



## Property Information Packet

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1113 W. Douglas Ave.  
Wichita, KS 67213



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519 N. Oliver • Wichita, Kansas 67208  
Phone 316.683.0612 • Fax 316.683.8822



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This Property is selling in its present condition and is accepted by the buyer(s) without any expressed or implied warranties or representations from the seller(s) or his(her) agent(s). It is incumbent upon the buyer(s) to exercise his(her) own due diligence prior to bidding on this property. It is the responsibility of the prospective purchaser(s) to have any and all inspections completed prior to the auction day including, but not limited to, roof, structure, termite, environmental, groundwater, flood designation, presence of lead-based paint and/or lead-based paint hazards, presence of mold, presence of asbestos, electrical, mechanical, plumbing and any other desired inspections, if any. Information given is from sources deemed reliable but NOT guaranteed by the seller(s) or the Realtor(s)<sup>®</sup> /Auctioneer(s). Announcements made the day of the auction shall take precedence over anything previously stated or printed. There will be a 10% Buyers Premium added to the high bid price to arrive at the final contract price.

Click photo to enlarge or view multi-photos.



**MLS#:** 337298 m VT: N  
**Status:** Active  
**Type:** Retail  
**Address:** 1113 W DOUGLAS AVE WICHITA, KS 67213  
**County:** Sedgwick  
**Area:** 301  
**Asking Price:** \$0 (Auction)  
**Class:** Commercial/Ind/Bus  
**Sale/Lease:** For Sale  
**Auction?:** Y  
**Sale/Rent? S**  
**Building Size (SQFT):** 2,001 - 3,000  
**Gross Bldg Sqft:** 300  
**Land Sqft:** 6,098  
**Net Rentable Sqft:**  
**Max Contiguous Sqft:** 300  
**Vacant Sqft:** 0  
**Original Price:** \$0  
**# of Stories:** 1  
**Year Built:** 1922  
**Acreeage:** 0.130

**General Info**

**Internet Display:** Y  
**Comment Display:** Y  
**Zoning:** Limited Comm  
**Building on Leased Land:**  
**Legal:**  
**Directions:** Seneca and Douglas. West to property.  
**Address Display:** Y  
**Valuation Display:** Y  
**Present Use of Bldg.:** BUSINESS  
**Investment Package Avail:** N

**Features**

**Loading Dock:** None  
**Overhead Doors:** None  
**Road Frontage:** City Arterial  
**Construction:** All Brick, Concrete-Poured  
**Roof:** Flat Roof  
**Utilities Avail:** Gas, Electric, City Water, City Sewer, Master Meter  
**Heating:** Forced Air, Gas  
**Proposed Financing:** Cash, Other/See Remarks  
**Ownership:** Individual  
**Tenant Paid:** External Building Repairs, Electricity, Gas, Internal Building Repairs, Janitorial, Mechanical Repairs, Personal Property Tax, Property Insurance, Real Estate Tax, Sewer, Trash, Water  
**Owner Paid:** External Building Repairs, Electricity, Gas, Internal Building Repairs, Janitorial, Mechanical Repairs, Personal Property Tax, Property Insurance, Real Estate Taxes, Sewer, Trash, Water  
**Documents on File:** Aerial Photos, Photographs, Sellers Prop. Disclosure  
**Flood Insurance:** Unknown  
**Misc. Features:** Security Lights, Security Systems  
**Rail:** None  
**Parking:** Parking Lot, Street Parking, Paved  
**Location:** Freestanding  
**Sidewall Height:** 11 Ft to 13 Ft  
**Floors:** Carpet, Tile  
**Electrical:** 110 Volt, 220 Volt  
**Cooling:** Central Air, Gas  
**Terms of Lease:** No Leases  
**Possession:** At Closing

**Taxes & Financing**

**Assumable:** N  
**Special Balance:** \$0.00  
**Gross Income:**  
**General Taxes:** \$4,511.43  
**Special Taxes:** \$5.46  
**Val Impr.:** \$132,500  
**General Tax Year:** 2011  
**Special Tax Year:** 2011  
**Earnest Money:** MCCURDY AUCTION LLC TRUST

**Auction Info**

**Auction?:** Y  
**Auction Location:** ONSITE  
**1-Open for Preview?:** Y  
**2-Open for Preview?:**  
**3-Open for Preview?:**  
**Broker Registration Req.?:** Y  
**Earnest Money?:** Y  
**Terms of Sale:**  
**Personal Property:**  
**Type of Auction Sale:** Reserve  
**1-Open/Preview Date:** 06/14/2012  
**2-Open/Preview Date:**  
**3-Open/Preview Date:**  
**Broker Registration Deadline:** 5PM PRIOR BUSINESS DAY  
**Earnest amount %/\$:** 10000  
**Method of Auction:** Live Only  
**Auction Date:** 06/14/2012  
**1-Open Start Time:** 2:00 PM  
**2-Open Start Time:**  
**3-Open Start Time:**  
**Buyer Premium?:** Y  
**Auction Offering:** Real Estate Only  
**Auction Start Time:** 3:00 PM  
**1-Open End Time:** 3:00 PM  
**2-Open End Time:**  
**3-Open End Time:**  
**Premium Amount:** 10%

**Comments**

**Public Remarks:** ONSITE REAL ESTATE AUCTION ON JUNE 14, 2012 @ 3:00 PM. Approximately 3,000 SF retail shop in the Delano Historic District, currently Christopher Clark Photography. This property has been completely renovated with beautiful finishings, including exposed brick throughout, the look of old ceramic tile in main traffic areas, kitchen with all new, stainless steel appliances,

granite countertops and Kraftmaid cabinets; solid wood doors, satin nickel hinges, beveled glass, Zodiak countertops in offices and production rooms, Kraftmaid cabinetry and work stations, Brizio faucet and Mexican basin in restroom, Blanco stainless steel faucet and basin in kitchen, original tin ceilings in main room, studio and executive office, 2nd restroom in executive office and satin nickel push bars on entry doors and main double doors. Other improvements include, three King HVAC systems installed in 2008, new 6-gallon hot water heater in 2012, new electrical and CAT 5 wiring in 2008 and architectural track lighting throughout. The flexible layout would be ideal for any business setting. The building features a large open reception/lounge area, executive office, offices, studio, production room, workstations, restrooms and kitchen. Excellent business opportunity in a great neighborhood! This property is selling in its present condition and is accepted by the buyer(s) without any expressed or implied warranties or representations from the seller(s) or his(her) agent(s). It is incumbent upon the buyer(s) to exercise his(her) own due diligence prior to bidding on this property. It is the responsibility of the prospective purchaser(s) to have any and all inspections completed prior to the auction day including, but not limited to, roof, structure, termite, wood destroying insects, environmental, groundwater, flood designation, presence of lead-based paint and/or lead-based paint hazards, presence of mold, presence of asbestos, presence of radon, electrical, mechanical, plumbing and any other desired inspections, if any. Information given is from sources deemed reliable but NOT guaranteed by the seller(s) or the Realtor(s) / Auctioneer(s). Announcements made the day of the auction shall take precedence over anything previously stated or printed. There will be a 10% Buyers Premium added to the high bid price to arrive at the final contract price. This property will be open for previewing one hour prior to the real estate auction or by scheduled appointment. The earnest money amount due at the auction from the high bidder is \$10,000.00.

MLS#: 337298

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***Prepared by Melissa Bridges of McCurdy Auction, LLC on 5/16/2012 12:52:37 PM***



SELLER'S STATEMENT OF CONDITION COMMERCIAL AND INDUSTRIAL PROPERTY

PROPERTY ADDRESS 1113 W DOUGLAS
SELLER IS IS NOT currently occupying the property HAS NEVER occupied the property.

Explanation: The following is a statement of the present condition of the property and is not a warranty of future condition or performance. This disclosure is not a substitute for inspections to be performed by the purchaser.

A. 1. GENERAL
Type Construction Brick Cement
Roof: Age 85 Type Rubberized - Resealed 1/2011 by Stamford Roofing
The zoning classification of the property is

2. ARE YOU, THE SELLER, AWARE OF ANY MATERIAL DEFECTS/MALFUNCTIONS IN ANY OF THE FOLLOWING? (A defect may be considered material if it is one which a prospective purchaser might reasonably consider in making a decision to buy) YES NO (If "yes", check the appropriate space(s) or add below)
Interior Walls, Ceilings, Floors, Exterior Walls, Utility Lines or Hookups, Roof(s), Windows, Doors, Foundation, Slabs, Driveways, Sidewalks, Yard Walls/Fences, Other Structural Components (describe):

3. ARE YOU AWARE OF ANY INSPECTIONS OR OF ANY SIGNIFICANT REPAIRS TO ANY OF THE ABOVE? YES NO (If yes, please provide the date, nature and extent of repair, name of person(s) performing and attach copies of any reports, work orders, invoices, or guarantees) Describe any defects, inspections or repairs below (attach additional sheets if necessary)

- B. CHECK ITEMS BELOW IF FOUND IN OR AT THE PROPERTY:
Sewer(Public) Sewer(Other) Water Supply(City) Water Supply(Other) Gas Supply(Utility) Gas Supply(Bottled)
Wiring System Heating Air Conditioning Water Heater(Gas) Water Heater(Electric) Exhaust Fan(s)
Security Gate(s) Security System Smoke Detector(s) Fire Alarm(s) Fire Sprinkler Lawn Sprinkler
Elevator Dock Leveler List Other Equipment
ADATA Phone System

ARE ALL OF THE ABOVE, TO THE BEST OF YOUR (SELLER'S) KNOWLEDGE, IN GOOD OPERATING CONDITION?
YES NO (Attach additional sheets if necessary to describe)

- C. ARE YOU, THE SELLER, AWARE OF OR DO YOU HAVE ANY KNOWLEDGE OF ANY OF THE FOLLOWING:
1. YES NO Features of the property shared in common with adjoining landowners, such as matters whose existence, use or responsibility for maintenance may have an effect on the subject property.
2. YES NO Any parties in possession of any of the property other than you, the seller.
3. YES NO Any construction, landscaping or surveying done on the property within the last six months.
4. YES NO Any additions, structural modifications or other alterations or repairs made without necessary permits and approvals in compliance with building codes.
5. YES NO Any settling, slippage, sliding or other soil problems or flooding, drainage or grading problems or seepage, leakage, or other moisture problems in the basement or other areas of the property.
6. YES NO Any landfill (compacted or otherwise) on the property.
7. YES NO That the property is within a flood plain.
8. YES NO Any material damage to the property or any of the structures from fire, earthquake, floods or landslides.
9. YES NO Any zoning or plan violations, nonconforming uses or violations of "setback" requirements.
10. YES NO Any material neighborhood problems, noise or other nuisances.
11. YES NO Any declarations, deed restrictions, plan or plat requirements which have any authority over the subject property.
12. YES NO Any notices of abatement or citations against or investigations of the property.
13. YES NO Any insurance claim made or condemnation notice received.
14. YES NO Any existing or threatened legal or administrative action against the seller which may affect this property.
15. YES NO Any environmental studies undertaken or notices of environmental related investigations or violations received.
16. YES NO The presence of radon gas, asbestos, lead paint or other environmental hazard affecting the property.
17. YES NO The present or past presence of termites or other wood destroying insects or damage to the property caused by termites or other wood destroying insects. - Termites Dr. Hill GOT RID OF TERMITES 7/2006
18. YES NO Any recent reappraisal, revaluation or reclassification of the property for property tax purposes.
19. YES NO Any fire, flood or other casualty loss at the property.
20. YES NO The failure of the property to comply with the requirements of the Americans with Disabilities Act or any other law or regulation.
21. YES NO Any present or past presence of above ground or underground storage tanks, or any other present or past use of hazardous materials on the property.

- MINOR Street Privilage Work order ATTRACTED
- MONTHLY PEST SPRAYING

IF THE ANSWER TO ANY OF THE ABOVE QUESTIONS IS "YES", EXPLAIN (Attach additional sheets as needed)

SELLER STATES THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF SELLER'S KNOWLEDGE, AS OF THE DATE SIGNED BY SELLER. SELLER AGREES TO UPDATE THIS FORM IF CONDITIONS OR RESPONSES CHANGE BETWEEN THE DATE SELLER SIGNS AND THE CLOSING DATE.
SELLER Member DATED 5-10-12

PURCHASER'S ACKNOWLEDGEMENT: I/WE HAVE READ AND RECEIVED A COPY OF THIS STATEMENT AND DONE AN INDEPENDENT INVESTIGATION OF THE PROPERTY AND STATE THAT NO REPRESENTATIONS REGARDING THE CONDITION OF THE PROPERTY OTHER THAN THE ABOVE, HAVE BEEN MADE BY SELLER OR THE REAL ESTATE BROKER OR AGENT. I/WE HAVE BEEN ADVISED TO HAVE THE PROPERTY EXAMINED BY INDEPENDENT INSPECTORS. I/WE FURTHER UNDERSTAND THAT THE STATEMENTS CONTAINED HEREIN ARE THE SELLERS', NOT THOSE OF THE REAL ESTATE BROKER OR AGENT.

PURCHASER DATED
PURCHASER DATED

THE USE OF THIS FORM SHOULD NOT BE A SUBSTITUTE FOR THE PARTIES TO THE TRANSACTION CONSULTING THEIR OWN LEGAL COUNSEL.



**Water Well, Lagoon & Septic Ordinance**  
**City of Wichita & Sedgwick County**

Property Address: 1113 W. Douglas Ave., Wichita, KS 67213

1. Within the *City of Wichita*, any property with any type of water well must have an inspection when the property is being transferred. The property owner is required to notify the Health Department, and is responsible for the \$125.00 inspection fee. If the water well on the property is used for personal use (drinking, cooking or bathing) it must be sampled as well. An additional sample fee of \$25.00 per sample will be charged. If the well is for irrigation purposes only, the inspection must be conducted; however the water sample is optional. The City of Wichita will bill for the inspection and sample.
2. In *Sedgwick County* (not within the city of Wichita) Code Enforcement charges fees of \$60 for wastewater inspection (Septic/Lagoon), \$50 for Water Well (Drinking/Irrigation), or \$100 for both system inspections. If a water sample is required, it is an additional \$45. Sedgwick County requires payment prior to scheduling inspections.
3. All water wells must be located a minimum of 25 feet from a foundation that has been treated for termites (or will require treatment prior to transfer of ownership) with a subsurface pressurized application of a pesticide. Existing wells may remain in a basement if they are not within 10 feet of main sewer line or within 25 feet of foundation if no termite treatment has occurred or is currently needed.
4. All wastewater septic and lagoon systems must be inspected prior to property transfer. Prior to scheduling septic inspection, the septic tank must be pumped and inspection must be made at the same time of pumping. Please coordinate this inspection with your septic pumping company and the city/county inspector. Lagoon systems do not need pumping prior to transfer; however, an inspection by the Health Department is required.

DOES THE PROPERTY HAVE A WELL? YES \_\_\_\_\_ NO X

If yes, what type? Irrigation \_\_\_\_\_ Drinking \_\_\_\_\_ Other \_\_\_\_\_

Location of Well: \_\_\_\_\_

DOES THE PROPERTY HAVE A LAGOON OR SEPTIC SYSTEM? YES \_\_\_\_\_ NO X

If yes, what type? Septic \_\_\_\_\_ Lagoon \_\_\_\_\_

Location of Lagoon/Septic Access: \_\_\_\_\_

[Signature]  
Owner

5-10/12  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date





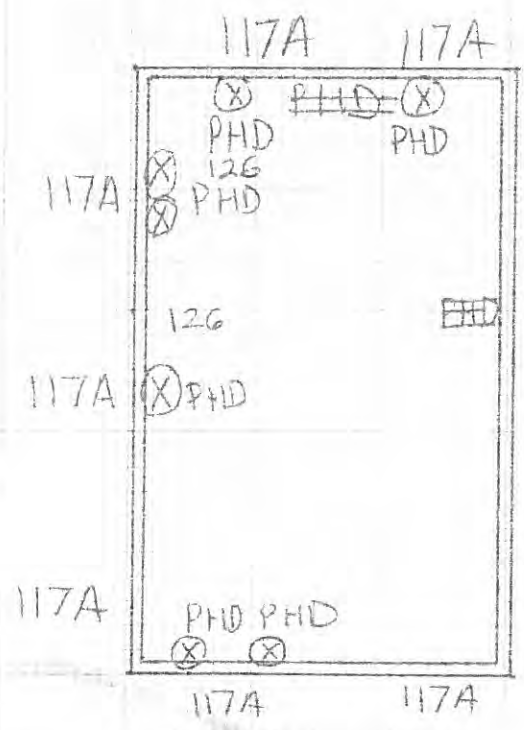
# TERMINIX INSPECTION GRAPH

OWNER'S NAME Chris Clark OCCUPANT same  
 TREATING ADDRESS 1113 W Douglas CITY Wichita STATE KS  
 HOME PHONE 373-8296 BUSINESS PHONE 943-6700 INSPECTED BY SB

INSPECTION NOTICE  
 LOCATION POSTED \_\_\_\_\_  
 DATED: \_\_\_\_\_  
 TREATMENT NOTICE  
 LOCATION POSTED \_\_\_\_\_  
 DATED: \_\_\_\_\_

LINEAL FOOTAGE 160 BUILT PRE 1985?  YES  NO YEAR BUILT: \_\_\_\_\_  
 DEPTH TO FOOTER \_\_\_\_\_ Front= \_\_\_\_\_ Right= \_\_\_\_\_ Rear= \_\_\_\_\_ Left= \_\_\_\_\_  
 TERMINIX MANAGER ACCEPTANCE BY: \_\_\_\_\_ DATE: 11/26

Roof Type: \_\_\_\_\_ Note "Hazard" Locations on Graph:  Water Shut-off Valve (WS)  Gas Meter (GM)  
 Siding: \_\_\_\_\_  Sprinkler System Shut-off Valve (SSP)  Exterior Natural Gas BBQ Grill/Fixture (NGF)  
 Primary Use: \_\_\_\_\_



SCALE:  1:1  OTHER \_\_\_ : \_\_\_

CUSTOMER SIGNATURE ON REVISED COPY:  
 Date: 11/26 By: [Signature]

- |  |                            |  |   |   |
|--|----------------------------|--|---|---|
| <input type="checkbox"/> PREVENTIVE TREATMENT OR CONTROL TREATMENT | <b>KEY TO EVIDENCE OF:</b> | <input type="checkbox"/> SUBTERRANEAN TERMITES = X | <input type="checkbox"/> POWDER-POST BEETLES = PPB    | <input type="checkbox"/> CARPENTER ANTS = CA      |
|  |                            | <input type="checkbox"/> DRYWOOD TERMITES = K      | <input type="checkbox"/> WOOD BORING BEETLES = WB     | <input type="checkbox"/> CELLULOSE DEBRIS = CD    |
|  |                            | <input type="checkbox"/> DAMPWOOD TERMITES = Z     | <input type="checkbox"/> FUNGUS = F                   | <input type="checkbox"/> EXCESSIVE MOISTURE = EM  |
|  |                            | <input type="checkbox"/> EXISTING DAMAGE = X       | <input type="checkbox"/> WELL/CISTERN = W/C           | <input type="checkbox"/> FAULTY GRADE = FG        |
|  |                            | <input type="checkbox"/> FORMOSAN TERMITES = C     | <input type="checkbox"/> POSSIBLE HIDDEN DAMAGE = PHD | <input type="checkbox"/> EARTH-WOOD CONTACTS = EC |
|  |                            |  |   | <input type="checkbox"/> INACCESSIBLE AREAS = IA  |
|  |                            |  |   | <input type="checkbox"/> SUPPORTED SLAB           |

TYPE OF CONSTRUCTION:  CRAWL SPACE  BASEMENT  MONOLITHIC SLAB  FLOATING SLAB  OTHER \_\_\_\_\_  
 TYPE OF FOUNDATION:  CONCRETE  HOLLOW BLOCK  BRICK  STONE  OTHER \_\_\_\_\_  
 PROPERTY HAS A: 1. WELL  YES  NO 2. CISTERN  YES  NO 3. SUMP PUMP  YES  NO 4. FRENCH DRAIN  YES  NO  
 5. STUCCO BELOW GRADE  YES  NO 6. "RIGID FOAM INSULATION" BELOW GRADE  YES  NO  
 7. A/C - HEAT DUCTS IN OR BELOW SLAB  YES  NO 8. PLENUM A/C - HEAT SYSTEM  YES  NO 9. RADIANT HEAT  YES  NO  
 10. VISIBLE POND, LAKE, STREAM OR WATERWAY  YES  NO

CIRCLED SYMBOL REPRESENTS DAMAGE FROM THIS PEST, (EXAMPLE, X, F, etc.)  
 INSPECTOR'S STATEMENT OF VISIBLE DAMAGE  
Damage to wood shelf in front window  
visible wood supports on east wall

CONTROL TECHNICIAN'S STATEMENT OF VISIBLE DAMAGE  
Damage to exterior sill  
in front window

BY: [Signature] DATE: 11/26/04

BY: [Signature] DATE: 11/26/04

THE ABOVE GRAPH, AND THE AREAS CONTAINING VISIBLE EVIDENCE OR DAMAGE, HAVE BEEN DESCRIBED TO ME AND ARE AFFIRMED BY ME AS OWNER OR AGENT OF THE ABOVE PROPERTY. I ALSO AFFIRM THAT I UNDERSTAND THAT TERMINIX IS NOT LIABLE FOR HIDDEN DAMAGE WHICH IS CONCEALED, OBSTRUCTED OR INACCESSIBLE TO THE INSPECTOR, AND I AGREE TO THE TERMS AND CONDITIONS ON THE REVERSE SIDE OF THIS GRAPH.

DATE: 11/26/04 BY: [Signature]



Kevin Stanfield

# STANFIELD ROOFING, INC.



Polyurethane Foam • Metal Roof Restoration • Single Ply Systems

"Service You Can Count On"

stanfieldroofing@att.net

"Your Roof Restoration Specialist"

580 N. Haverhill Road, El Dorado, Kansas 67042

Office: 316-322-7752 • Toll Free: 866-522-7752 • Fax: 316-322-7759 • Cell: 316-258-0287

**Proposal # 2**

**May 4, 2011**

Submitted to: Christopher Clark  
1113 W Douglas  
Wichita, KS 67213

General Conditions: Job #

This work will be installed by a warranty-trained applicator.

We hereby propose to furnish all the materials and labor necessary for the application:  
Application for **repairs on EPDM:**

1. Clean and prep areas to be repaired
2. Apply Primer 1 adhesive to areas to be repaired
3. Apply a 6" cured seam tape to all seams as needed
4. Apply HER around roof pipe vents
5. This work carries **a 1 year warranty on workmanship**
6. **All work is subject to weather conditions**

*3 Payments*  
*A*

**Bid Amount: \$1,200.00 +\$87.60 (7.30%sales tax) = \$1,287.60**

All materials are guaranteed to be as specified and the above work to be performed in a workmanlike manner for the sum of one thousand two hundred eighty-seven dollars sixty cents (\$1,287.60). *Payments are to be made as follows: half upon acceptance of proposal. \$643.80; balance upon completion of job, \$643.80.* If balance is not paid within five days of completed work, 1.5 % interest will be added monthly until paid and all collection costs will be added to the amount.

Respectfully Submitted Kevin Stanfield

Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or other delays beyond our control. Owner of property is to carry fire, tornado and other necessary insurance. We will not be responsible for water damage before, during or after acceptance of contract.

Note: This proposal may be withdrawn by us if not accepted within sixty days

### Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: 5/6/11

Signature [Handwritten Signature]  
Title President

# 1113 W. Douglas Ave. Improvements

Removed All Walls Down to Brick and Built in New Rooms

HVAC Systems: 3 King Systems (2008)

New 6-Gallon Hot Water Heater (2012)

New Electrical and CAT 5 Wiring (2008)

Architectural Track Lighting Throughout for Artwork

Exposed Brick Throughout Building

Old Ceramic Tile Look in Main Traffic Areas

Koch and Company Made to Order Solid Wood Doors

Satin Nickel Hinges and Beveled Glass

Server/Electrical/Phone/Alarm Room: All Surge Protected and Wired to All Workstations

Zodiak Countertops in Offices and Production Room

Kraftmaid Workstations and Cabinetry in Offices and Production Room

Brizio Faucet and Mexican Basin in Restroom

ADA Restroom

Satin Nickel Push Bars on Entry Doors and Main Double Door

Grand Am Ceiling Fan in Executive Office

Original Tin Ceilings in Main Room, Studio and Executive Office

External Outlets on Room for Holiday Lights

2nd Restroom in Executive Office

Landscaping: Two Square Planters by Front Doors

## **Kitchen**

Kraftsmaid Cabinets

Stainless Steel Frigidaire Built-In Dishwasher

GE Stainless Steel Side-by-Side Refrigerator

GE Convection Microwave Oven

Granite Countertops

Disposal

Blanco Stainless Steel Faucet and Basin



## Average Utilities

Address: \_\_\_\_\_

	Company	Amount/month
Electric:	_____	_____
Water & Sewer:	_____	_____
Gas:	_____	_____

\* Information given is from sources deemed reliable but NOT guaranteed by the Sellers or the Realtors ®/Auctioneers.





# 1113 W. Douglas Ave., Wichita, KS

## Zoning-LC-Limited Commercial

**City Limit Boundaries**

**CELLTOWER\_PEMIT**

**Historic Districts**

**Old Town Delano Overlay District**

**NO** **YES**

**Property Parcels**

**Lot Block**

**Subdivisions**

**Historic Sites**

**REGIONAL STATE/NATIONAL**

**AL** **STATE**

**Zoning Cases**

**Zoning**

RR SF-20 SF-10 SF-5 TF-3 MF-18 MF-29 B MH NO GO NR LC OW GC AFB IP-A IP CBD LI GI PUD



Every reasonable effort has been made to assure the accuracy of the maps and associated data provided herein. This information is provided with the understanding that the data are susceptible to a degree of error, and conclusions drawn from such information are the responsibility of the reader. The City of Wichita makes no warranty, representation or guaranty as to the content, accuracy, timeliness or completeness of any of the data provided herein. Some data provided here and used for the preparation of these maps has been obtained from public records not created or maintained by the City of Wichita. The City of Wichita shall assume no liability for any decisions made or actions taken or not taken by the reader in reliance upon any information or data furnished hereunder. The user should consult with the appropriate departmental staff member, e.g. Planning, Parks & Recreation, etc. to confirm the accuracy of information appearing in the visual presentations accessible through these web pages.



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 Powered By GeoSmart





# 1113 W. Douglas Ave., Wichita, KS

## Flood Zone-X Protected by Levee

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



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WICHITA 1113 W Douglas Ave , Wichita

DOUGLAS

SENECA

DODGE

EXPOSITION

TEXAS

1220

DR 03-403

1112

1118

1016

1022

19

1225

1205

1217

1201

1201

1119

1115

WICHITA

1111 1107 1101

20

1019

1013

1009

1005

1001

1015

1009

1007

1007

1112

H2

124

126

1115

125

1118

111

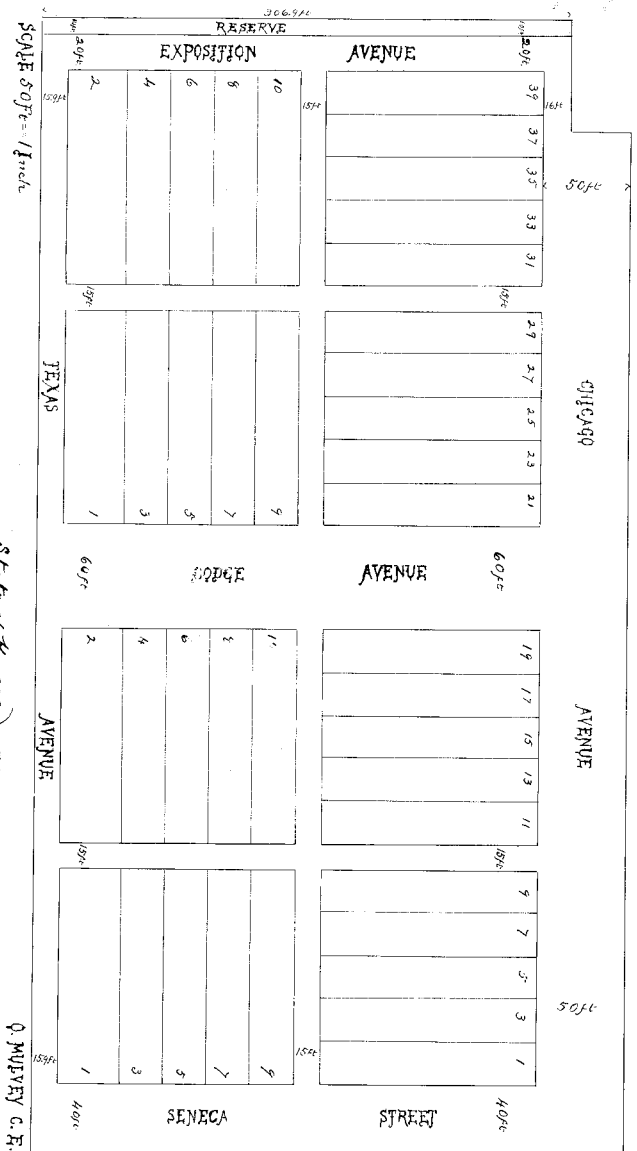
113

123

BZA2002-00048

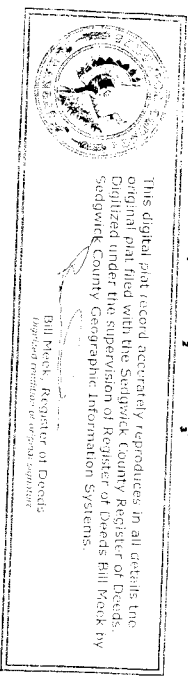


# Plat of the Block 334 Addition To Wichita



**Explanations**  
 All lots are 257 1/2 by 125 ft. except  
 lots 2 Exposition Avenue and 2 Dodge Avenue  
 and 18 Texas Avenue which are each  
 257 1/2 by 125 ft.  
 Reservations and alleges are  
 indicated by figures on the plat.

See plat of block 334 page 1  
 The Commission Expires March 22, 1889  
 Notary Public



This digital plat record accurately reproduces in all details the original plat filed with the Sealed County Register of Deeds. Digitized under the supervision of Register of Deeds Bill Brock by Sedgewick County Geographic Information Systems.

Bill Brock, Register of Deeds  
 Sedgewick County, Kansas

In 1772 surveyor de homy early that Lawrence and Axtell Washington's 32d Addition to Wichita Kansas and that the accompanying map is a correct exhibit of the survey of the property described as follows to wit:  
 Beginning 125 feet North of the South East corner of the South East quarter of section 19, Township 25 South, Range East of the 6th Principal Meridian, Kansas, Thence West 594 feet, thence South 34 feet, thence West 66 feet, thence South 306 feet, thence East 660 feet, thence North 340 feet to the place of beginning.

**O. Mulvey**  
 Surveyor

State of Kansas  
 County of Sedgewick  
 Know all men by these presents that we, Othman, John A. Washington, R. Lawrence, James K. Lawrence, T. K. M. St. Clair and Jacob M. St. Clair have caused the land described in the foregoing certificate above to be surveyed and platted into lots, bearing streets and alleys to be known as 772 Washington's 32d Addition to the City of Wichita, Kansas.  
 The streets and alleys are hereby dedicated to and for the use of the public and the lots aforesaid are intended for sale.

**O. Mulvey**  
 Surveyor

Witness my hand  
 this 1st day of  
 March 1889



# Guide to Auction Costs

## THE SELLER CAN GENERALLY EXPECT TO PAY ...

- Half Owners Title Insurance Premium
- Half of the Closing Fee
- Real Estate Commission (If Applicable)
- Advertising Costs
- Payoff of Loans, Including Accrued Interest, Statement Fees, Reconveyance Fees and Any Prepayment
- Any Judgements, Tax Liens, Etc. Against The Seller
- Recording Charges Required to Convey Clear Title
- Any Unpaid Taxes and Tax Proation for the Current Year
- Any Unpaid Homeowner Association Dues
- Rent Deposits and Prorated Rents (If Applicable)

## THE BUYER CAN GENERALLY EXPECT TO PAY ...

- 10% Buyer's Premium (If Applicable)
- Half Owners Title Insurance Premium
- Half of the Closing Fee
- Lender's Title Policy Premiums (If Obtaining Financing)
- Document Preparation (If Applicable)
- Notary Fees (If Applicable)
- Recording Charges For All Documents in Buyer's Name
- Home Owners Association Transfer/Set Up Fee (If Applicable)
- All New Loan Charges (If Obtaining Financing)
- Homeowner's Insurance Premium for First Year
- All Pre-Paid Deposites for Taxes, Insurance, Pmi, Etc. (If Applicable)



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