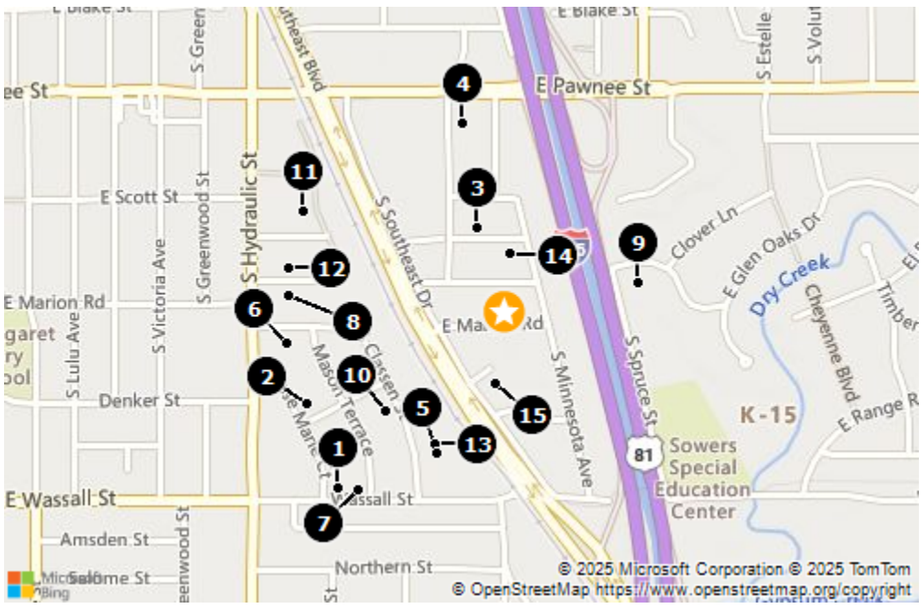
ICE SiteX Report

OrderID: 94977921

SiteX Property Information Report



Subject Property Location

1938 E MARION RD, WICHITA, KS 67216-2250

County:	**SEDGWICK KS**	Census Tract:	201730061.003014
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	087-212-03-0-24-02-019.00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$199,000**	FSD:	15
Value Range:	$169,150 - $228,850	Confidence Score:	85

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	6702
Assd Land Value:	$1,553	Market Land Value:	$13,500	Tax Year:	2024
Assd Improvement:	$17,526	Market Improvment Value:	$152,400	Total Taxable Value:	$2,015
Total Assessed Value:	$19,079	Total Assessor Market Value:	$165,900	Delinquent Year:	
				Tax Account ID:	00172242
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 8,9 Block: 1 District: RU Subdivision: SUBD NO.: C06 Map Ref: MAP 212 Sec/Twnship/Range: SEC 3 TWN 28 RNG 1E
Abbreviated Description: E 12 FT LOT 8-ALL LOT 9 BLOCK 1 JENNINGS ADD.

Property Characteristics

Lot Size:	7,405 SF	Bedrooms:	4	Pool:	
Building Area:	2132 SF	Baths:	2	Fireplace:	
Year Built:	1954	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Attached	Heating:	Yes
Number of Stories:	1+B	Number of Cars:	1	A/C:	Yes
Style:	Ranch	Basement:	Partial	Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/03/2024	Sales Price:	$130,492
Document #:	30350087 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/21/2024	Loan Amount:	N/A
Document #:	30309787 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2050	Type Finance:	

Legal Description:
Lot: 8&9 Block: 1 Subdivision: JENNINGS ADDITION
Abbreviated Description: EAST12FT LOT8
City/Muni/Twp: WICHITA

Mortgage Record

Recording Date:	06/20/2023	Loan Amount:	N/A
Document #:	30245554 BK-PG 3024-5554	Loan Type:	FHA
TD Due Date:	07/01/2050	Type Finance:	

Legal Description:
Lot: 8&9 Block: 1 Subdivision: JENNINGS ADDITION
City/Muni/Twp: WICHITA

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Mortgage Record

Recording Date:	07/06/2022	Loan Amount:	N/A
Document #:	30175500 BK-PG 3017-5500	Loan Type:	FHA
TD Due Date:	07/01/2050	Type Finance:	

Legal Description:
Lot: 8&9 Block: 1 Subdivision: JENNINGS ADDITION
Abbreviated Description: PORTION LOTS8&9
City/Muni/Twp: WICHITA

Prior Transfer

Recording Date:	04/05/2022	Sales Price:	$130,492
Document #:	30152728 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/18/2020	Sales Price:	N/A
Document #:	29962531 BK-PG 2996-2531	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/16/2020		
Document Type:	Warranty Deed		

Legal Description:
Lot: 8&9 Block: 1 Subdivision: JENNINGS ADDITION
City/Muni/Twp: WICHITA

Prior Transfer

Recording Date:	10/13/2015	Sales Price:	$108,989
Document #:	29563408 BK-PG 2908-7901	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/30/2015	Sales Price:	N/A
Document #:	29560570 BK-PG 2956-0570	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/25/2015		
Document Type:	Warranty Deed		

Legal Description:
Lot: 8&9 Block: 1 Subdivision: JENNINGS ADDITION
City/Muni/Twp: WICHITA

Prior Transfer

Recording Date:	08/31/2009	Sales Price:	N/A
Document #:	29087900 BK-PG 2908-7900	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/28/2009		
Document Type:	Warranty Deed		

Legal Description:
Lot: 8&9 Block: 1 Subdivision: JENNINGS ADDITION
City/Muni/Twp: WICHITA

Mortgage Record

Recording Date:	10/29/2008	Loan Amount:	N/A
Document #:	29106995 BK-PG 2910-6995	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 8&9 Block: 1 Subdivision: JEWELGS ADDITION
Abbreviated Description: E12 FT LOT2
City/Muni/Twp: WICHITA

Mortgage Record

Recording Date:	07/30/2008	Loan Amount:	N/A
Document #:	28995377 BK-PG 2899-5377	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 6&9 Block: 1 Subdivision: JENWINGS ADDITION
Abbreviated Description: E12FT LOT8
City/Muni/Twp: WICHTIA

Prior Transfer

Recording Date:	07/30/2008	Sales Price:	N/A
Document #:	28995376 BK-PG 2899-5376	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/17/2008		
Document Type:	Warranty Deed		

Legal Description:
Lot: 8&9 Block: 1 Subdivision: JENNIGS ADDITION
Abbreviated Description: E12FT LOT8
City/Muni/Twp: WICHITA

Mortgage Record

Recording Date:	05/08/2006	Loan Amount:	N/A
Document #:	28778697 BK-PG 2877-8697	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 8&9 Block: 1
Abbreviated Description: E12FT LOT8
City/Muni/Twp: WICHITA

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

OrderID: 94977921

Document Type:
Legal Description:
Lot: 8,9 Block: 1 District: RU Subdivision: SUBD NO.: C06 Map Ref: MAP 212 Sec/Twnship/Range: SEC 3 TWN 28 RNG 1E
Abbreviated Description: E 12 FT LOT 8-ALL LOT 9 BLOCK 1 JENNINGS ADD.

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	2
Median Lot Size	7,841 SF	Median # of Baths	1
Median Living Area	1,025 SF	Median Year Built	1950
Price Range - 2 Yrs		Age Range	68 years to 85 years
Median Value		Median Age	75 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.31Mi.	**2744 S ROSE MARIE CT** **WICHITA, KS 67216-2133**	05/13/2025			1013	5/3/2	1942	9,583 SF	
		APN: 087-212-03-0-23-05-009.00 Document #: 2025-019332 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 11 Block: 6 Subdivision: CLASSEN PARKED ADDITION Abbreviated Description: Lot:11 Block:6 Subdivision:CLASSEN PARKED ADDITION								
2	.28Mi.	**2640 S ROSE MARIE CT** **WICHITA, KS 67216-2131**	12/27/2024			736	4/2/1	1944	7,841 SF	
		APN: 087-212-03-0-23-03-011.00 Document #: 30354875 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: 3 Subdivision: CLASSEN PARKED ADDITION Abbreviated Description: Lot:13 Block:3 Subdivision:CLASSEN PARKED ADDITION								
3	.12Mi.	**1914 E SCOTT ST** **WICHITA, KS 67216-2262**	12/16/2024			1050	5/3/1	1956	7,405 SF	
		APN: 087-212-03-0-21-04-009.00 Document #: 30352694 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 11 Block: 2 Subdivision: MURPHY ADDITION Abbreviated Description: Lot:11 Block:2 Subdivision:MURPHY ADDITION								
4	.25Mi.	**2416 S MINNEAPOLIS AVE** **WICHITA, KS 67216-2252**	12/10/2024			1926	7/4/2	1957	8,276 SF	
		APN: 087-212-03-0-21-03-004.00 Document #: 30351576 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 1 Subdivision: RED ARROW SECOND ADDITION Abbreviated Description: Lot:3 Block:1 Subdivision:RED ARROW SECOND ADDITION City/Muni/Twp:WICHITA City/Muni/Twp: WICHITA								
5	.2Mi.	**2752 S CLASSEN ST** **WICHITA, KS 67216-2107**	10/21/2024			1918	6/3/1	1940	13,068 SF	
		APN: 087-212-03-0-23-01-043.00 Document #: 30341459 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 23 Block: 2 Subdivision: CLASSEN PARKED ADDITION Abbreviated Description: Lot:23 Block:2 Subdivision:CLASSEN PARKED ADDITION								
6	.28Mi.	**1717 E CLASSEN ST** **WICHITA, KS 67216-2104**	10/10/2024			1420	5/3/1	1941	7,841 SF	
		APN: 087-212-03-0-23-03-002.00 Document #: 30339295 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 3 Subdivision: CLASSEN PARKED ADDITION Abbreviated Description: Lot:3 Block:3 Subdivision:CLASSEN PARKED ADDITION								
7	.3Mi.	**2753 S MASON TER** **WICHITA, KS 67216-2130**	10/08/2024			760	4/2/1	1942	7,841 SF	
		APN: 087-212-03-0-23-05-010.00 Document #: 30338946 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: 6 Subdivision: CLASSEN PARKED ADDITION Abbreviated Description: Lot:10 Block:6 Subdivision:CLASSEN PARKED ADDITION City/Muni/Twp:WICHITA City/Muni/Twp: WICHITA								
8	.28Mi.	**1719 E MARION RD** **WICHITA, KS 67216-2126**	09/17/2024			768	5/2/1	1953	6,970 SF	
		APN: 087-212-03-0-23-01-014.00 Document #: 30334443 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 18 Block: 3 Subdivision: DON DINNING ADDITION Abbreviated Description: Lot:18 Block:3 Subdivision:DON DINNING ADDITION City/Muni/Twp:WICHITA City/Muni/Twp: WICHITA								
9	.18Mi.	**2319 E GLEN OAKS DR** **WICHITA, KS 67216-2220**	08/19/2024			1093	4/2/1	1953	10,019 SF	
		APN: 087-212-03-0-21-07-001.00 Document #: 30328549 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: D Subdivision: WALLACE ADDITION Abbreviated Description: Lot:4 Block:D Subdivision:WALLACE ADDITION City/Muni/Twp:WICHITA City/Muni/Twp: WICHITA								
10	.2Mi.	**2711 S CLASSEN ST** **WICHITA, KS 67216-2108**	07/26/2024			1025	5/2/1	1940	7,405 SF	
		APN: 087-212-03-0-23-06-022.00 Document #: 30323375 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 7 Subdivision: CLASSEN PARKED ADDITION Abbreviated Description: Lot:3 Block:7 Subdivision:CLASSEN PARKED ADDITION City/Muni/Twp:WICHITA City/Muni/Twp: WICHITA								
11	.29Mi.	**2527 S KANSAS AVE** **WICHITA, KS 67216-2157**	07/09/2024			768	4/2/2	1950	7,405 SF	
		APN: 087-212-03-0-22-03-012.00 Document #: 30319873 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 1 Subdivision: DON DINNING ADDITION Abbreviated Description: Lot:3 Block:1 Subdivision:DON DINNING ADDITION City/Muni/Twp:WICHITA City/Muni/Twp: WICHITA								
12	.28Mi.	**1720 E MARION RD** **WICHITA, KS 67216-2125**	06/21/2024			798	4/2/1	1953	6,534 SF	
		APN: 087-212-03-0-22-04-012.00 Document #: 30316219 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 14 Block: 2 Subdivision: DON DINNING ADDITION Abbreviated Description: Lot:14 Block:2 Subdivision:DON DINNING ADDITION City/Muni/Twp:WICHITA City/Muni/Twp: WICHITA								
13	.19Mi.	**2746 S CLASSEN ST**	06/06/2024			980	5/2/1	1940	14,375 SF	

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		WICHITA, KS 67216-2107							
		APN: 087-212-03-0-23-01-042.00 Document #: 30313301							
		Document Type: Warranty Deed Price Code:							
		Land Use: Single Family Residential							
		Legal: Lot: 22 Block: 2 Subdivision: CLASSEN PARKED ADDITION Abbreviated Description: Lot:22 Block:2 Subdivision:CLASSEN PARKED ADDITION							
14	.08Mi.	**1933 E SCOTT ST**	05/14/2024	1053	4/3/2	1956	7,841 SF		V
		WICHITA, KS 67216-2263							
		APN: 087-212-03-0-21-05-002.00 Document #: 30308563							
		Document Type: Warranty Deed Price Code:							
		Land Use: Single Family Residential							
		Legal: Lot: 6 Block: 3 Subdivision: MURPHY ADDITION Abbreviated Description: Lot:6 Block:3 Subdivision:MURPHY ADDITION City/Muni/Twp:WICHITA City/Muni/Twp: WICHITA							
15	.09Mi.	**2656 S SOUTHEAST CT**	05/02/2024	1082	6/3/1	1955	7,841 SF		
		WICHITA, KS 67216-2137							
		APN: 087-212-03-0-24-03-016.00 Document #: 30305867							
		Document Type: Executor's Deed Price Code:							
		Land Use: Single Family Residential							
		Legal: Lot: 9 Block: 2 Subdivision: JENNINGS ADDITION Abbreviated Description: Lot:9 Block:2 Subdivision:JENNINGS ADDITION City/Muni/Twp:WICHITA City/Muni/Twp: WICHITA							

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**1938 E MARION RD**		$165,900	$19,079	2,132	7/4/2	1954	7,405 SF	
.01Mi.	**1948 E MARION RD**		$146,400	$16,837	1,008	5/3/1	1954	6,098 SF	
.01Mi.	**1932 E MARION RD**		$118,400	$13,616	1,406	6/3/1	1955	6,534 SF	
.02Mi.	**1952 E MARION RD**		$108,700	$12,501	1,063	6/3/1	1955	6,534 SF	
.02Mi.	**1928 E MARION RD**		$137,300	$15,790	1,268	5/3/2	1955	7,405 SF	
.02Mi.	**1927 E GLEN OAKS DR**	**10/00/1998**	$116,900	$13,444	1,379	7/3/1	1956	7,841 SF	
.02Mi.	**1933 E GLEN OAKS DR**		$118,700	$13,651	1,240	6/1/1	1957	7,841 SF	
.03Mi.	**1921 E GLEN OAKS DR**		$124,200	$14,284	987	5/3/1	1957	7,841 SF	
.03Mi.	**1939 E GLEN OAKS DR**		$95,900	$11,029	1,054	6/3/1	1957	7,841 SF	
.03Mi.	**1958 E MARION RD**	**05/00/2006**	$135,000	$15,526	1,510	5/2/1	1955	6,970 SF	
.03Mi.	**1926 E MARION RD**		$99,300	$11,420	1,050	5/3/2	1956	7,405 SF	
.03Mi.	**1933 E MARION RD**	**03/00/2007**	$77,500	$8,913	1,020	5/3/1	1954	5,663 SF	
.04Mi.	**1915 E GLEN OAKS DR**		$99,100	$11,397	960	6/3/1	1955	7,841 SF	
.04Mi.	**1927 E MARION RD**		$83,600	$9,614	1,384	5/2/1	1954	5,663 SF	
.04Mi.	**1947 E MARION RD**		$165,700	$19,056	2,742	6/3/2	1972	7,841 SF	
.04Mi.	**1945 E GLEN OAKS DR**		$119,300	$13,720	967	5/3/1	1957	8,712 SF	

Rent vs. Own

Households Occupied by Renters:	40%	Households Occupied by Owners:	50%

Demographics & Income

Median Age:	34.4 years old	Households:	9,133
Median Household Income:	$45,850	Households w/Family:	58%
Household Income Per Capita:	$21,213	Households w/Family Married:	37%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Wichita Unified School District 259	Students:	46,908
Number of Schools:	89	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.10Mi.	**South High School**	F	Public	9 - 12

ICE SiteX Report

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Number of Students: 1,645
Student-Teacher Ratio: 13.88

1.32Mi. **Greiffenstein Alternative Elementary School** Number of Students: 45 Student-Teacher Ratio: 3.43	NA	Public	KG - 5
0.75Mi. **Anderson Elementary School** Number of Students: 497 Student-Teacher Ratio: 12.97	D	Public	PK - 5
4.90Mi. **Wichita Alternative High School** Number of Students: 94 Student-Teacher Ratio: 7.23	F	Public	9 - 12
7.35Mi. **Levy Special Education Center** Number of Students: 82 Student-Teacher Ratio: 4.32	F	Public	KG - 12
0.92Mi. **Mead Middle School** Number of Students: 551 Student-Teacher Ratio: 12.29	C	Public	6 - 8
0.30Mi. **Sowers Alternative High School** Number of Students: 68 Student-Teacher Ratio: 4.85	D	Public	9 - 12
1.30Mi. **Wells Alternative Middle School** Number of Students: 46 Student-Teacher Ratio: 4.59	D-	Public	6 - 8
1.15Mi. **Chisholm Life Skills Center** Number of Students: 79 Student-Teacher Ratio: 8.78	F	Public	10 - 12
4.91Mi. **Wichita Learning Center** Number of Students: 83 Student-Teacher Ratio: 83	NA	Public	12 - 12

Flood Report

The Subject Property of **1938 E MARION RD, WICHITA, KS 67216-2250** is in **Zone X500** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING; AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODING.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	139%	NOTABLY HIGHER
BURGLARY	144%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	129%	HIGHER
FORCIBLE ROBBERY	102%	SIMILAR
AGGRAVATED ASSAULT	105%	SIMILAR
FORCIBLE RAPE	113%	HIGHER
MURDER	121%	HIGHER
OVERALL	121%	HIGHER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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