



## Property Information Packet

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8306 W. Maple  
Wichita, KS 67209



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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#:** 336481 m VT: N  
**Status:** Active  
**Type:** Single Family OnSite  
**Address:** 8306 W MAPLE  
 WICHITA, KS 67209  
**County:** Sedgwick  
**Area:** 126  
**Subdivision:**  
**Class:** Residential  
**Elem. School:** Benton  
**Middle School:** Wilbur  
**High School:** Northwest  
**\$/TFLA-AGLA:** \$0-\$0  
**Lot Size/SQFT:** 87120  
**Appraisal?:**  
**AG Bedrooms:** 2  
**Total Bedrooms:** 2  
**AG Full/Half Baths:** 2/0  
**Total Baths:** 2  
**Approx AGLA/Source:** 2,109/Court House  
**Approx BFA/Source:** 0/Court House  
**TFLA:** 2,109  
**Garage:** Two Car  
**Original Price:** \$0  
**Levels:** 1 - 1/2 Story  
**Basement:** Yes - Unfinished  
**Approx. Age:** 51 - 80 Years  
**Year Built:** 1935  
**Acreage Range:** 1.01 - 5 Acres  
**Acreage:**  
**Auction?:** Y

**General Info**

Level	Room Type	Dimnsns	Floor
M	Master BR	14.5x13	Carpet
U	Bedroom	21x14.2	Carpet
M	Living Room	21.9x13.6	Carpet
L	Kitchen	24.6x20	Carpet

**Internet Display:** Y  
**Comment Display:** Y  
**Other Rooms:** Dressing Room, Storage  
**Legal:**  
**Directions:** Maple and Tyler. East to home.  
**Address Display:** Y  
**Valuation Display:** Y

**Features**

**Appliances:** Dishwasher, Disposal  
**Basement Finish:** None  
**Exterior Amenities:** In Ground Pool, Swimming Pool Equipment, Fence-Wood, Fence-Wrought Iron/Alum, Guttering, Irrigation Pump, Irrigation Well, Security Light, Storage Building(s), Storm Door(s), Deck  
**Neighborhood Amenities:**  
**Interior Amenities:** Ceiling Fan(s), Closet-Walk-In, Fireplace Doors/Screens, Wet Bar, Window Coverings-All  
**HOA Due Include:**  
**Architecture:** Cape Cod  
**Exterior Construction:** Frame  
**Lot Description:** Wooded  
**Cooling:** Central, Electric  
**Kitchen Features:** Desk, Eating Bar, Pantry, Range Hood, Gas Hookup  
**Master Bedroom:** Master Bdrm on Main Level, Sep. Tub/Shower/Mstr Bdrm  
**Laundry:** Main Floor, Gas Hookup  
**Basement/Foundation:** Cellar  
**Ownership:** Individual  
**Warranty:** No Warranty Provided  
**Property Condition Rpt:** N  
**Flood Insurance:** Unknown  
**Roof:** Composition  
**Frontage:** Paved Frontage  
**Heating:** Forced Air, Gas  
**Fireplace:** One, Living Room, Wood burning  
**Dining Area:** Formal, Kitchen/Dining Combo  
**Utilities:** Septic, Natural Gas, Public Water  
**Garage:** Attached, Opener  
**Possession:** At Closing  
**Documents:**  
**Proposed Financing:**

**Taxes & Financing**

**Assumable:** N  
**Yearly Specials:** \$5.70  
**Yearly HOA Dues:**  
**HBBP Company:**  
**General Taxes:** \$2,672.67  
**Total Specials:** \$0.00  
**HOA Initiation Fee:**  
**General Tax Year:** 2011  
**Currently Rented?:** N  
**Earnest Money:** MCCURDY AUCTION LLC TRUST  
**Rental Amount:** \$0

**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  
**Type of Auction Sale:** Reserve  
**1-Open/Preview Date:** 06/09/2012  
**2-Open/Preview Date:**  
**3-Open/Preview Date:**  
**Broker Registration Deadline:** 5 PM PRIOR BUSINESS DAY  
**Earnest amount %/\$:** 5000  
**Method of Auction:** Live Only  
**Auction Date:** 06/09/2012  
**1-Open Start Time:** 1:30 PM  
**2-Open Start Time:**  
**3-Open Start Time:**  
**Buyer Premium?:** Y  
**Auction Offering:** Real Estate Only  
**Auction Start Time:** 2:30 PM  
**1-Open End Time:** 2:30 PM  
**2-Open End Time:**  
**3-Open End Time:**  
**Premium Amount:** 10%

**Terms of Sale:****Personal Property:**

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**Comments**

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**Public Remarks:** ONSITE REAL ESTATE AUCTION ON JUNE 9, 2012 @ JUNE 9, 2012 @ 2:30 PM. Fantastic country home right in the city! Two wooded acres with a 40'x60' shop building, 10'x20' outbuilding, 18'x36' in-ground pool with vinyl liner, gazebo, covered patio and deck. This 1-1/2 story Cape Cod style home has 2,109 SF, an approximately 3-year old roof, irrigation pump and well, security lights, swimming pool equipment, wood and wrought iron fences and an attached over-sized garage. The interior has a wood-burning fireplace, formal dining room, eating bar and desk in kitchen and wet bar. The master bedroom has a master bath with separate tub and shower, double sinks and dressing room. 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 \$5,000.00.

**MLS#:** 336481

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***Prepared by Melissa Bridges of McCurdy Auction, LLC on 6/5/2012 3:46:30 PM***





city  
yutor



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

Property Address: 8306 W. Maple St., Wichita, KS 67209

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 YES NO \_\_\_\_\_

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

Location of Well: Back yard  
FRONT

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

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

Location of Lagoon/Septic Access: BACK

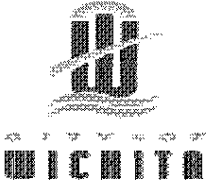
Valerie Schriepf  
Owner

4-16-12  
Date

Ellen Schriepf  
Owner

4-20-12  
Date





**Department of Environmental Services**  
 1900 E. Ninth Street, Wichita, KS 67214  
 Phone: (316) 268-8351 Fax: (316) 268-8390

**INSPECTION REPORT for: 8306 W Maple**

**SECTION I: SEWAGE DISPOSAL**

PRIVATE SEWER SYSTEM: Septic System  or Lagoon  PUBLIC SEWER: SKIP TO SECTION II

**Onsite Sewage System:** The property owner is responsible for the proper use and maintenance of the private sewer system. A permit must be obtained before performing any repair, replacement or modification to any onsite sewage system.

Sewage System Permit on file- this system was inspected and approved for use after being installed on 7/21/82.

No Sewage Permit on file- the Department of Environmental Health has no record of this system on file. It is not known if this system was constructed to meet minimum standards or located appropriately, as required by code.

The Department of Environmental Health recommends that the septic tank be pumped out by a licensed liquid waste operator within the last two years. A tank defect or excess accumulated solids in the tank can lead to septic system failure requiring complete replacement of the system.

Date last pumped: 5/4/12 by: Express Septic Service

Note: 1000 gallons pumped

Property is located within 150ft of city sewer. The property is to connect to city sewer and abate the septic system within 60 days after closing on the property.

**Inspection Checklist:** Date: 5/4/12 Yes No

*Septic system*

- Area of septic system appears free of surfacing discharge.
- All wastewater appears to be discharged into septic system.
- Sink and toilet appear to drain easily.
- All water wells appear to be at least 50-feet from system.

*Lagoon*

- Lagoon is free of excess vegetation, tall weeds, and trees.
- Dikes are in good condition with no ditches or overflow.
- Fence around lagoon is properly constructed and in good condition.
- Sink and toilet appear to drain easily.
- All wastewater appears to discharge into lagoon.
- All water wells appear to be at least 100-feet from the lagoon.

Notes: A visual inspection was completed and there were no obvious signs of failure present. The property must connect to city sewer.

SECTION II: WATER SOURCES

PUBLIC WATER SUPPLY  Yes  No

NUMBER OF WATER WELLS [ 1 ]

Domestic Use Water Wells: The property owner is responsible for the proper maintenance of this well including compliance with construction and location standards, and disinfection of personal use water systems, if necessary. The Environmental Health Department will take water samples only from personal use wells that are constructed properly.

Water Well Use: Personal Use Well(s) [ ] Irrigation Well(s) [✓] Plugged(s) [ ]

Inspection Checklist: Date: 5/4/12, 6/7/12

Table with 3 columns: Meets Requirements, Yes, No. Rows include: Well(s) meets construction and location standards, Well(s) properly plugged, Located within an identified groundwater contamination area.

Note: \_\_\_\_\_

Water Testing Results: Bacteria and nitrate tests as conducted are NOT representative of chemical or mineral quality. The U.S. Public Health Service has established the following guidelines for the use of water with known nitrate content.

- Below 45ppm-----Safe for humans and livestock (drinking water standard).
45 – 90ppm-----Generally safe for human adults and all livestock. Should not be used by infants under 18 months of age or by women who are pregnant or nursing.
91 – 180ppm-----Humans and some livestock a risk, especially young or those in high risk category. Recommend an alternate water supply or water treatment to reduce nitrate for drinking and/or cooking.
Over 180ppm-----Hazardous to humans and livestock. Do not use for drinking and/or cooking without treatment.

Nitrates: Date \_\_\_\_\_ ppm Sample source: \_\_\_\_\_

Date \_\_\_\_\_ ppm Sample source: \_\_\_\_\_

Bacteria: Date \_\_\_\_\_ Safe, negative for bacteria [ ] Unsafe, positive for bacteria [ ]

Note: \_\_\_\_\_

SECTION III: CONCLUSION

[✓] The private onsite sewage disposal system for this property appears to be acceptable at this time; no defects or malfunctions were observed.

[✓] The location and well head completion of the private water well(s) inspected on this property appears to be acceptable at this time.

[ ] See "Water Testing Results" in Section II for personal use well(s).

[✓] Other: Although the on-site sewage disposal system for this property appears to be acceptable at this time, the property must connect to city sewer that is within 150ft.

Reports pending after 90 days for any reason including open cases awaiting corrections will be billed the full amount. At that time, an "as is" report will be released. Once a report has been released all follow up reports will result in an additional charge.

Signed Natalie Hamilton

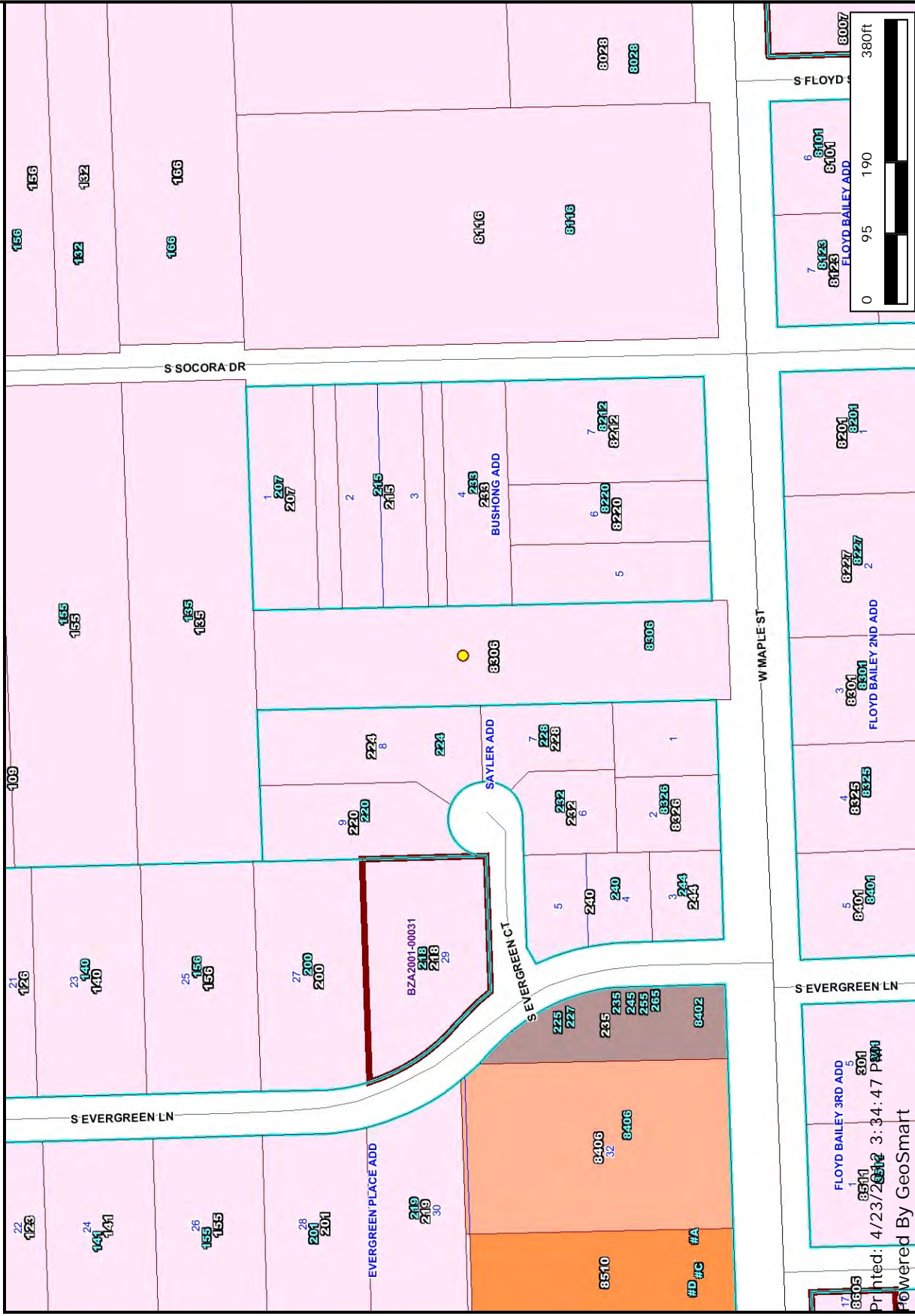
Date 6/7/12





# 8306 W. Maple Street, Wichita, KS

## Zoning - SF5/Single Family



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.

Printed: 4/23/2012 3:34:47 PM

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# 8306 W. Maple St., Wichita, KS

## Flood Zone-X

**Legend:**

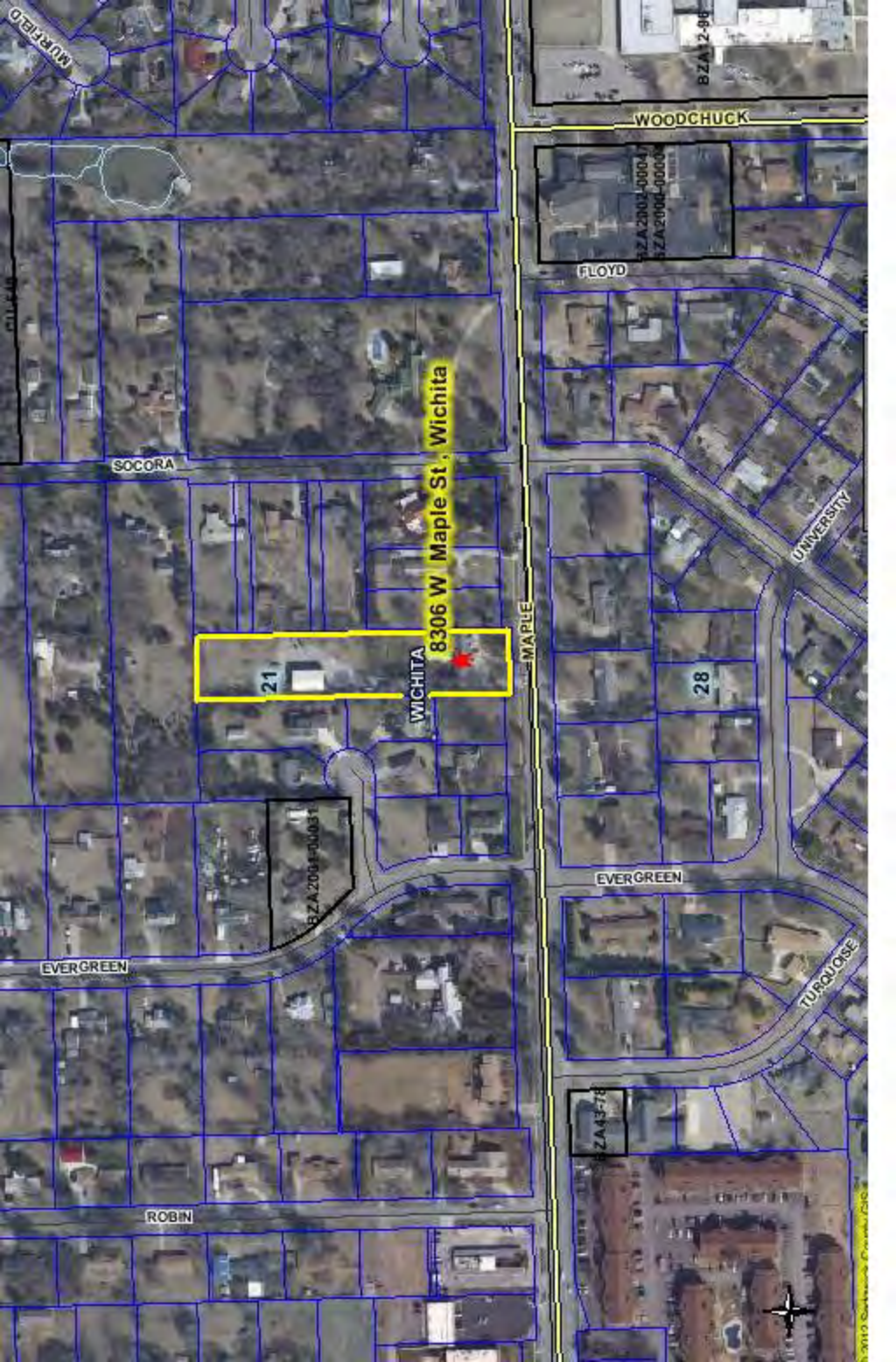
- City Limit Boundaries
- Property Parcels
- Base Flood Elevations
- Cross Sections
- Flood Way
- Flood Zones
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- X PROTECTED BY LEVEE
- AH;AE;A;AO FIRM PANELS
- City Limits
- Small Cities
- Sedgwick County
- Wichita



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OBERLIN

BZA 2-90

WOODCHUCK

BZA 2003-00047  
BZA 2004-00004

FLOYD

SOCORA

8306 W Maple St, Wichita

21

WICHITA

MAPLE

UNIVERSITY

28

EVERGREEN

EVERGREEN

BZA 2004-00031

TURQUOISE

ROBIN

ZA 43-78



# 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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