

AUCTION ADDRESS 2755 S Greenwood Wichita KS 67216

DATE: \_\_\_\_\_

The following terms and conditions form an integral part of the auction to be conducted by Sudduth Realty, Inc. 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 Sudduth Realty, 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, Inc., 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, Inc. has been obtained from a variety of sources. Seller and Sudduth Realty, Inc. 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, Inc.
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, Inc. 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, Inc. 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, Inc. 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, Inc. 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, Inc. is not a party to any Contract for Purchase and Sale between Seller and Bidder. In no event will Sudduth Realty, Inc. 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, Inc. 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, Inc. 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, Inc. 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, Inc. are not responsible for any lost, stolen, or damaged property.
19. **AGENT OF SELLER.** The Auctioneer, Sudduth Realty, Inc. (and any appointed real estate agent, where applicable), is acting as a designated Seller's agent 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, Inc. 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, Inc. 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, Inc.
22. **FAIR HOUSING.** Sudduth Realty, Inc. 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, Inc. will allow reasonable accommodation or reasonable modification based upon a disability-related need.
23. **CONTACT INFORMATION.** Sudduth Realty, Inc. 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](mailto:office@sudduthrealty.com).

*Mark Sudduth*

3-31-25

Seller

Date

Buyer

Date

Seller

Date

Buyer

Date



## 2755 S Greenwood Ave., – REMODELS & REPAIRS

### YEAR 2023:

- \*New HVAC system- 2023- \$5,800
- \* Interior & Exterior doors replaced, deadbolt & strike plate installed- \$2,312
- \*Fresh Interior painting including trim- \$3,000
- \*New Garage door & opener- \$1,350
- \*Bathroom remodel- including new backsplash, tile wall, etc - \$1945
- \* Kitchen remodel- incl. electrical, new cabinets, kitchen sink, faucet w/sprayer, etc-\$4,000
- \*New Refrigerator w/ice maker and new electric range- \$1509
- \*New flooring throughout
- \*New ceiling fan, light fixtures, GFI outlets, regular outlets, smoke detector
- \*New concrete driveway and back patio - \$3200
- \*New Siding & trim etc- \$2970
- \*Fresh Exterior paint- \$1150
- \*Numerous other jobs -\$750
- \*Detached garage remodel- \$7,000

-----

\*Hot water tank- **Year 2022**

\*Roof & replacement windows are recent but do not know the date.

*M. W. J.* 4-1-25





## 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. This brochure is provided for informational purposes and does not create an obligation to use the broker's services.

**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.

**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.

Mark Sudduth

Licensee

Sudduth Realty Inc

Real estate company name approved by the commission

Mark Sudduth

3/31/25

Supervising/branch broker

Buyer/Seller Acknowledgement (not required)

Mark Sudduth

Approved by the Kansas Real Estate Commission on October 10, 2017

InstanetFORMS

#2000



CAUTION

CAUTION

CAUTION

CAUTION

CAUTION

CAUTION

**FRAUD ALERT**

Address: 2755 S Greenwood  
Wichita Ks, 67216

**CALL BEFORE YOU WIRE FUNDS**

Real estate buyers and sellers are targets for wire fraud and many have lost hundreds of thousands of dollars because they failed to take two simple steps.

Obtain the phone number of your real estate agent and your escrow agent at your first meeting.

Call the known phone number to speak directly with your agent or escrow officer to confirm wire instructions PRIOR to wiring

Beware that cyber stalking and fraud are always changing.

Here is an example of a common type of fraud:

An email account (this could be agent's, escrow's, or consumer's email) is hacked. Hacker monitors the account, waiting for the time when consumer must wire funds. Agent, escrow, and consumer have no knowledge they are being monitored. Hacker, impersonating agent or escrow, instructs consumer to wire funds immediately. The wire instructions are for an account controlled by hacker. These instructions often create a sense of urgency and often explain that the agent or escrow officer cannot be reached by phone so any follow-up must be by email. When consumer replies to this email, consumer's email is diverted to hacker. Consumer wires the funds which are stolen by hacker with no recourse for consumer.

**Never wire funds without first calling the known phone number for agent or escrow and confirming the wire instructions. Do not rely upon e-mail communications.**

The best way to isolate yourself against this fraud is not to utilize electronic means to transfer money pertaining to a real estate transaction (i.e. ETF, wire transfer, electronic check, direct deposit, etc...)

The undersigned hereby acknowledge(s) receipt of this notice and the risks associated with, and the vulnerabilities of electronic transfer of funds. The undersigned further agree that if electronic transfer of funds is utilized in this transaction, they hereby hold the Brokerages, their agents and the designated title company harmless from all claims arising out of inaccurate transfer instructions, fraudulent taking of said funds and/or any other damage relating to the conduct of third parties influencing the implementation of transfer instructions.

mark@sudduthrealty.com

Authorized Email Address  
316-734-4175

Authorized Phone Number

Consumer Signature & Date

Authorized Email Address

Authorized Phone Number

Consumer Signature & Date

FOR MORE INFORMATION ON WIRE-FRAUD SCAMS OR TO REPORT AN INCIDENT, PLEASE REFER TO THE FOLLOWING LINKS:

Federal Bureau of Investigation: <http://www.fbi.gov>

Internet Crime Complaint Center: <http://www.ic3.gov>

RELEASED 12/24  
(REV 11/24)

This form is approved by legal counsel for REALTORS® of South Central Kansas exclusively for use by members of REALTORS® of South Central Kansas and other authorized REALTORS®. No warranty is made or implied as to the legal validity or adequacy of this form, or that its use is appropriate for all situations. Copyright 2024.



Property Address: 2755 S Greenwood Wichita KS 67216

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).

(ii) MS 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).

(ii) MS 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) MS 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>Mark Sudduth</u>	<u>3-31-25</u>	_____	_____
Seller	Date	Seller	Date
<u>Mark Sudduth</u>	<u>3-31-25</u>	_____	_____
Purchaser	Date	Purchaser	Date
<u>Mark Sudduth</u>	<u>3-31-25</u>	_____	_____
Agent	Date	Agent	Date



## Mold Notice, Disclosure, and Disclaimer

(Buyer and Seller)

Property Address: 2755 S Greenwood Wichita KS 67216

1. **Seller's Disclosure:** To the best of Seller's actual knowledge, Seller represents:
  - a. 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.)
  - b. The molds found \_\_\_\_\_ were \_\_\_\_\_ were not identified as toxic molds;
  - c. With regard to any molds that were found, measures \_\_\_\_\_ were \_\_\_\_\_ were not taken to remove those molds.
2. **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.
3. **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.
4. **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.

Mark Sudduth 3-31-35  
Buyer Date

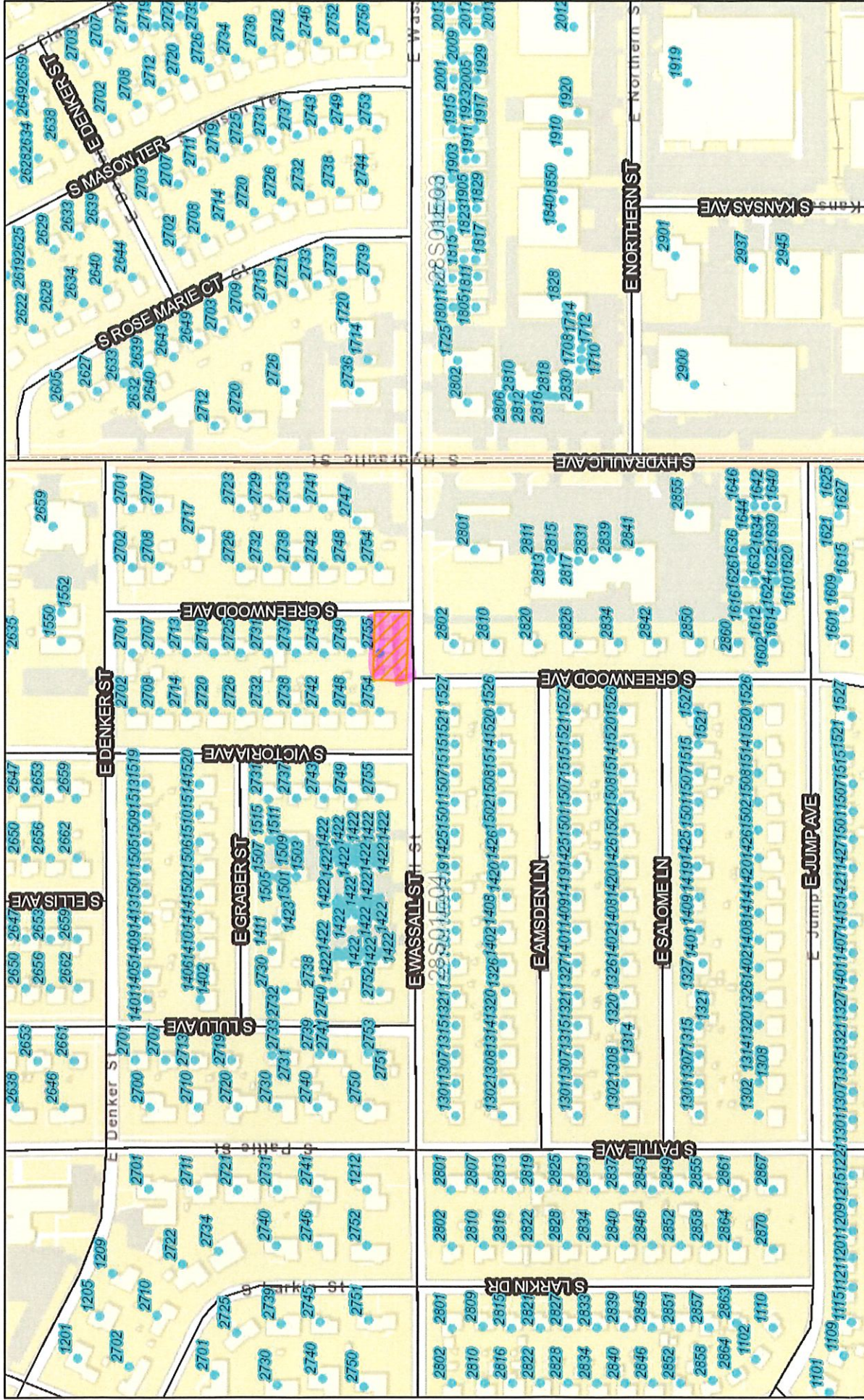
\_\_\_\_\_  
Seller Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Seller Date



# Viewer Map



March 31, 2025







SGORIONPROD Expanded Appraisal Card



Tax Year: 2025 Run Date: 3/10/2025 12:59:13 PM

Quick Ref: R177536

Parcel ID: 087-212-04-0-14-08-012-00-

Owner Name and Mailing Address

SUDDUTH ENTERPRISES LLC

608 STATE ST

AUGUSTA, KS 67010-1110

PROPERTY SITUS ADDRESS

2755 S GREENWOOD AVE  
WICHITA, KS 67216

LAND BASED CLASSIFICATION SYSTEM

Function: 1120 Multiple Dwelling Sfx:  
Activity: 1100 Household activities  
Ownership: 1100 Private-free simple  
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: R Residential - R  
Property Type: RU-Urban Res Homesite  
Living Units: 2  
Zoning: SF-5  
Multi-Zoning: N Non-Conforming: N  
Neighborhood: 542.0 542.0  
Economic Adj. Factor: /  
Map / Routing: 0602 USD 259  
School District: 00130573  
Legacy ID:  
Investment Class:  
Tax Unit Group: 6702-6702 001 WICHITA U-259

TRACT DESCRIPTION

LOT 11 BLOCK D  
GRABER ADD.



Image Date: 10/12/2020

PROPERTY FACTORS

Topography: Level - 1  
Utilities: All Public - 1  
Access: Paved Road - 1  
Fronting: Residential Street - 4  
Location: Neighborhood or Spot - 6  
Parking Type: On and Off Street - 3  
Parking Quantity: Adequate - 2  
Parking Proximity: On Site - 3  
Parking Covered:  
Parking Uncovered:

INSPECTION HISTORY					
Date	Time	Code	Reason	Appraiser	Contact
06/15/2021	3:22 PM	11	RE	565	
09/08/2016	1:00 PM	17	RE	521/548	
05/13/2016	8:13 AM	11	RE	544	

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
2025 APPRAISED VALUE					
Cls	Land	Building	Total	Cls	Total
R	22,300	105,500	127,800	R	108,200
Total			22,300	105,500	127,800
2024 APPRAISED VALUE					
Cls	Land	Building	Total	Cls	Total
R	22,300	105,500	127,800	R	108,200
Total			22,300	105,500	127,800

MISCELLANEOUS IMPROVEMENT VALUES			NEW CONSTRUCTION		
Class	Value	Reason Code	Class	Value	Reason Code

MARKET LAND INFORMATION

Size	Type	AC/ISF	Eff	FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	\$/Unit	Value Est
Sqft	1-Primary Site - 1	7,695												R0107	7,000.00	3.14	0.50	0.50	2.90	22,300
Total Market Land Value																				22,300

4-1-25



DWELLING INFORMATION

COMPS SALES INFORMATION

CALCULATED VALUES

Situs: 2755 S GREENWOOD AVE WICHITA, I  
 Res Type: 1-Single-Family Residence  
 Quality: 2.67-AV-  
 Year Blt: 1952      Est:  
 Eff Year:  
 MS Style: 1-One Story  
 LBSStruct: 1110-Detached SFR unit  
 No. of Units:

Arch Style: 02-Ranch  
 Bsmt Type: 2-Crawl - 2  
 Total Rooms: 4  
 Family Rooms:  
 Full Baths: 1  
 Garage Cap:  
 Foundation: Concrete - 2  
 Model/Mkt Area: 01

Bedrooms: 2  
 Half Baths:

Cost Land: 22,300  
 Cost Building: 112,180  
 Cost Total: 134,480  
 Ag Use Land: 0  
 Ag Buildings: 0  
 Misc. Buildings: 0  
 Manufactured Homes: 0  
 Income Value: 0  
 Market Value: 143,600  
 MRA Value: 164,300  
 Weighted Estimate: 175,700  
 New Construction: 0  
 Indexed Value: 0

Total Living Area: 840  
 Calculated Area: 840  
 Main Floor Living Area:  
 Upper Floor Living Area Pct:

CDU: AV+  
 Phys/Func/Econ: AV / /  
 Ovr Pct Gd/Rsn:

Remodel:  
 Remodel Descrip:  
 Percent Complete:  
 Assessment Class:  
 MU CIs/Pct:

Dwelling RCN: 123,140  
 Percent Good: 72  
 Mkt Adj: 95      Eco Adj: 100  
 Building Value: 84,230  
 Other Improvement RCN: 0  
 Other Improvement Value: 0

Value Method: OVR  
 Land Value: 22,300  
 Building Value: 105,500  
 Final Value: 127,800  
 Prior Value:

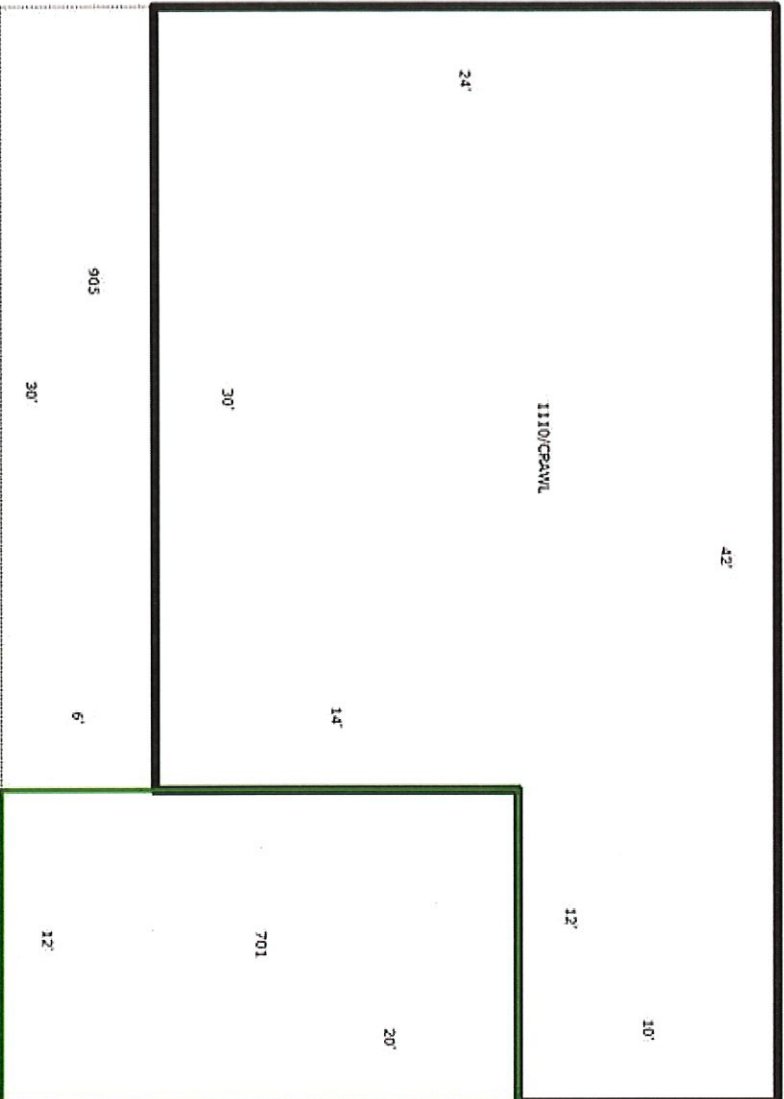
IMPROVEMENT COST SUMMARY				
Dwelling RCN:				123,140
Percent Good:				72
Mkt Adj:	95	Eco Adj:	100	
Building Value:				84,230
Other Improvement RCN:				0
Other Improvement Value:				0

DWELLING COMPONENTS				
No.	Code	Units	Pct	Quality Year
1	116-Frame, Siding/Shingle		100	
2	208-Composition Shingle		100	
3	351-Warmed & Cooled Air		100	
4	402-Automatic Floor Cover Allowance		100	
5	601-Plumbing Fixtures	5		
6	602-Plumbing Rough-ins	1		
7	621-Slab on Grade	240		
8	622-Raised Subfloor	600		
9	701-Attached Garage	240		
10	736-Garage Finish, Attached	240		
11	905-Raised Slab Porch with Roof	180		1.00





Status: 2755 S GREENWOOD AVE WICHITA, KS 67216



Sketch by: Adam Steach

Markus 4-1-25



Parcel ID: 087-212-04-0-14-08-012.00-

SGORIONPROD Expanded Appraisal Card

Quick Ref: R177536

Tax Year: 2025

Run Date: 3/10/2025 12:59:13 PM

DWELLING INFORMATION

Situs: 2755 S GREENWOOD AVE WICHITA, I

Res Type: 1-Single-Family Residence

Quality: 2.00-FR

Year Blt: 1954 Est:

Eff Year:

MS Style: 1-One Story

LBCSStruct: 1110-Detached SFR unit

No. of Units:

Total Living Area:

Calculated Area:

Main Floor Living Area:

Upper Floor Living Area Pct:

CDU: AV-

Phys/Func/Econ: AV / /

Ovr Pct Gd/Rsn:

Remodel:

Remodel Descrip:

Percent Complete:

Assessment Class:

MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 18-Cottage

Basmt Type: 1-Slab - 1

Total Rooms: 3

Family Rooms:

Full Baths: 1

Garage Cap:

Foundation: None - 1

Model/Mkt Area: 01

Bedrooms: 1

Half Baths:

IMPROVEMENT COST SUMMARY

Dwelling RCN:

Percent Good:

Mkt Adj:

Building Value:

Other Improvement RCN:

Other Improvement Value:

62,590

47

95

Eco Adj:

100

27,950

0

0

CALCULATED VALUES

Cost Land:

Cost Building:

Cost Total:

Ag Use Land:

Ag Buildings:

Misc. Buildings:

Manufactured Homes:

Income Value:

Market Value:

MRA Value:

Weighted Estimate:

New Construction:

Indexed Value:

Value Method:

Land Value:

Building Value:

Final Value:

Prior Value:

22,300

112,180

134,480

0

0

0

0

0

143,600

164,300

175,700

0

0

OVR

22,300

105,500

127,800

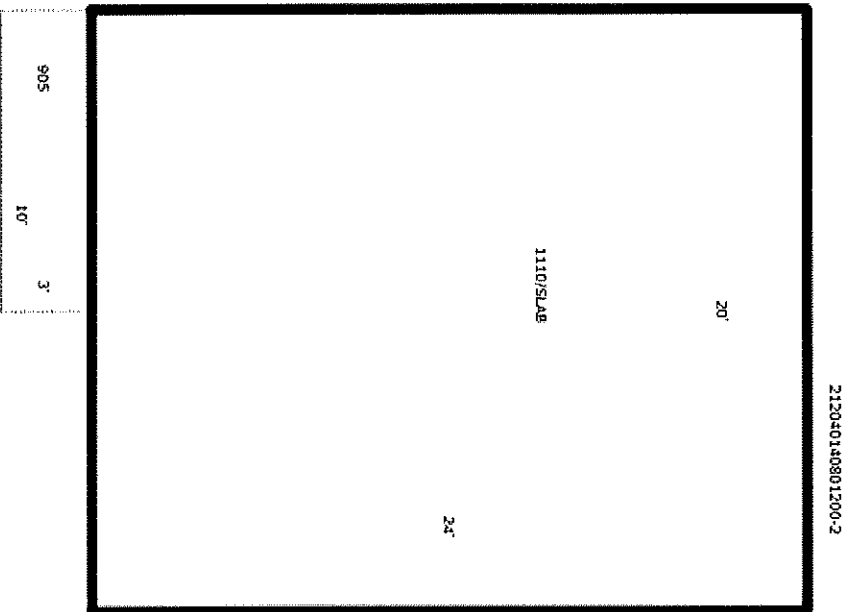
DWELLING COMPONENTS

No.	Code	Units	Pct	Quality	Year
1	116-Frame, Siding/Shingle		100		
2	208-Composition Shingle		100		
3	309-Forced Air Furnace		100		
4	402-Automatic Floor Cover Allowance				
5	601-Plumbing Fixtures	5			
6	602-Plumbing Rough-ins	1			
7	621-Slab on Grade	480			
8	905-Raised Slab Porch with Roof	30		1.00	

4-1-25  
Manfred



Situs: 2755 S GREENWOOD AVE WICHITA, KS 67216



Search by Agent Search

Mark L 4-1-25



[Home](#)

## 2755 S GREENWOOD AVE WICHITA

### Property Description

Property Type	Urban Res Homesite
Legal Description	LOT 11 BLOCK D GRABER ADD.
Property Address	2755 S GREENWOOD AVE, WICHITA, KS 67216
Owner	SUDDUTH ENTERPRISES LLC
Mailing Address	608 STATE ST AUGUSTA KS 67010-1110
Geo Code	B 10333
PIN	00130573
AIN	212040140801200
Quick Ref ID	R177536
Tax Unit	6702 001 WICHITA U-259
Land Use	1120 Multiple dwelling parcel
2025 Market Land Square Feet	7,695
2025 Total Acres	0.18
2025 Total Ag Acres	0.00
2025 Appraisal Value	\$127,800
2025 Assessment Value	\$14,698

### Assessment Values

Year	Class	Land	Improvements	Total	Change
2025	Residential	\$2,565	\$12,133	\$14,698	+18%

### Property Value Estimates

2025 Appraised Value	\$127,800
2025 Value Method	OVR
Override Reason	Cost Override
Method	Value
Cost Estimate	\$134,480

*Handwritten signature* 4-1-25

<b>Market Estimate</b>	\$143,600
<b>MRA Estimate</b>	\$164,300
<b>Weighted Estimate</b>	\$175,700
<b>Indexed Estimate</b>	\$0

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

## Appraisal Values

Year	Class	Land	Improvements	Total	Change
2025	Residential	\$22,300	\$105,500	\$127,800	+18%
2024	Residential	\$15,000	\$93,200	\$108,200	+4%
2023	Residential	\$15,000	\$88,800	\$103,800	+19%
2022	Residential	\$14,200	\$72,900	\$87,100	+9%
2021	Residential	\$8,600	\$71,100	\$79,700	
2020	Residential	\$7,800	\$71,900	\$79,700	+4%
2019	Residential	\$7,800	\$69,090	\$76,890	+3%
2018	Residential	\$4,000	\$70,290	\$74,290	+2%
2017	Residential	\$10,700	\$62,070	\$72,770	+3%
2016	Residential	\$10,700	\$60,140	\$70,840	

2024	Residential	\$1,725	\$10,718	\$12,443	+4%	2023	Residential	\$1,725	\$10,212	\$11,937	+19%
------	-------------	---------	----------	----------	-----	------	-------------	---------	----------	----------	------

*Michael J* 4-1-25



2022 Residential \$1,633 \$8,384 \$10,017 +9% 2021 Residential \$989 \$8,177 \$9,166

2020 Residential \$897 \$8,269 \$9,166 +4% 2019 Residential \$897 \$7,945 \$8,842 +3%

2018 Residential \$460 \$8,083 \$8,543 +2% 2017 Residential \$1,231 \$7,138 \$8,369 +3%

2016 Residential \$1,231 \$6,916 \$8,147

## 2024 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$10.00
<b>Totals:</b>		\$0.00	\$0.00	\$10.00

## Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2024	114.404000	\$1,251.02	\$10.00	\$0.00	\$0.00	\$1,261.02	\$1,261.02	\$0.00
2023	115.185000	\$1,278.25	\$16.76	\$0.00	\$0.00	\$1,295.01	\$1,295.01	\$0.00
2022	115.114000	\$1,061.11	\$16.76	\$0.00	\$0.00	\$1,077.87	\$1,077.87	\$0.00
2021	116.142000	\$1,018.56	\$15.80	\$0.02	\$0.00	\$1,034.38	\$1,034.38	\$0.00
2020	116.599000	\$1,022.76	\$15.60	\$0.00	\$0.00	\$1,038.36	\$1,038.36	\$0.00
2019	116.788000	\$986.62	\$15.60	\$0.00	\$0.00	\$1,002.22	\$1,002.22	\$0.00
2018	117.213000	\$955.35	\$11.76	\$0.00	\$0.00	\$967.11	\$967.11	\$0.00
2017	117.294000	\$935.64	\$11.76	\$0.00	\$0.00	\$947.40	\$947.40	\$0.00
2016	117.201000	\$908.82	\$9.76	\$0.00	\$0.00	\$918.58	\$918.58	\$0.00
2015	119.845000	\$930.39	\$9.76	\$0.00	\$0.00	\$940.15	\$940.15	\$0.00

## Tax Authorities

 4-1-25

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	28.701000
0518 CITY OF WICHITA	32.816000
0602 USD 259	15.876000
0602 USD 259 SC	8.000000
0602 USD 259 SG	20.000000
0754 USD 259 BOND	7.511000

Total: 114.404000



[Contact Us](#)

[Jobs](#)

[Subscriber Access](#)

[Road Closings](#)

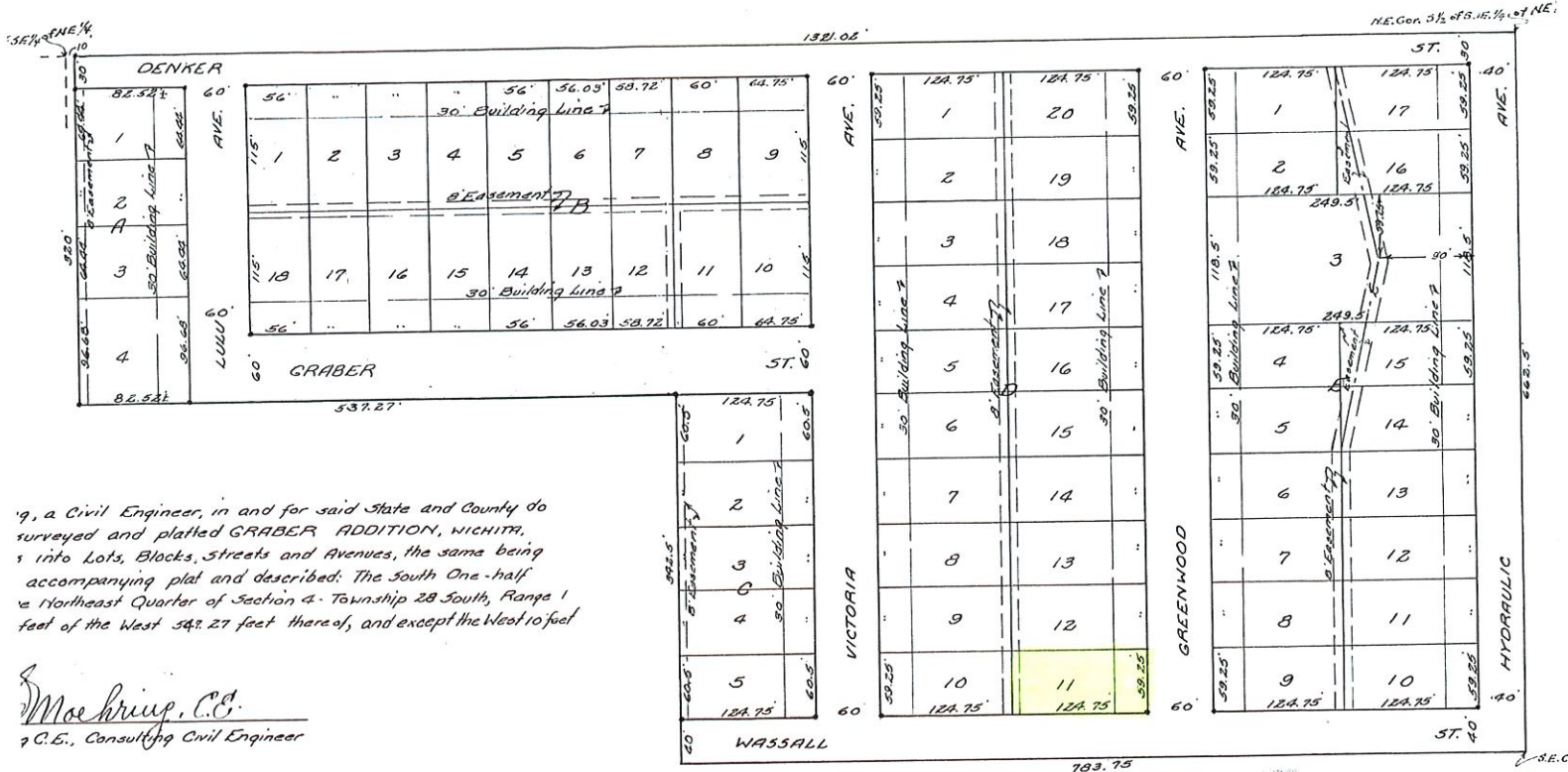
[ADA Information](#)

[Concealed Carry](#)

*Markus* 4-1-25



# GRABER ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



I, a Civil Engineer, in and for said State and County do surveyed and platted GRABER ADDITION, WICHITA, into Lots, Blocks, Streets and Avenues, the same being accompanying plat and described: The South One-half Northeast Quarter of Section 4 - Township 28 South, Range 1 West 34.27 feet thereof, and except the West 10 feet

Moebling, C.C.  
C.E., Consulting Civil Engineer

presents, that we the undersigned property of the land above is certificate have caused the same to be surveyed and platted into Avenues, the same to be known as GRABER ADDITION, was. The Streets and Avenues are hereby dedicated to and for use for the construction and maintenance of public utilities and plat are hereby granted.

Graber Harry Graber

at on this 19th day of July 1950, before me, a Notary Public and County, came Henrietta G. Graber and Harry Graber, her now to be the same persons who executed the foregoing instrument and acknowledge the same as their voluntary act and deed. Witness my hand and seal of office this 19th day of July 1950.

Mina Rathke Notary Public

ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS has been submitted by Planning Commission of the City of Wichita, Kansas, and is approved by Board of Commissioners of the City of Wichita, Kansas with such plat be approved as proposed.

Dated this 25th day of July 1950  
City Planning Commission of the City of Wichita, Kansas

W. J. Smith  
State of Kansas } ss  
County of Sedgwick }

We the Chapple Investment Corporation, mortgagee on the above described property do hereby consent to the plat of Graber Addition to Wichita, Sedgwick County Kansas.

President J. N. Chapple Jr.  
Secretary J. M. Chapple Jr.

Be it remembered that on this 4th day of Aug. 1950 before me a notary Public in and for said State came J.N. Chapple, President and J.N. Chapple Jr., Vice President of the Chapple Investment Corporation, to me personally and they acknowledged the foregoing instrument of writing, and duly acknowledge the same as their voluntary act and deed of said Corporation.

My Commission Expires August 30th, 1952

See Restrictions m 279 p. 493  
ORDER - VAC. M 432. D 4

Approved by the Board of City Commissioners this 1st day of Aug. 1950  
Earl A. Clark  
City Clerk

Approved by the Board of County Commissioners this 13th day of Nov. 1950  
John P. Schumacher  
County Clerk

C. S. Aukerman  
J. W. Clark  
Entered on transfer record this 13th day of Nov. 1950  
John P. Schumacher

Notary Public Mae Hawkins





Sedgwick County...  
working for you

Date: 3/31/2025

Sedgwick County, Kansas

My Map

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.  
The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.  
© 2025 Sedgwick County Kansas Government.  
All rights reserved.

