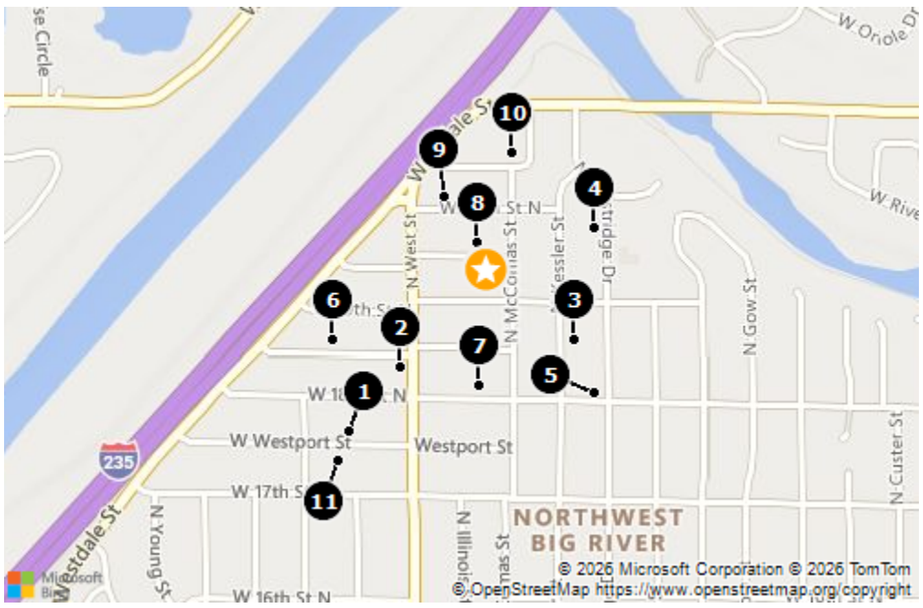
ICE SiteX Report

OrderID: 98729927

SiteX Property Information Report



Subject Property Location

3815 W WESTLAWN ST, WICHITA, KS 67203-1049

County:	**SEDGWICK KS**	Census Tract:	201730086.001023
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	087-131-12-0-22-05-003.00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$180,000**	FSD:	16	Common Confidence Score:	42
Value Range:	$151,200 - $208,800	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	6702
Assd Land Value:	$4,359	Market Land Value:	$37,900	Tax Year:	2025
Assd Improvement:	$12,133	Market Improvment Value:	$105,500	Total Taxable Value:	$1,517
Total Assessed Value:	$16,492	Total Assessor Market Value:	$143,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 8 Block: 2 District: RU Subdivision: SUBD NO.: D03 Map Ref: MAP 131 Sec/Twnship/Range: SEC 12 TWN 27 RNG 1W
Abbreviated Description: LOT 8 BLOCK 2 SUNSET HEIGHTS 3RD. ADD.

Property Characteristics

Lot Size:	7,405 SF	Bedrooms:	3	Pool:	
Building Area:	1008 SF	Baths:	2	Fireplace:	
Year Built:	1958	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Detached	Heating:	Yes
Number of Stories:	1	Number of Cars:	1	A/C:	Yes
Style:	Ranch	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/19/2024	Sales Price:	$94,750
Document #:	30347557 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/08/2024	Sales Price:	$94,750
Document #:	30295139 BK-PG 2973-6714	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/18/2017	Sales Price:	N/A
Document #:	29738694 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/07/2017	Sales Price:	N/A
Document #:	29736713 BK-PG 2973-6713	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/30/2017		
Document Type:			

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Legal Description:
Lot: 8 Block: 2 Subdivision: SUNSET HEIGHTS THIRD
City/Muni/Twp: WICHITA

Mortgage Record

Recording Date:	10/10/2007	Loan Amount:	N/A
Document #:	28923207 BK-PG 2892-3207	Loan Type:	New Conventional
TD Due Date:	11/01/2037	Type Finance:	

Legal Description:
Lot: 8 Block: 2 Subdivision: SUNSET HEIGHTS 3RD
City/Muni/Twp: WICHITA

Prior Transfer

Recording Date:	10/10/2007	Sales Price:	N/A
Document #:	28923206 BK-PG 2892-3206	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/05/2007		
Document Type:			

Legal Description:
Lot: 8 Block: 2 Subdivision: SUNSET HEIGHTS THIRD 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: 8 Block: 2 District: RU Subdivision: SUBD NO.: D03 Map Ref: MAP 131 Sec/Twnship/Range: SEC 12 TWN 27 RNG 1W
Abbreviated Description: LOT 8 BLOCK 2 SUNSET HEIGHTS 3RD. ADD.

Area Sales Analysis

Total Area Sales	$235,000	Median # of Bedrooms	3
Median Lot Size	8,712 SF	Median # of Baths	2
Median Living Area	1,248 SF	Median Year Built	1960
Price Range - 2 Yrs	to $235,000	Age Range	48 years to 69 years
Median Value		Median Age	66 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.27Mi.	**4112 W WESTPORT ST** **WICHITA, KS 67212-1747**	06/11/2026			1896	7/4/2	1959	9,148 SF	
		APN: 087-131-11-0-14-03-013.00 Document #: 2026-032969 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8&9 Block: 2 Subdivision: SUNSET HEIGHTS FOURTH Abbreviated Description: Lot:8&9 Block:2 Subdivision:SUNSET HEIGHTS FOURTH Abbreviated Description:WEST36FT LOT8&E34FT LOT9								
2	.17Mi.	**4001 W BELLA VISTA ST** **WICHITA, KS 67212-1723**	05/19/2026			1302	6/3/2	1967	9,148 SF	
		APN: 087-131-11-0-14-02-001.00 Document #: 2026-027954 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: 4 Subdivision: WEST DALE ADDITION Abbreviated Description: Lot:13 Block:4 Subdivision:WEST DALE ADDITION City/Muni/Twp:WICHITA City/Muni/Twp: WICHITA								
3	.14Mi.	**1940 N KESSLER ST** **WICHITA, KS 67203-1064**	04/30/2026	$235,000	$215	1088	5/3/2	1957	7,841 SF	
		APN: 087-131-12-0-23-01-005.00 Document #: 2026-023778 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 11 Subdivision: SUNSET HEIGHTS THIRD Abbreviated Description: Lot:4 Block:11 Subdivision:SUNSET HEIGHTS THIRD								
4	.15Mi.	**2047 N WESTRIDGE DR** **WICHITA, KS 67203-1055**	04/20/2026			1710	6/3/3	1978	6,970 SF	
		APN: 087-131-12-0-22-07-021.00-A Document #: 2026-021273 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 17&18 Block: 10 Subdivision: SUNSET HEIGHTS THIRD ADDITION Abbreviated Description: Lot:17&18 Block:10 Subdivision:SUNSET HEIGHTS THIRD ADDITION City/Muni/Twp:WICHITA City/Muni/Twp: WICHITA								
5	.21Mi.	**3606 W 18TH ST N** **WICHITA, KS 67203-1003**	03/26/2026			1372	6/3/1	1957	8,712 SF	
		APN: 087-131-12-0-23-01-012.00 Document #: 2026-016246 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 11 Block: 11 Subdivision: SUNSET HEIGHTS THIRD AN ADDITION Abbreviated Description: Lot:11 Block:11 Subdivision:SUNSET HEIGHTS THIRD AN ADDITION City/Muni/Twp:WICHITA City/Muni/Twp: WICHITA								
6	.22Mi.	**4114 W BELLA VISTA ST** **WICHITA, KS 67212-1726**	03/25/2026			1101	6/3/2	1965	9,148 SF	
		APN: 087-131-11-0-14-01-017.00 Document #: 2026-016006 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 18&19 Block: 3 Subdivision: WEST DALE ADDITION Abbreviated Description: Lot:18&19 Block:3 Subdivision:WEST DALE ADDITION Abbreviated Description:EAST4.5FT LOT19 City/Muni/Twp:WICHITA City/Muni/Twp: WICHITA								
7	.15Mi.	**3820 W 18TH ST N** **WICHITA, KS 67203-1007**	03/23/2026			1117	6/3/2	1958	8,276 SF	
		APN: 087-131-12-0-23-04-017.00 Document #: 2026-015419 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 14 Block: 4 Subdivision: SUNSET HEIGHTS THIRD Abbreviated Description: Lot:14 Block:4 Subdivision:SUNSET HEIGHTS THIRD City/Muni/Twp:WICHITA City/Muni/Twp: WICHITA								
8	.04Mi.	**3820 W WESTLAWN ST** **WICHITA, KS 67203-1048**	03/06/2026			864	5/3/1	1958	7,405 SF	
		APN: 087-131-12-0-22-04-017.00 Document #: 2026-011928 Document Type: Price Code: Land Use: Single Family Residential								

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Legal: Lot: 14 Block: 1 Subdivision: SUNSET HEIGHTS THIRD Abbreviated Description: Lot:14 Block:1 Subdivision:SUNSET HEIGHTS THIRD City/Muni/Twp:WICHITA City/Muni/Twp: WICHITA

9	.11Mi.	**3910 W 20TH ST N** **WICHITA, KS 67203-1025**	02/13/2026	1056	5/3/1	1968	7,405 SF

APN: 087-131-12-0-22-03-012.00 Document #: 2026-007675
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 16 Block: 2 Subdivision: SUNSET HEIGHTS 5TH ADDITION Abbreviated Description: Lot:16 Block:2 Subdivision:SUNSET HEIGHTS 5TH ADDITION City/Muni/Twp:WICHITA City/Muni/Twp: WICHITA

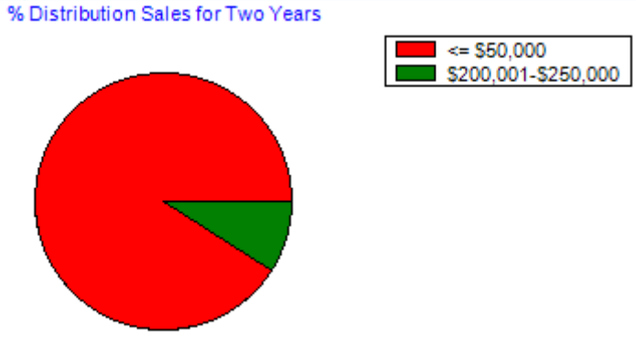
10	.15Mi.	**3804 W CORNELISON ST** **WICHITA, KS 67203-1031**	02/10/2026	1270	5/3/2	1969	8,712 SF

APN: 087-131-12-0-22-02-011.00-A Document #: 2026-007131
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 9&10 Block: 1 Subdivision: SUNSET HEIGHTS FIFTH Abbreviated Description: Lot:9&10 Subdivision:SUNSET HEIGHTS FIFTH Abbreviated Description:WEST10FT LOT10 City/Muni/Twp:WICHITA City/Muni/Twp: WICHITA

11	.31Mi.	**4119 W WESTPORT ST** **WICHITA, KS 67212-1746**	12/12/2025	1248	5/3/2	1960	9,148 SF

APN: 087-131-11-0-14-06-007.00 Document #: 2025-062829
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: 3 Subdivision: SUNSET HEIGHTS FOURTH Abbreviated Description: Lot:2 Block:3 Subdivision:SUNSET HEIGHTS FOURTH

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.	**3815 W WESTLAWN ST**		$143,400	$16,492	1,008	5/3/2	1958	7,405 SF	
.01Mi.	**3809 W WESTLAWN ST**		$163,900	$18,849	1,092	5/3/1	1959	7,405 SF	
.01Mi.	**3821 W WESTLAWN ST**		$149,400	$17,182	1,244	7/4/1	1958	7,405 SF	
.02Mi.	**3827 W WESTLAWN ST**	**11/00/1999**	$152,200	$17,503	1,044	5/3/1	1958	7,405 SF	
.02Mi.	**3803 W WESTLAWN ST**		$145,200	$16,698	1,244	6/4/1	1959	7,841 SF	
.02Mi.	**3814 W 19TH ST N**	**08/00/1999**	$167,300	$19,240	1,056	5/3/1	1959	7,841 SF	
.03Mi.	**3820 W 19TH ST N**		$176,400	$20,287	1,056	5/3/1	1959	7,405 SF	
.03Mi.	**3808 W 19TH ST N**		$170,600	$19,619	1,056	6/3/1	1959	7,405 SF	
.03Mi.	**3826 W 19TH ST N**		$145,200	$16,699	984	5/3/1	1958	7,841 SF	
.03Mi.	**3802 W 19TH ST N**	**06/00/1995**	$194,300	$22,345	1,258	5/3/1	1957	7,841 SF	
.03Mi.	**3903 W WESTLAWN ST**		$149,100	$17,147	984	6/3/1	1958	7,405 SF	
.04Mi.	**3814 W WESTLAWN ST**		$155,000	$17,825	1,224	6/3/1	1958	7,405 SF	
.04Mi.	**3808 W WESTLAWN ST**		$122,300	$14,065	1,176	5/3/1	1958	7,405 SF	
.04Mi.	**3820 W WESTLAWN ST**		$129,800	$14,927	864	5/3/1	1958	7,405 SF	
.04Mi.	**3902 W 19TH ST N**	**02/00/2008**	$142,600	$16,400	984	5/3/2	1957	7,841 SF	
.04Mi.	**3802 W WESTLAWN ST**		$106,100	$12,202	864	5/3/1	1958	7,841 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:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade

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4.71Mi. **Wichita Alternative High School** Number of Students: 133 Student-Teacher Ratio: 12.67	F	Public	9 - 12
3.32Mi. **Levy Special Education Center** Number of Students: 81 Student-Teacher Ratio: 5.16	F	Public	KG - 12
6.94Mi. **Sowers Alternative High School** Number of Students: 60 Student-Teacher Ratio: 4.02	D	Public	9 - 12
2.47Mi. **North High School** Number of Students: 2,041 Student-Teacher Ratio: 16.05	F	Public	9 - 12
7.20Mi. **Wells Alternative Middle School** Number of Students: 36 Student-Teacher Ratio: 3.6	F	Public	6 - 8
5.98Mi. **Chisholm Life Skills Center** Number of Students: 96 Student-Teacher Ratio: 9.6	NA	Public	12 - 12
0.55Mi. **OK Elementary School** Number of Students: 262 Student-Teacher Ratio: 12.67	C-	Public	PK - 5

Flood Report

The Subject Property of **3815 W WESTLAWN ST, WICHITA, KS 67203-1049** 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

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