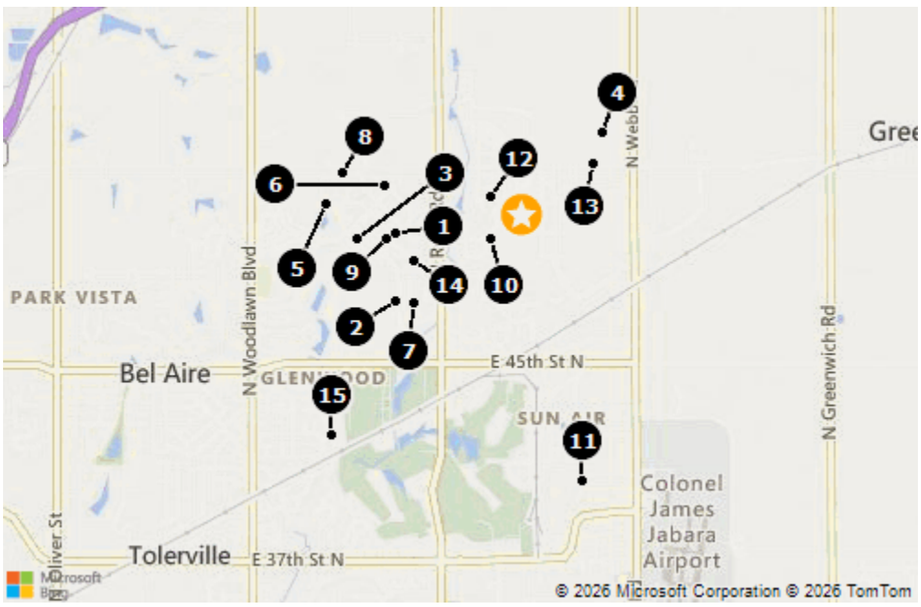
ICE SiteX Report

OrderID: 98671822

SiteX Property Information Report



Subject Property Location

8593 E CHERRYWOOD CT, BEL AIRE, KS 67226-2289

County:	**SEDGWICK KS**	Census Tract:	201730101.111040
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	087-104-20-0-21-01-039.00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$346,000**	FSD:	9	Common Confidence Score:	66
Value Range:	$314,860 - $377,140	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	6901
Assd Land Value:	$6,705	Market Land Value:	$58,300	Tax Year:	2025
Assd Improvement:	$31,292	Market Improvment Value:	$272,100	Total Taxable Value:	$6,500
Total Assessed Value:	$37,997	Total Assessor Market Value:	$330,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 20 Block: 3 Map Ref: MAP 104
Abbreviated Description: LOT 20 BLOCK 3 ROCK SPRING ADDITION

Property Characteristics

Lot Size:	9,148 SF	Bedrooms:	4	Pool:	
Building Area:	1151 SF	Baths:	3	Fireplace:	
Year Built:	2022	Partial Baths:		Type Const:	
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:	Ranch	Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/26/2026	Sales Price:	$334,750
Document #:	2026-010304 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/24/2025	Sales Price:	N/A
Document #:	2025-059554 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/15/2023	Sales Price:	N/A
Document #:	30238439 BK-PG 3023-8439	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/11/2023		
Document Type:			
Legal Description:			

Lot: 20 Block: 3 Subdivision: ROCK SPRING
City/Muni/Twp: BEL AIRE

Prior Transfer

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

ICE SiteX Report

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Document Type:
Legal Description:
Lot: 20 Block: 3 Map Ref: MAP 104
Abbreviated Description: LOT 20 BLOCK 3 ROCK SPRING ADDITION

Area Sales Analysis

Total Area Sales	$241,000	Median # of Bedrooms	4
Median Lot Size	11,761 SF	Median # of Baths	3
Median Living Area	1,514 SF	Median Year Built	2018
Price Range - 2 Yrs	to $241,000	Age Range	2 years to 31 years
Median Value		Median Age	8 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.65Mi.	**5122 N BROOKSTONE ST** **BEL AIRE, KS 67226-7639**	04/27/2026			1465	7/4/3	2014	10,454 SF	
		APN: 087-104-19-0-13-10-007.00 Document #: 2026-022937 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: F Subdivision: CENTRAL PARK 4TH ADDITION Abbreviated Description: Lot:7 Block:F Subdivision:CENTRAL PARK 4TH ADDITION City/Muni/Twp:BEL AIRE City/Muni/Twp: BEL AIRE								
2	.79Mi.	**4883 N PRESTWICK AVE** **BEL AIRE, KS 67226-7633**	03/17/2026			1705	5/2/2	2018	7,841 SF	
		APN: 087-104-19-0-44-04-023.00 Document #: 2026-013957 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 22 Block: 3 Subdivision: COURTYARDS AT ELK CREEK ADDITION Abbreviated Description: Lot:22 Block:3 Subdivision:COURTYARDS AT ELK CREEK ADDITION City/Muni/Twp:BEI AIRE City/Muni/Twp: BEI AIRE								
3	.85Mi.	**5123 N HAMPTON ST** **BEL AIRE, KS 67226-7650**	02/24/2026	$241,000	$181	1328	5/3/3	2006	10,454 SF	
		APN: 087-104-19-0-13-07-002.00 Document #: 2026-009845 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 10 Subdivision: CENTRAL PARK ADDITION Abbreviated Description: Lot:6 Block:10 Subdivision:CENTRAL PARK ADDITION City/Muni/Twp:BEL AIRE City/Muni/Twp: BEL AIRE								
4	.59Mi.	**5504 N TOBEN DR** **BEL AIRE, KS 67226-**	11/18/2025			1154	7/4/3	2024	11,761 SF	
		APN: 087-104-17-0-44-01-006.00 Document #: 2025-058043 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: C Subdivision: CEDAR PASS ADDITION Abbreviated Description: Lot:6 Block:C Subdivision:CEDAR PASS ADDITION City/Muni/Twp:BEL AIRE City/Muni/Twp: BEL AIRE								
5	1.01Mi.	**5219 N HAMPTON ST** **BEL AIRE, KS 67226-7684**	10/29/2025			1574	7/4/3	2014	13,939 SF	
		APN: 087-104-19-0-12-03-049.00 Document #: 2025-054279 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: A Subdivision: CENTRAL PARK 3RD ADDITION Abbreviated Description: Lot:12 Block:A Subdivision:CENTRAL PARK 3RD ADDITION City/Muni/Twp:BEL AIRE City/Muni/Twp: BEL AIRE								
6	.72Mi.	**7689 E PHEASANT RIDGE ST** **BEL AIRE, KS 67226-7693**	10/24/2025			2194	7/5/3	2022	19,166 SF	
		APN: 087-104-19-0-12-03-015.00 Document #: 2025-053347 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 45 Block: A Subdivision: CENTRAL PARK 3RD ADDITION Abbreviated Description: Lot:45 Block:A Subdivision:CENTRAL PARK 3RD ADDITION City/Muni/Twp:BEL AIRE City/Muni/Twp: BEL AIRE								
7	.71Mi.	**4820 N INDIAN OAK ST** **BEL AIRE, KS 67226-7662**	10/23/2025			1863	8/5/4	2014	14,810 SF	
		APN: 087-104-19-0-41-04-013.01 Document #: 2025-053133 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: 6 Subdivision: ELK CREEK ADDITION Abbreviated Description: Lot:8 Block:6 Subdivision:ELK CREEK ADDITION City/Muni/Twp:BEL AIRE City/Muni/Twp: BEL AIRE								
8	.95Mi.	**7104 E PHEASANT RIDGE ST** **BEL AIRE, KS 67226-7669**	10/16/2025			1514	7/4/3	2021	12,632 SF	
		APN: 087-104-19-0-12-03-034.00 Document #: 2025-051560 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 26 Block: A Subdivision: CENTRAL PARK 3RD ADDITION Abbreviated Description: Lot:26 Block:A Subdivision:CENTRAL PARK 3RD ADDITION City/Muni/Twp:BEL AIRE City/Muni/Twp: BEL AIRE								
9	.71Mi.	**5110 N REMINGTON ST** **BEL AIRE, KS 67226-7643**	09/30/2025			1835	6/3/2	2014	10,454 SF	
		APN: 087-104-19-0-13-11-005.00 Document #: 2025-048376 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8&9 Block: E Subdivision: CENTRAL PARK 4TH ADDITION Abbreviated Description: Lot:8&9 Subdivision:CENTRAL PARK 4TH ADDITION Abbreviated Description:SOUTHEAST6.67FT LOT9 City/Muni/Twp:BEL AIRE City/Muni/Twp: BEL AIRE								
10	.21Mi.	**8473 E DEER RUN ST** **BEL AIRE, KS 67226-3171**	09/24/2025			2302	6/3/2	2021	16,988 SF	
		APN: 087-104-20-0-24-03-006.00 Document #: 2025-047219 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: E Subdivision: DEER RUN Abbreviated Description: Lot:13 Block:E Subdivision:DEER RUN								
11	.37Mi.	**5138 N TOBEN ST** **BEL AIRE, KS 67226-8847**	09/18/2025			1223	8/5/3	2024	7,405 SF	
		APN: 087-104-20-0-13-10-010.00 Document #: 2025-045982 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Subdivision: SKYVIEW AT BLOCK 49 2ND ADDITION Abbreviated Description: Lot:10 Subdivision:SKYVIEW AT BLOCK 49 2ND ADDITION City/Muni/Twp:BEL AIRE City/Muni/Twp: BEL AIRE								
12	.18Mi.	**8492 E CHRIS ST** **BEL AIRE, KS 67226-6400**	08/26/2025			1180	7/4/3	2016	8,712 SF	
		APN: 087-104-20-0-21-03-025.00 Document #: 2025-041486 Document Type: Price Code:								

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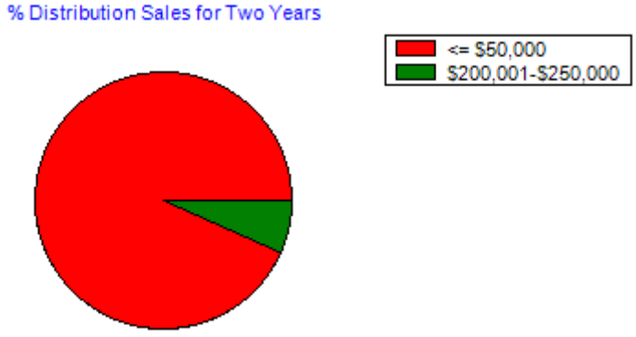
Land Use: Single Family Residential
Legal: Lot: 27 Block: 5 Subdivision: ROCK SPRING Abbreviated Description: Lot:27 Block:5 Subdivision:ROCK SPRING City/Muni/Twp:BEL AIRE City/Muni/Twp: BEL AIRE

13 .45Mi. **5420 N TOBEN CT** 07/11/2025 1386 5/3/2 2024 9,148 SF
BEL AIRE, KS 67226-
APN: 087-104-17-0-44-01-028.00 Document #: 2025-031909
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 27 Block: C Subdivision: CEDAR PASS ADDITION Abbreviated Description: Lot:27 Block:C Subdivision:CEDAR PASS ADDITION City/Muni/Twp:BEL AIRE City/Muni/Twp: BEL AIRE

14 .61Mi. **5009 N REMINGTON ST** 06/26/2025 2456 9/5/3 2023 20,909 SF
BEL AIRE, KS 67226-7604
APN: 087-104-19-0-14-02-002.01 Document #: 2025-028671
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Block: 8 Subdivision: ELK CREEK ADDITION Abbreviated Description: Lot:7 Block:8 Subdivision:ELK CREEK ADDITION

15 1.49Mi. **4260 N RUSHWOOD CT** 06/09/2025 1487 5/3/3 1995 13,939 SF
BEL AIRE, KS 67226-1462
APN: 087-109-30-0-24-03-030.00 Document #: 2025-024817
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 30 Block: 3 Subdivision: SUMMIT HILL SECOND ADDITION Abbreviated Description: Lot:30 Block:3 Subdivision:SUMMIT HILL SECOND ADDITION City/Muni/Twp:BEL AIRE City/Muni/Twp: BEL AIRE

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.	**8593 E CHERRYWOOD CT**		$330,400	$37,997	1,151	7/4/3	2022	9,148 SF	
.01Mi.	**8609 E CHERRYWOOD CT**		$332,830	$38,275	1,434	8/5/3	2023	9,148 SF	
.03Mi.	**8625 E CHERRYWOOD CT**		$319,400	$36,732	1,193	8/5/3	2023	9,148 SF	
.04Mi.	**8592 E CHERRYWOOD CT**		$332,600	$38,250	1,349	8/5/3	2022	9,148 SF	
.04Mi.	**8641 E CHERRYWOOD CT**		$332,100	$38,192	1,151	7/4/3	2022	9,148 SF	
.04Mi.	**8608 E CHERRYWOOD CT**		$319,800	$36,778	1,238	7/4/3	2021	9,148 SF	
.04Mi.	**8576 E CHERRYWOOD CT**		$327,900	$37,709	1,300	8/5/3	2022	10,019 SF	
.04Mi.	**5237 N PEBBLECREEK ST**		$323,700	$37,226	1,165	7/4/3	2020	9,583 SF	
.04Mi.	**5243 N PEBBLECREEK ST**		$320,300	$36,835	1,413	8/5/3	2019	7,841 SF	
.04Mi.	**8614 E CHERRYWOOD CT**		$342,400	$39,377	1,332	8/5/3	2022	9,148 SF	
.05Mi.	**5249 N PEBBLECREEK ST**		$301,300	$34,650	1,178	7/3/3	2020	6,534 SF	
.05Mi.	**8657 E CHERRYWOOD CT**		$349,400	$40,181	2,002	6/3/2	2023	8,712 SF	
.05Mi.	**8630 E CHERRYWOOD CT**		$305,900	$35,179	1,262	7/4/3	2022	9,148 SF	
.05Mi.	**5255 N PEBBLECREEK ST**		$319,400	$36,731	1,446	8/5/3	2019	7,841 SF	
.06Mi.	**5261 N PEBBLECREEK ST**		$300,600	$34,569	1,255	6/3/2	2019	8,276 SF	
.06Mi.	**8585 E CHRIS ST**		$328,300	$37,755	1,244	8/5/3	2023	9,148 SF	

Rent vs. Own

Households Occupied by Renters:	40%	Households Occupied by Owners:	53%

Demographics & Income

Median Age:	37.0 years old	Households:	8,116
Median Household Income:	$91,316	Households w/Family:	57%
Household Income Per Capita:	$52,558	Households w/Family Married:	48%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	26%

School District

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

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.91Mi.	**Stucky Middle School** Number of Students: 518 Student-Teacher Ratio: 12.7	F	Public	6 - 8
11.27Mi.	**Wells Alternative Middle School** Number of Students: 36 Student-Teacher Ratio: 3.6	F	Public	6 - 8
8.86Mi.	**Chisholm Life Skills Center** Number of Students: 96 Student-Teacher Ratio: 9.6	NA	Public	12 - 12
5.53Mi.	**Wichita Alternative High School** Number of Students: 133 Student-Teacher Ratio: 12.67	F	Public	9 - 12
12.39Mi.	**Levy Special Education Center** Number of Students: 81 Student-Teacher Ratio: 5.16	F	Public	KG - 12
3.49Mi.	**Heights High School** Number of Students: 1,505 Student-Teacher Ratio: 17.17	F	Public	9 - 12
1.31Mi.	**Isely Traditional Magnet Elementary School** Number of Students: 621 Student-Teacher Ratio: 13.15	C+	Public	PK - 5
10.09Mi.	**Sowers Alternative High School** Number of Students: 60 Student-Teacher Ratio: 4.02	D	Public	9 - 12

Flood Report

The Subject Property of **8593 E CHERRYWOOD CT, BEL AIRE, KS 67226-2289** 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	97%	SIMILAR
BURGLARY	76%	NOTABLY LOWER
MOTOR VEHICLE THEFT	100%	SIMILAR
FORCIBLE ROBBERY	109%	SIMILAR
AGGRAVATED ASSAULT	96%	SIMILAR
FORCIBLE RAPE	100%	SIMILAR
MURDER	90%	LOWER
OVERALL	78%	LOWER

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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