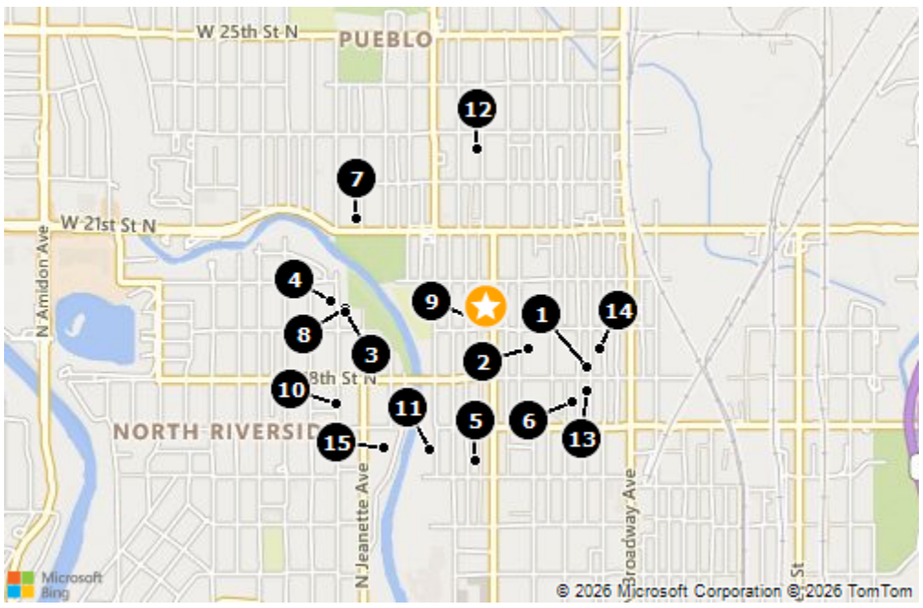
ICE SiteX Report

OrderID: 97928988

SiteX Property Information Report



Subject Property Location

2027 N WACO AVE, WICHITA, KS 67203-2554

County:	**SEDGWICK KS**	Census Tract:	201730003.001017
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	087-123-08-0-12-05-025.00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$181,000**	FSD:	25	Common Confidence Score:	30
Value Range:	$135,750 - $226,250	ICE Confidence Score:	75		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	6702
Assd Land Value:	$2,737	Market Land Value:	$23,800	Tax Year:	2025
Assd Improvement:	$13,294	Market Improvment Value:	$115,600	Total Taxable Value:	$1,582
Total Assessed Value:	$16,031	Total Assessor Market Value:	$139,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 23-27 Block: 3 District: RU Subdivision: SUBD NO.: A00 Map Ref: MAP 123 Sec/Twnship/Range: SEC 8 TWN 27 RNG 1E
Abbreviated Description: LOTS 23-25-27 BLOCK 3 AVONDALE ADD.

Property Characteristics

Lot Size:	10,454 SF	Bedrooms:	4	Pool:	
Building Area:	2340 SF	Baths:	2	Fireplace:	
Year Built:	1917	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Detached	Heating:	Yes
Number of Stories:	2.5+B	Number of Cars:	4	A/C:	Yes
Style:		Basement:	Partial	Roof Cover:	Comp Shingle
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/15/2012	Sales Price:	$92,000
Document #:	29311540 BK-PG 2931-1540	Type of Sale:	Full Amount on Deed
Contract Date:	08/13/2012		
Document Type:			

Legal Description:
Lot: 23,25&27 Block: 3 Subdivision: AVONDALE ADDITION
City/Muni/Twp: WICHITA

Prior Transfer

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

Legal Description:
Lot: 23-27 Block: 3 District: RU Subdivision: SUBD NO.: A00 Map Ref: MAP 123 Sec/Twnship/Range: SEC 8 TWN 27 RNG 1E
Abbreviated Description: LOTS 23-25-27 BLOCK 3 AVONDALE ADD.

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	2
Median Lot Size	6,970 SF	Median # of Baths	1
Median Living Area	1,172 SF	Median Year Built	1925
Price Range - 2 Yrs		Age Range	78 years to 106 years
Median Value		Median Age	101 years

ICE SiteX Report

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Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.3Mi.	**1912 N PARK PL** **WICHITA, KS 67203-2544**	06/02/2026			1743	6/2/1	1923	6,970 SF	
		APN: 087-123-08-0-14-02-011.00 Document #: 2026-030820 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9&11 Block: 6 Subdivision: FAIRVIEW ADDITION Abbreviated Description: Lot:9&11 Block:6 Subdivision:FAIRVIEW ADDITION City/Muni/Twp:WICHITA City/Muni/Twp: WICHITA								
2	.15Mi.	**1934 N FAIRVIEW AVE** **WICHITA, KS 67203-2527**	05/13/2026			1008	6/2/1	1921	6,534 SF	
		APN: 087-123-08-0-14-04-008.00 Document #: 2026-026655 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 18&20 Block: 1 Subdivision: CAREY PARK Abbreviated Description: Lot:18&20 Block:1 Subdivision:CAREY PARK								
3	.36Mi.	**2022 N WOODLAND AVE** **WICHITA, KS 67203-2318**	05/04/2026			912	4/2/1	1948	7,405 SF	
		APN: 087-123-08-0-21-06-008.00 Document #: 2026-024184 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 30&32 Block: 1 Subdivision: NORTH RIVERSIDE ADDITION Abbreviated Description: Lot:30&32 Block:1 Subdivision:NORTH RIVERSIDE ADDITION City/Muni/Twp:WICHITA City/Muni/Twp: WICHITA								
4	.4Mi.	**2039 N WOODLAND AVE** **WICHITA, KS 67203-2318**	05/01/2026			910	4/2/1	1947	8,712 SF	
		APN: 087-123-08-0-22-10-020.00 Document #: 2026-024148 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: D Subdivision: NORTH RIVERSIDE BOULEVARD ADDITION Abbreviated Description: Lot:4 Block:D Subdivision:NORTH RIVERSIDE BOULEVARD ADDITION City/Muni/Twp:WICHITA City/Muni/Twp: WICHITA								
5	.4Mi.	**1714 N JACKSON AVE** **WICHITA, KS 67203-2575**	04/24/2026			780	5/2/1	1920	5,227 SF	
		APN: 087-123-08-0-42-03-011.00 Document #: 2026-022581 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 32&34 Subdivision: ROUSES SECOND ADDITION Abbreviated Description: Lot:32&34 Subdivision:ROUSES SECOND ADDITION Abbreviated Description:SOUTH20 LOT32 City/Muni/Twp:WICHITA City/Muni/Twp: WICHITA								
6	.33Mi.	**1831 N PARK PL** **WICHITA, KS 67203-2542**	04/13/2026			1552	7/4/1	1920	6,970 SF	
		APN: 087-123-08-0-14-06-011.00 Document #: 2026-019899 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 26&28 Block: 3 Subdivision: FAIRVIEW ADDITION Abbreviated Description: Lot:26&28 Block:3 Subdivision:FAIRVIEW ADDITION City/Muni/Twp:WICHITA City/Muni/Twp: WICHITA								
7	.41Mi.	**2215 N JEANETTE AVE** **WICHITA, KS 67204-5931**	04/06/2026			1408	6/3/1	1940	6,970 SF	
		APN: 087-123-05-0-34-05-012.00-B Document #: 2026-018452 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10,12&14 Subdivision: CRAWFORD ADDITION Abbreviated Description: Lot:10,12&14 Subdivision:CRAWFORD ADDITION City/Muni/Twp:WICHITA City/Muni/Twp: WICHITA								
8	.36Mi.	**2026 N WOODLAND AVE** **WICHITA, KS 67203-2318**	04/01/2026			1104	5/2/1	1948	7,405 SF	
		APN: 087-123-08-0-21-06-007.00 Document #: 2026-017347 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 26&28 Block: 1 Subdivision: NORTH RIVER SIDE ADDITION Abbreviated Description: Lot:26&28 Block:1 Subdivision:NORTH RIVER SIDE ADDITION								
9	.04Mi.	**2012 N JACKSON AVE** **WICHITA, KS 67203-2535**	03/25/2026			1056	5/3/1	1920	4,792 SF	
		APN: 087-123-08-0-12-05-014.00 Document #: 2026-015914 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 38&40 Block: 3 Subdivision: AVONDALE ADDITION Abbreviated Description: Lot:38&40 Subdivision:AVONDALE ADDITION Abbreviated Description:SOUTH8FT LOT38 City/Muni/Twp:WICHITA City/Muni/Twp: WICHITA								
10	.47Mi.	**1843 N WOODLAND AVE** **WICHITA, KS 67203-2743**	03/24/2026			1196	4/2/1	1929	7,841 SF	
		APN: 087-123-08-0-23-08-017.00 Document #: 2026-015687 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 30 Subdivision: FORDS 2ND ADDITION Abbreviated Description: Lot:30 Subdivision:FORDS 2ND ADDITION City/Muni/Twp:WICHITA City/Muni/Twp: WICHITA								
11	.39Mi.	**1735 N ARKANSAS AVE** **WICHITA, KS 67203-2572**	03/13/2026			1172	5/2/1	1939	6,534 SF	
		APN: 087-123-08-0-31-01-006.00 Document #: 2026-013471 Document Type: Price Code: Land Use: Single Family Residential Legal:								
12	.4Mi.	**2345 N JACKSON AVE** **WICHITA, KS 67204-6119**	02/27/2026			1132	6/3/1	1920	6,534 SF	
		APN: 087-123-05-0-43-03-020.00 Document #: 2026-010404 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 276&278 Subdivision: ROSENTHALS SUBDIVISION Abbreviated Description: Lot:276&278 Subdivision:ROSENTHALS SUBDIVISION City/Muni/Twp:WICHITA City/Muni/Twp: WICHITA								
13	.33Mi.	**1848 N PARK PL** **WICHITA, KS 67203-2541**	01/29/2026			1904	7/3/1	1924	6,970 SF	
		APN: 087-123-08-0-14-07-006.00 Document #: 2026-004885 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 37&39 Block: 5 Subdivision: FAIRVIEW ADDITION Abbreviated Description: Lot:37&39 Block:5 Subdivision:FAIRVIEW ADDITION City/Muni/Twp:WICHITA City/Muni/Twp: WICHITA								
14	.3Mi.	**1937 N MARKET ST** **WICHITA, KS 67214-1041**	01/12/2026			1485	6/3/1	1925	6,970 SF	
		APN: 087-123-08-0-14-02-020.00 Document #: 2026-001618 Document Type: Price Code:								

ICE SiteX Report

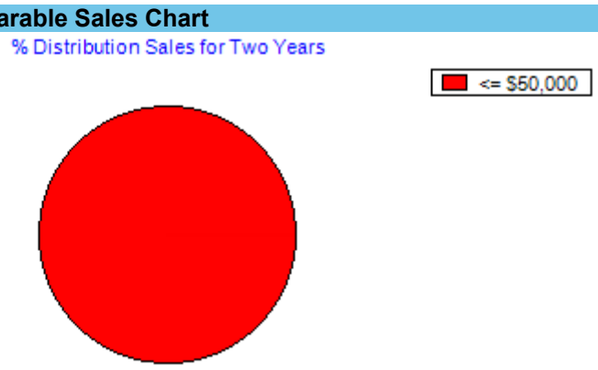
OrderID: 97928988

Land Use: Single Family Residential
Legal: Lot: 30&32 Block: 6 Subdivision: FAIRVIEW ADDITION Abbreviated Description: Lot:30&32 Block:6 Subdivision:FAIRVIEW ADDITION City/Muni/Twp:WICHITA City/Muni/Twp: WICHITA

15	.45Mi.	**1739 N FERRELL DR** **WICHITA, KS 67203-2718**	12/16/2025	3008	7/2/2	1927	26,136 SF

APN: 087-123-08-0-31-03-014.00 Document #: 2025-063466
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 167&169 Subdivision: RICHS ADDITION Abbreviated Description: Lot:167&169 Subdivision:RICHS ADDITION Abbreviated Description:LOTS 171,173,175,177&179 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.	**2027 N WACO AVE**		$139,400	$16,031	2,340	8/4/2	1917	10,454 SF	
.01Mi.	**2021 N WACO AVE**		$104,600	$12,030	1,084	5/2/1	1925	6,970 SF	
.01Mi.	**2037 N WACO AVE**		$68,300	$7,855	1,326	6/3/2	1910	6,970 SF	
.02Mi.	**2017 N WACO AVE**	**11/00/2007**	$60,000	$6,900	1,028	5/2/1	1910	6,970 SF	
.02Mi.	**2041 N WACO AVE**		$80,700	$9,281	1,000	6/3/1	1920	6,970 SF	
.03Mi.	**2026 N JACKSON AVE**	**07/00/2007**	$75,800	$8,717	912	4/2/1	1920	6,970 SF	
.03Mi.	**2024 N JACKSON AVE**	**12/00/2006**	$100,000	$11,501	1,200	6/4/1	1900	5,227 SF	
.03Mi.	**2009 N WACO AVE**		$125,100	$14,387	1,742	9/2/1	1920	6,970 SF	
.03Mi.	**2034 N JACKSON AVE**		$132,700	$15,261	1,552	6/2/2	1890	6,970 SF	
.03Mi.	**2022 N JACKSON AVE**		$65,800	$7,567	1,084	6/3/1	1922	5,227 SF	
.04Mi.	**2018 N JACKSON AVE**		$49,100	$5,647	1,056	4/2/1	1920	4,792 SF	
.04Mi.	**2040 N JACKSON AVE**		$102,200	$11,753	960	4/2/2	1945	6,970 SF	
.04Mi.	**2016 N JACKSON AVE**	**07/00/2001**	$67,000	$7,706	1,056	6/3/1	1920	4,356 SF	
.04Mi.	**2049 N WACO AVE**	**04/00/2005**	$54,300	$6,245	1,112	5/2/1	1920	6,970 SF	
.04Mi.	**2026 N WACO AVE**	**04/00/1996**	$39,500	$4,543	720	5/2/1	1920	5,663 SF	
.04Mi.	**2030 N WACO AVE**	**11/00/2001**	$50,400	$5,796	876	5/2/1	1920	6,098 SF	

Rent vs. Own

Households Occupied by Renters:	44%	Households Occupied by Owners:	45%

Demographics & Income

Median Age:	36.6 years old	Households:	13,445
Median Household Income:	$48,488	Households w/Family:	50%
Household Income Per Capita:	$28,882	Households w/Family Married:	35%
Most Common Education Level:	High School Graduate	Households w/Family Children:	22%

School District

School District Zone:	Wichita Unified School District 259	Students:	46,073
Number of Schools:	81	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.60Mi.	**Irving Elementary School** Number of Students: 447 Student-Teacher Ratio: 15.49	D+	Public	PK - 5
2.22Mi.	**Wichita Alternative High School** Number of Students: 133 Student-Teacher Ratio: 12.67	F	Public	9 - 12
5.46Mi.	**Levy Special Education Center** Number of Students: 81	F	Public	KG - 12

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Student-Teacher Ratio: 5.16

0.85Mi. **Marshall Middle School** Number of Students: 596 Student-Teacher Ratio: 13.84	D	Public	6 - 8
5.65Mi. **Sowers Alternative High School** Number of Students: 60 Student-Teacher Ratio: 4.02	F	Public	9 - 12
0.72Mi. **North High School** Number of Students: 2,041 Student-Teacher Ratio: 16.05	F	Public	9 - 12
6.32Mi. **Wells Alternative Middle School** Number of Students: 36 Student-Teacher Ratio: 3.6	F	Public	6 - 8
4.43Mi. **Chisholm Life Skills Center** Number of Students: 96 Student-Teacher Ratio: 9.6	NA	Public	12 - 12

Flood Report

The Subject Property of **2027 N WACO AVE, WICHITA, KS 67203-2554** 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	148%	NOTABLY HIGHER
BURGLARY	115%	HIGHER
MOTOR VEHICLE THEFT	144%	NOTABLY HIGHER
FORCIBLE ROBBERY	116%	HIGHER
AGGRAVATED ASSAULT	143%	NOTABLY HIGHER
FORCIBLE RAPE	108%	SIMILAR
MURDER	136%	NOTABLY HIGHER
OVERALL	134%	NOTABLY 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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