery - 2	Parking Covered:	
Location:	Neighborhood or Spot - 6	Parking Uncovered:	

Appraised Values ✕

Tax Year	Property Class	Land	Building	Total
2022	Farm Homesite - F	14,400	107,600	122,000
2022	Agricultural Use - A	13,700	00	13,700
2021	Farm Homesite - F	12,200	94,080	106,280
2021	Agricultural Use - A	13,260	00	13,260
2020	Farm Homesite - F	11,200	96,810	108,010
2020	Agricultural Use - A	12,820	00	12,820

Market Land Information ✕

Type	Method	Area or Acres	Eff. Frontage	Eff. Depth	Est. Value
Regular Lot - 1	Acre	1.40			00
Influence #1:		Influence #2:		Influence Override:	
Factor:		Factor:		Depth Factor:	

Building #: 1

Dwelling Information

Residence Type: Residential/Agricultural - 1
 Quality: AV-
 Year Built: 1968
 Effective Year:
 MS Style: 1
 LBCS Structure: Detached SFR unit
 # of Units:
 Total Living Area:
 Calculated Area: 1,616
 Main Floor LA: 1,616
 Upper Floor LA %:
 CDU: FR
 Phys / Func / Econ: FR / N/A / N/A
 Ovr % Good / RCN: /
 Remodel:
 % Complete:
 Assessment Class:
 MU Class #1 / %: / MU Class #2 / %: / MU Class #3 / %: /

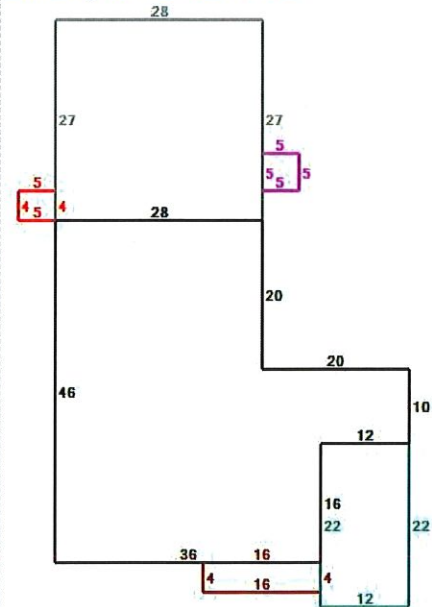
Component Sales Information

Architectural Style: Ranch
 Basement Type: Crawl - 2
 Total Rooms: 7
 Bedrooms: 4
 Family Rooms:
 Full Baths: 2
 Half Baths:
 Garage Capacity:
 Foundation: Concrete - 2

Residential Components

Code / Description	Units	Percentage	Quality	Year
Attached Garage	756			
Slab Porch with Roof	20			
Slab Porch with Roof	25			
Frame, Plywood or Hardboard		100		
Composition Shingle		100		
Raised Subfloor	1,616			
Warmed & Cooled Air		100		
Plumbing Fixtures	8			
Plumbing Rough-ins	1			
Automatic Floor Cover Allowance				
Attached Garage	264			
Raised Slab Porch with Roof	64			
Garage Finish, Attached	756			

Building #: 1 Sketch Vector



- Black** = Original
- Gray** = Attached Garage (SF) 1
- Red** = Slab Porch (SF) with Roof 2
- Fuchsia** = Slab Porch (SF) with Roof 3
- Teal** = Addition 4
- Maroon** = Raised Slab Porch (SF) with Roof 5

Occup	MS		Quantity	Year Effective		LBCS	Area	Perim	Hgt	Dimensions		Phys			Econ	Ovr %	RCN	% Good	MS Value
	Class	Rank		Year	Year					(L x W)	Stories	Cond	Func	Reason					
Residential Garage - Detached	D	AV	1	2003		984	130	8	41 x 24	1	AV	AV				25033	30	7510	

Components

Code	Code Description	Units	Percentage %	Area	Other	Rank	Year
Agricultural Land							
Land Type:	Dry Land - DR	Irrig. Type:	Adjust Code:	Use Value:	650		
Acres:	1.70	Well Depth:	Govt. Prgm:	Market Value:	7,350		
Soil Unit:	4671	Acre Feet:	Base Rate: 380				
		Acre Feet/Ac:	Adjust Rate: 380				
Land Type:	Dry Land - DR	Irrig. Type:	Adjust Code:	Use Value:	5,190		
Acres:	9.80	Well Depth:	Govt. Prgm:	Market Value:	58,190		
Soil Unit:	6401	Acre Feet:	Base Rate: 530				
		Acre Feet/Ac:	Adjust Rate: 530				
Land Type:	Dry Land - DR	Irrig. Type:	Adjust Code:	Use Value:	5,070		
Acres:	11.40	Well Depth:	Govt. Prgm:	Market Value:	57,360		
Soil Unit:	6403	Acre Feet:	Base Rate: 445				
		Acre Feet/Ac:	Adjust Rate: 445				
Land Type:	Dry Land - DR	Irrig. Type:	Adjust Code:	Use Value:	1,670		
Acres:	3.00	Well Depth:	Govt. Prgm:	Market Value:	18,720		
Soil Unit:	8302	Acre Feet:	Base Rate: 558				
		Acre Feet/Ac:	Adjust Rate: 558				
Land Type:	Native Grass - NG	Irrig. Type:	Adjust Code:	Use Value:	580		
Acres:	7.80	Well Depth:	Govt. Prgm:	Market Value:	18,520		
Soil Unit:	4671	Acre Feet:	Base Rate: 74				
		Acre Feet/Ac:	Adjust Rate: 74				
Land Type:	Native Grass - NG	Irrig. Type:	Adjust Code:	Use Value:	370		
Acres:	4.00	Well Depth:	Govt. Prgm:	Market Value:	12,170		
Soil Unit:	6401	Acre Feet:	Base Rate: 92				
		Acre Feet/Ac:	Adjust Rate: 92				
Land Type:	Native Grass - NG	Irrig. Type:	Adjust Code:	Use Value:	20		
Acres:	0.20	Well Depth:	Govt. Prgm:	Market Value:	610		
Soil Unit:	6403	Acre Feet:	Base Rate: 92				
		Acre Feet/Ac:	Adjust Rate: 92				
Land Type:	Native Grass - NG	Irrig. Type:	Adjust Code:	Use Value:	150		
Acres:	0.80	Well Depth:	Govt. Prgm:	Market Value:	5,110		
Soil Unit:	8302	Acre Feet:	Base Rate: 185				
		Acre Feet/Ac:	Adjust Rate: 185				
Agricultural Land Summary							
Dry Land - DR Acres:	25.90	Total Land Acres:	38.70				
Native Grass - NG Acres:	12.80	Total Land Use Value:	13,700				
		Total Land Mkt Value:	178,030				

This parcel record was last updated on 3/5/2022 at 6 am.

PROPERTY TAX INFORMATION



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Current Tax Information

Type CAMA Number Tax Identification
 RL 338 34 0 00 00 002 02 0 01 201-274111

Owner ID Banz00001 Banzet, Alan E & Roberta L

Taxpayer ID Well00159 Wells Fargo R E Tax Services

1385 SW 170TH 67074

Subdivision Block Lot(s) Section 34 Township 28 Range 05

Year	Statement #	Line #	Warrant #	Specials Description	Specials Payoff	1st Half Due	2nd Half Due	Total Due*	1st Half Paid	2nd Half Paid
<u>2021</u>	0082995	001			0.00	1,144.38	1,144.38	1,144.38	Yes	No

Click on underlined tax year to see payment detail and where the tax dollars go.

* - Does not include all interest, penalties and fees.

For delinquent tax pay off amount contact Butler County Treasurer 205 W. Central Ave, El Dorado, KS 67042, (316) 322-4210

[Tax History](#)

[Current Real Estate Detail](#)

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Security 1st Title

Any questions regarding this report should be directed to: **Judy Cachard**
Phone: **316-322-8164**, Email: **jcachard@security1st.com**

The above fees do not include all documents that may be filed in each county. Some fees may vary. For a full list of recording fees, services and format requirements, please contact the Register of Deeds Office for the specific county in question.

(NOTE: Beginning January 1, 2019, Mortgage Registration Tax is no longer required in the State of Kansas.)

NOTE: The State of Kansas requires that any deed transferring real estate must be accompanied by a Real Estate Validation Questionnaire. This form must be executed by either the Grantor (Seller) or the Grantee (Buyer). Certain exemptions do apply. The official form can be obtained from the Register of Deeds or from Security 1st Title. Photocopies of the official form will not be accepted.

NOTE: For documents electronically recorded, there is an additional third-party service fee of \$5.00 per document, which is in addition to the County recording fees.

4. If asked to issue a title insurance commitment for a potential buyer of the subject property, the commitment would include the following exceptions, along with any other matters that may arise after the date of this report:
 1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met
 2. Rights or claims of parties in possession not shown by the Public Records
 3. Easements, or claims of easements, not shown by the Public Records
 4. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land
 5. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.



Security 1st Title

Any questions regarding this report should be directed to: **Judy Cachard**
Phone: **316-322-8164**, Email: **jcachard@security1st.com**

6. Taxes, or special assessments, if any, not shown as existing liens by the Public Records

7. **General taxes and special assessments for the fiscal year 2021 in the original amount of \$2,288.76**
First Installment: \$1,144.38; Due, but not delinquent until 12-20-2021,
Second Installment: \$1,144.38; Due, but not delinquent until 5-10-2022.
Property I.D. # 201-274111
PIN #201-274111

8. **Right of Way Contract for pipeline filed in Misc. Book 197, page 193**
In favor of: Cooperative Refinery Association
Affects: a portion of subject property

9. **Subject property may become subject to special assessments for various capital improvements as evidenced by numerous governmental filings of notice in the form of Petition for formation of the Muddy Creek Watershed Joint District No. 27, filed in Misc .Book 231, page 503.**

10. **Rights of parties in possession under unrecorded leases.**

11. **The application for title insurance does not give the name of the prospective purchaser. When such name is ascertained, the records must be searched for possible judgments. If the purchaser is to be an entity other than a natural person or persons, certain additional requirements may be necessary.**

Dated: November 27, 2021, at 7:30 a.m.

SECURITY 1ST TITLE

By: _____

LICENSED ABSTRACTER

Property Address: 1385 SW 170th Lane KS 67074

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

RB (ii) **AB** Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

RB (ii) **AB** Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) **AA** Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>Alan E. Banget</u>	<u>12-17-21</u>	<u>Roberto L. Banget</u>	<u>12-17-21</u>
Seller	Date	Seller	Date
_____	_____	_____	_____
Purchaser	Date	Purchaser	Date
<u>[Signature]</u>	<u>12-17-21</u>	_____	_____
Agent	Date	Agent	Date

Sales Agreement: 15757760

Amount Due: \$365.50

Alan,

Your plan expires on **4/30/2021**.
Renew today to avoid a lapse in coverage.

SUMMARY OF SERVICE RENEWAL

This renewal notice reflects payments received by 12/3/2020.
If you have not paid your renewal charge, please make your payment today.

Plan Type:	Termite Baiting Program
Coverage Range:	4/1/2021 - 4/30/2022
Property Serviced:	1385 South West 170th
Renewal Charge:	\$340.00
Subtotal:	\$340.00
Sales Tax:	\$25.50
Payment Due:	12/27/2020
Amount Due:	\$365.50

TERMINIX

RR_PRE
TC_6_145_PRE_RR_T2_73

1 Infestation odds within the designated market area are based on 2015–2017 Terminix new sales inspections and presence of termite activity.

2 According to the National Pest Management Association, termites alone cause over \$5 billion in property damage annually, a cost not covered by most homeowners insurance plans.

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Tax:

WICHITA
7011 W CENTRAL SUITE 133
WICHITA, KS 67212
(800) 837-6464

Residential Termite Bait System Trelona
Master Agreement #: i85260-000375268
Work Order #: 15874581834

Customer Name: ALAN BANZET	Home Phone: (316) 775-7685	Service Technician: MEFFORD, DYLLEN	Date/Time In: 11/26/2018 11:44AM
Contact Name:	Work Phone:	Employee Number: 85260	
Customer #: 10562763	Cell Phone:	License/Cert #: 2342 C	Page: 1
Sales Agrmt #: 15757760	E-mail Address:	Supervisor Name: LOWERY, JUSTIN	
Service Address: 1385 SOUTH WEST 170TH LEON, KS 67074	Frequency: Trimester	Supv.License/Cert #: 21609	
Billing Address: 1385 SOUTH WEST 170TH LEON, KS 67074	Customer Since: 4/11/16	Service Type: Regular	

General Information:

Total Stations Inspected	17	Stations Installed	0
Stations with Activity/Evidence	0	Stations Removed	0
Stations Replaced	0		

Structure Type : Crawl Space
Areas Inspected : Outside

Termite Activity

We continue to monitor for termite activity in your stations.
Bait placed in Stations 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17

Summary Of Charges:

Previous Balance	\$0.00
Credit	\$0.00
	\$0.00

11/26/2018

45274-2592. Please

WICHITA
7011 W CENTRAL SUITE 133
WICHITA, KS 67212
(800) 837-6464

Trelona Baiting Plan
Contract #: i85260-000375268

Customer Name: ALAN BANZET	Home Phone: (316) 775-7685	Representative: MEFFORD, DYLLEN
Mailing Address: 1385 SOUTH WEST 170TH LEON, KS 67074	Work Phone:	Inspection Date:
Property Address: 1385 SOUTH WEST 170TH LEON, KS 67074	Cell Phone:	Page: 2
	E-mail Address:	

Plan Qualifications:

Live Subterranean Termites Found?	No	Damage Found?:	Yes
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River City Exteriors LLC
 P.O. Box 16834
 Wichita, KS 67216



Alan Banzet
 1385 s.w170th
 Leon, Ks

Final Payment Invoice

Date: Wednesday, January 6, 2021

Instructions: See "Final Payment" Due Upon Receipt

Job Description		Pricing
	install 25 sq of siding install 8 windows and 1 french door.	
install french door . and 25 sq of vinyl siding and add soffit and fascia		\$19,119.00
add moisture barrier re shhet as need ed and close off 1 window and a garge door while framing out for futre windows		extra materi
extra door charge does not include screen door for french door		
	Job Total	\$19,119.00
	Final Payment Due	\$19,184.00

Check#1 ck# 7328
 Check#2 ck# 7339
 - 10,000.00
 9,184.00

Tel: 316-633-1491	Email: dwilliams@rivercityexteriors.net
-------------------	-----------------------------------------

Thank you for your business!
 DW +
 ck# 9,184
 Paid in full on
 1-22-2021

River City Exteriors LLC
 P.O. Box 16834
 Wichita, KS 67216



Alan Banzet
 1385 s.w170th
 Leon, Ks

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extra door charge does not include screen door for french door		
	Job Total	\$19,119.00
	Final Payment Due	\$19,184.00

Tel: 316-633-1491		Email: dwilliams@rivercityexteriors.net

River City Exteriors LLC
P.O. Box 16834
Wichita, KS 67216



Alan Banzet
1385 s.w170th
Leon, Ks

Contract Agreement

1 Payment

1.1 River City Exteriors requires one-half of the total as down payment, with the final half paid upon completion of the work.

1.1.1. Down Payment 2250.00 recieved

1.1.2. Final Payment = \$19,184.00

1.2 Invoicing

2.1 River City Exteriors will invoice for all charges.

3 Counterparts

3.1 This agreement may be signed by the parties in different counterparts and the signature pages combined will create a document binding on all parties.

4.1 Signatures

4.1 MY SIGNATURE BELOW INDICATES THAT I HAVE READ AND UNDERSTOOD THIS AGREEMENT.

River City Exteriors - Authorizing

Client Signature

Signature: _____

Signature: _____

Signature: _____

Signature: _____

Date: _____

Date: _____

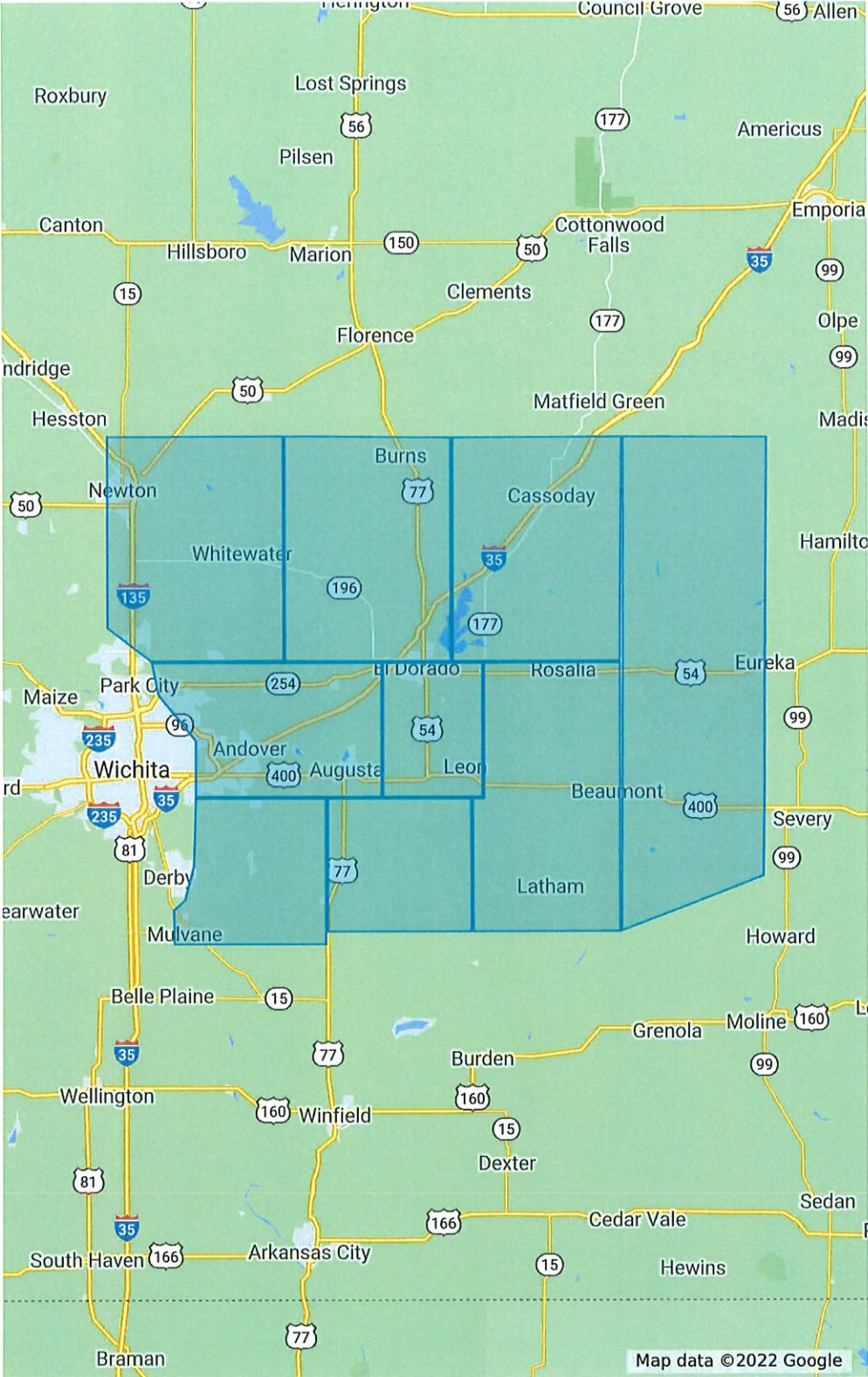
Velocity Service Map

Untitled layer

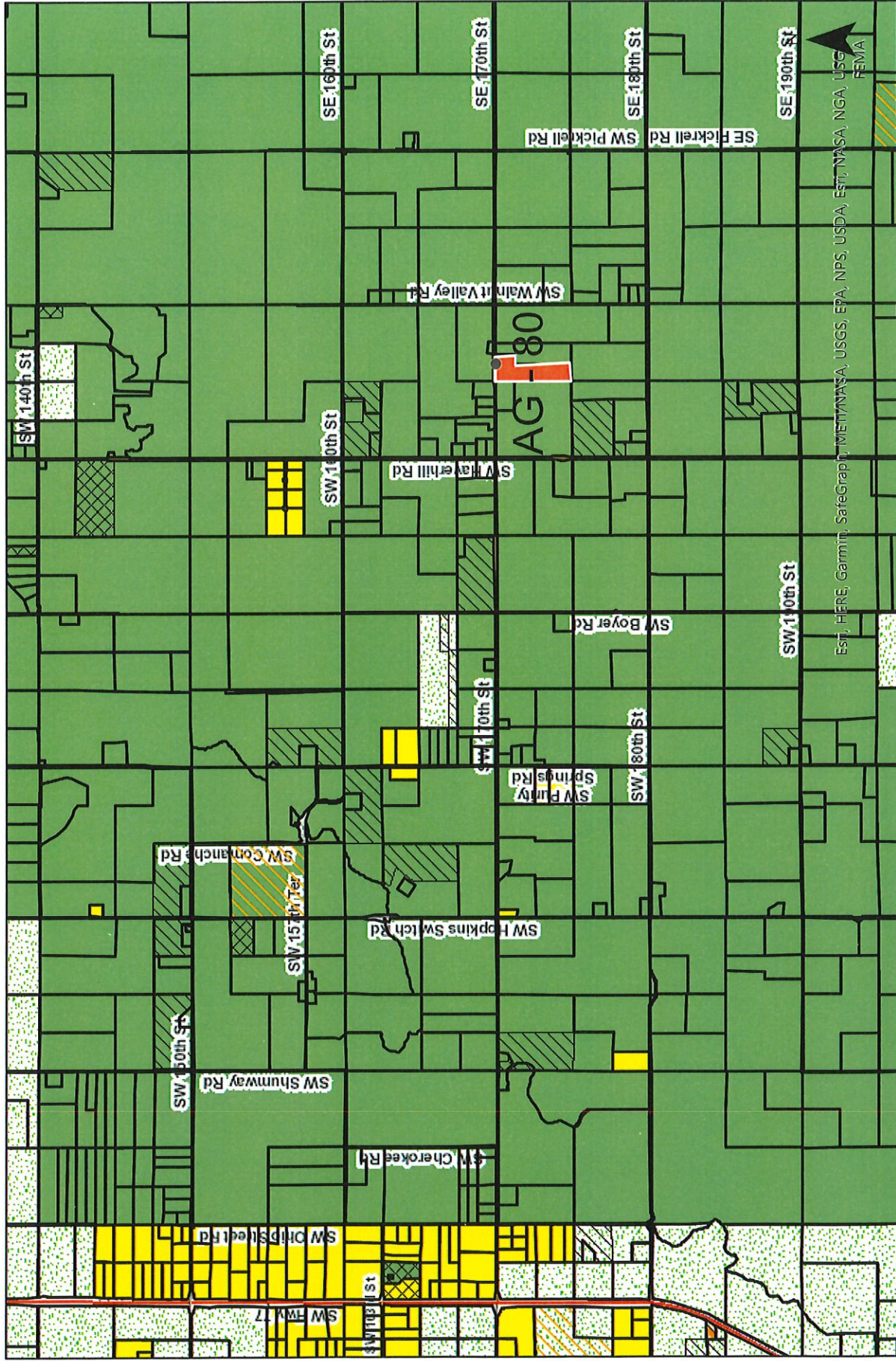
BEC Zones

 All items

All zone locations for velocity services.



ArcGIS Web Map



This map is intended for informational purposes only. It should not be used in lieu of a survey to determine property boundaries.

RoadCenterline
 — CITY
 — COUNTY ASPHALT
 - - - COUNTY GRAVEL

County Boundary
 Parcel_Data
 BLDG_LL