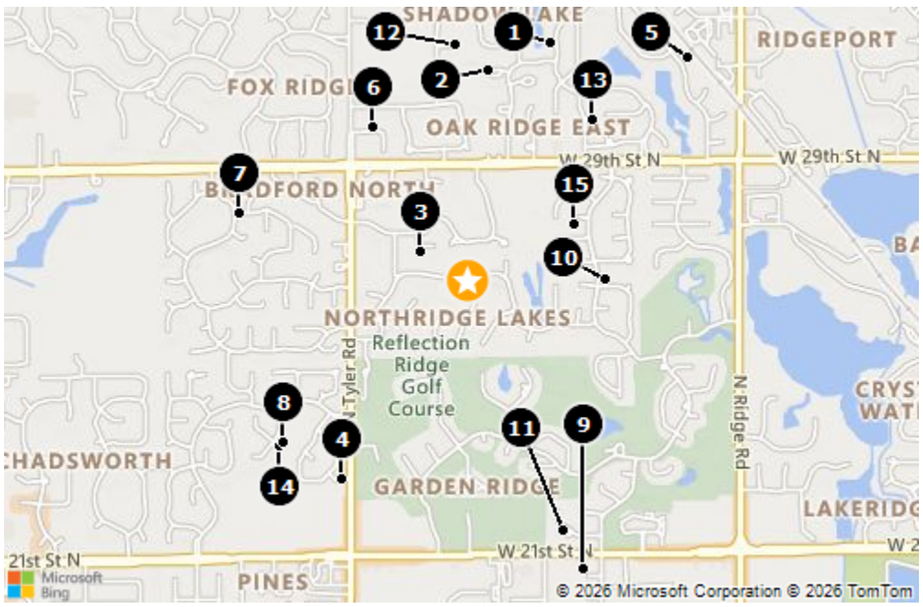
ICE SiteX Report

OrderID: 98458290

SiteX Property Information Report



Subject Property Location

2717 N LAKE RIDGE ST, WICHITA, KS 67205-1680

County:	**SEDGWICK KS**	Census Tract:	201730095.141010
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	087-132-04-0-23-03-001.00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$534,000**	FSD:	12	Common Confidence Score:	55
Value Range:	$469,920 - $598,080	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	6720
Assd Land Value:	$9,511	Market Land Value:	$82,700	Tax Year:	2025
Assd Improvement:	$43,493	Market Improvment Value:	$378,200	Total Taxable Value:	$5,655
Total Assessed Value:	$53,004	Total Assessor Market Value:	$460,900	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 30 Block: 4 District: RU Subdivision: SUBD NO.: T13 Map Ref: MAP 132 Sec/Twnship/Range: SEC 4 TWN 27 RNG 1W
Abbreviated Description: LOT 30 BLOCK 4 NORTHRIDGE LAKES ADD.

Property Characteristics

Lot Size:	14,375 SF	Bedrooms:	3	Pool:	V
Building Area:	2189 SF	Baths:	3	Fireplace:	2
Year Built:	1999	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Wood
Number of Units:		Garage Type:	Attached	Heating:	Yes
Number of Stories:	1+B	Number of Cars:	3	A/C:	Yes
Style:	Rustic	Basement:	Finished	Roof Cover:	Wood Shake
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	05/15/2025	Loan Amount:	N/A
Document #:	2025-019763 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2051	Type Finance:	

Legal Description:
Lot: 30 Block: 4 Subdivision: NORTHRIDGE LAKES

Mortgage Record

Recording Date:	01/31/2024	Loan Amount:	N/A
Document #:	30288350 BK-PG 3028-8350	Loan Type:	FHA
TD Due Date:	07/01/2051	Type Finance:	

Legal Description:
Lot: 30 Block: 4 Subdivision: NORTHRIDGE LAKES
City/Muni/Twp: WICHITA

Mortgage Record

Recording Date:	05/30/2023	Loan Amount:	N/A
Document #:	30241456 BK-PG 3024-1456	Loan Type:	FHA
TD Due Date:	07/01/2051	Type Finance:	

Legal Description:
Lot: 30 Block: 4 Subdivision: NORTHRIDGE LAKES
City/Muni/Twp: WICHITA

ICE SiteX Report

OrderID: 98458290

Prior Transfer

Recording Date:	04/01/2022	Sales Price:	$300,457
Document #:	30152086 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/28/2021	Sales Price:	N/A
Document #:	30073494 BK-PG 3007-3494	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/28/2021		
Document Type:			

Legal Description:
Lot: 30 Block: 4 Subdivision: NORTHRIDGE LAKES
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: 30 Block: 4 District: RU Subdivision: SUBD NO.: T13 Map Ref: MAP 132 Sec/Twnship/Range: SEC 4 TWN 27 RNG 1W
Abbreviated Description: LOT 30 BLOCK 4 NORTHRIDGE LAKES ADD.

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	4
Median Lot Size	11,761 SF	Median # of Baths	3
Median Living Area	1,718 SF	Median Year Built	1998
Price Range - 2 Yrs		Age Range	22 years to 37 years
Median Value		Median Age	28 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.64Mi.	**3215 N TEE TIME** **WICHITA, KS 67205-1962**	05/08/2026			1718	6/3/3	2002	10,454 SF	
		APN: 087-088-33-0-43-03-033.00 Document #: 2026-025738 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 33&34 Block: 4 Subdivision: FOREST LAKES Abbreviated Description: Lot:33&34 Subdivision:FOREST LAKES Abbreviated Description:NORTH55.1FT LOT33&S24.9FT LOT34 City/Muni/Twp:WICHITA City/Muni/Twp: WICHITA								
2	.55Mi.	**3163 N LAKE RIDGE CT** **WICHITA, KS 67205-1928**	05/07/2026			1626	8/3/3	1999	20,909 SF	
		APN: 087-088-33-0-31-03-046.00 Document #: 2026-025322 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 14 Block: 1 Subdivision: FOREST LAKES WEST ADDITION Abbreviated Description: Lot:14 Block:1 Subdivision:FOREST LAKES WEST ADDITION City/Muni/Twp:WICHITA City/Muni/Twp: WICHITA								
3	.14Mi.	**8503 W MEADOW PARK CT** **WICHITA, KS 67205-3505**	04/14/2026			2221	10/5/3	2004	27,007 SF	
		APN: 087-132-04-0-21-01-020.00 Document #: 2026-020086 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 18 Block: A Subdivision: FOSSIL RIM ESTATES Abbreviated Description: Lot:18 Block:A Subdivision:FOSSIL RIM ESTATES City/Muni/Twp:WICHITA City/Muni/Twp: WICHITA								
4	.6Mi.	**8811 W BRITTON CT** **WICHITA, KS 67205-1479**	04/03/2026			1379	10/6/3	1997	11,761 SF	
		APN: 087-133-05-0-41-04-028.00 Document #: 2026-018175 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 27 Block: 1 Subdivision: STERLING FARMS 6TH ADDITION Abbreviated Description: Lot:27 Block:1 Subdivision:STERLING FARMS 6TH ADDITION								
5	.8Mi.	**3154 N WILD ROSE ST** **WICHITA, KS 67205-1944**	03/16/2026			1814	6/3/3	1998	10,019 SF	
		APN: 087-088-33-0-43-03-091.00 Document #: 2026-013598 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 90 Block: 4 Subdivision: FOREST LAKES Abbreviated Description: Lot:90 Block:4 Subdivision:FOREST LAKES City/Muni/Twp:WICHITA City/Muni/Twp: WICHITA								
6	.47Mi.	**8706 W OAK RIDGE CIR** **WICHITA, KS 67205-1941**	02/03/2026			1308	6/3/3	2001	8,712 SF	
		APN: 087-088-33-0-33-01-001.18 Document #: 2026-005838 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 1 Subdivision: OAK RIDGE THIRD Abbreviated Description: Lot:4 Block:1 Subdivision:OAK RIDGE THIRD City/Muni/Twp:WICHITA City/Muni/Twp: WICHITA								
7	.6Mi.	**9209 W RYAN ST** **WICHITA, KS 67205-2163**	01/30/2026			1356	5/3/2	2000	10,019 SF	
		APN: 087-133-05-0-12-04-011.00 Document #: 2026-005095 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 44 Block: 3 Subdivision: BRADFORD NORTH ADDITION Abbreviated Description: Lot:44 Block:3 Subdivision:BRADFORD NORTH ADDITION City/Muni/Twp:WICHITA City/Muni/Twp: WICHITA								
8	.63Mi.	**2410 N WATERSEDGE CIR** **WICHITA, KS 67205-1461**	01/23/2026			1684	7/4/3	1994	11,326 SF	
		APN: 087-133-05-0-41-03-006.00 Document #: 2026-004055 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 1 Subdivision: STERLING FARMS 3RD ADDITION Abbreviated Description: Lot:5 Block:1 Subdivision:STERLING FARMS 3RD ADDITION City/Muni/Twp:WICHITA City/Muni/Twp: WICHITA								
9	.79Mi.	**2147 N TEE TIME CT** **WICHITA, KS 67212-7307**	01/22/2026			1922	8/4/3	1990	16,553 SF	
		APN: 087-132-09-0-12-01-005.00 Document #: 2026-003957 Document Type: Price Code:								

ICE SiteX Report

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Land Use: Single Family Residential
Legal: Lot: 3 Block: 1 Subdivision: BARRINGTON PLACE Abbreviated Description: Lot:3 Block:1 Subdivision:BARRINGTON PLACE City/Muni/Twp:WICHITA City/Muni/Twp: WICHITA

10	.35Mi.	**7714 W QUAIL RUN** **WICHITA, KS 67205-1602**	01/20/2026	2022	8/4/3	1998	13,939 SF

APN: 087-132-04-0-12-01-028.00 Document #: 2026-003337
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 16 Block: 1 Subdivision: REFLECTION RIDGE 7TH ADDITION Abbreviated Description: Lot:16 Block:1 Subdivision:REFLECTION RIDGE 7TH ADDITION City/Muni/Twp:WICHITA City/Muni/Twp: WICHITA

11	.68Mi.	**7911 W BIRDIE LANE CIR** **WICHITA, KS 67205-1309**	12/10/2025	2618	9/5/3	1989	11,761 SF

APN: 087-132-04-0-43-01-041.00 Document #: 2025-062451
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 53 Block: 2 Subdivision: REFLECTION RIDGE Abbreviated Description: Lot:53 Block:2 Subdivision:REFLECTION RIDGE City/Muni/Twp:WICHITA City/Muni/Twp: WICHITA

12	.61Mi.	**3214 N PEPPER RIDGE CT** **WICHITA, KS 67205-1952**	11/04/2025	1617	7/4/3	2001	14,810 SF

APN: 087-088-33-0-31-03-011.00 Document #: 2025-055343
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 47 Block: 1 Subdivision: FOREST LAKES WEST Abbreviated Description: Lot:47 Block:1 Subdivision:FOREST LAKES WEST City/Muni/Twp:WICHITA City/Muni/Twp: WICHITA

13	.52Mi.	**3028 N TEE TIME** **WICHITA, KS 67205-1912**	10/31/2025	2194	8/3/3	1996	9,583 SF

APN: 087-088-33-0-43-02-013.00 Document #: 2025-054792
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 13 Block: 2 Subdivision: FOREST LAKES Abbreviated Description: Lot:13 Block:2 Subdivision:FOREST LAKES

14	.64Mi.	**2406 N WATERSEDGE CIR** **WICHITA, KS 67205-1461**	10/31/2025	1643	8/4/3	1994	10,019 SF

APN: 087-133-05-0-41-03-007.00 Document #: 2025-054818
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Block: 1 Subdivision: STERLING FARMS 3RD ADDITION Abbreviated Description: Lot:6 Block:1 Subdivision:STERLING FARMS 3RD ADDITION City/Muni/Twp:WICHITA City/Muni/Twp: WICHITA

15	.31Mi.	**2869 N TEE TIME CT** **WICHITA, KS 67205-1629**	10/30/2025	2042	7/4/3	1996	16,117 SF

APN: 087-132-04-0-12-03-039.00 Document #: 2025-054407
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 38 Block: 1 Subdivision: REFLECTION RIDGE 8TH ADDITION Abbreviated Description: Lot:38 Block:1 Subdivision:REFLECTION RIDGE 8TH 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.

ICE SiteX Report

OrderID: 98458290

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.	**2717 N LAKE RIDGE ST**		$460,900	$53,004	2,189	7/3/3	1999	14,375 SF	V
.02Mi.	**2713 N LAKE RIDGE ST**		$436,400	$50,186	2,010	7/2/3	1999	14,375 SF	
.02Mi.	**8309 W MEADOW PASS CT**	**06/00/2001**	$428,100	$49,232	1,958	6/3/3	2001	13,068 SF	
.03Mi.	**8313 W MEADOW PASS CT**	**08/00/2002**	$415,500	$47,783	1,962	8/4/3	2002	11,326 SF	
.04Mi.	**2718 N LAKE RIDGE ST**		$607,800	$69,897	2,503	8/4/3	1999	14,375 SF	
.04Mi.	**8302 W MEADOW PASS**	**10/00/2002**	$431,100	$49,577	2,009	7/4/3	2002	13,504 SF	
.04Mi.	**8218 W MEADOW PASS**	**04/00/2005**	$384,800	$44,252	2,119	6/3/3	1999	13,504 SF	
.04Mi.	**2714 N LAKE RIDGE ST**		$524,700	$60,341	2,553	7/3/3	1998	11,761 SF	
.04Mi.	**2709 N LAKE RIDGE ST**		$543,300	$62,480	2,482	6/3/3	1999	15,682 SF	
.04Mi.	**8317 W MEADOW PASS CT**		$548,790	$63,111	2,195	11/5/3	1999	15,246 SF	V
.05Mi.	**8214 W MEADOW PASS**		$660,000	$75,900	2,545	7/4/3	2001	13,504 SF	
.05Mi.	**8308 W MEADOW PASS**		$511,200	$58,788	2,184	8/4/4	2002	14,810 SF	
.06Mi.	**8233 W MEADOW PASS**		$431,600	$49,634	2,440	9/5/3	1997	13,504 SF	
.06Mi.	**2710 N LAKE RIDGE ST**	**01/00/1998**	$512,500	$58,938	2,338	9/4/4	1999	13,068 SF	
.06Mi.	**8411 W MEADOW PASS CT**		$422,600	$48,600	2,003	7/4/3	2002	11,761 SF	
.06Mi.	**2705 N LAKE RIDGE ST**	**05/00/2003**	$412,200	$47,403	1,990	9/5/3	2002	13,939 SF	

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	80%

Demographics & Income

Median Age:	40.9 years old	Households:	7,730
Median Household Income:	$114,863	Households w/Family:	82%
Household Income Per Capita:	$48,031	Households w/Family Married:	74%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	42%

School District

School District Zone:	Maize Unified School District 266	Students:	8,067
Number of Schools:	12	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.15Mi.	**Vermillion Elementary School** Number of Students: 874 Student-Teacher Ratio: 23.15	A	Public	KG - 4
3.18Mi.	**Maize Elementary School** Number of Students: 413 Student-Teacher Ratio: 13.05	A-	Public	KG - 4
3.14Mi.	**Maize High School** Number of Students: 1,444 Student-Teacher Ratio: 15.44 Advanced Placement: Yes	C	Public	9 - 12
3.31Mi.	**Maize Central Elementary School** Number of Students: 542 Student-Teacher Ratio: 13.88	A	Public	KG - 4
3.32Mi.	**Pray-Woodman Elementary School** Number of Students: 507 Student-Teacher Ratio: 13.07	A	Public	KG - 4
1.25Mi.	**Maize South High School** Number of Students: 1,107 Student-Teacher Ratio: 15.45 Advanced Placement: Yes	B-	Public	9 - 12
1.11Mi.	**Maize South Middle School** Number of Students: 501 Student-Teacher Ratio: 12.32	B	Public	7 - 8
2.68Mi.	**Maize Middle School** Number of Students: 635 Student-Teacher Ratio: 11.9	C	Public	7 - 8
1.34Mi.	**Maize South Elementary School** Number of Students: 514 Student-Teacher Ratio: 12.69	B+	Public	KG - 4

ICE SiteX Report

OrderID: 98458290

Flood Report

The Subject Property of **2717 N LAKE RIDGE ST, WICHITA, KS 67205-1680** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
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	42%	SIGNIFICANTLY LOWER
BURGLARY	45%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	84%	LOWER
FORCIBLE ROBBERY	94%	SIMILAR
AGGRAVATED ASSAULT	60%	NOTABLY LOWER
FORCIBLE RAPE	95%	SIMILAR
MURDER	63%	NOTABLY LOWER
OVERALL	38%	SIGNIFICANTLY LOWER

Disaster Alerts

No alerts noted

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