

PROPERTY INFORMATION PACKET

THE DETAILS



5-Duplex Package at Indian Ridge / Clearwater, KS 67026

12041 E. 13th St. N. · Wichita, KS 67206
316.867.3600 · 800.544.4489 · McCurdy.com





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STANDARD



6 Twin Homes (6 Doors)

MLS # 670401
County Sedgwick
Class Multi-Family
Property Type Twin/Duplex
Area SCKMLS
Address 185 N Indian Lakes Dr & 4 Additional Units
Address 2
City Clearwater
State KS
Zip 67026
Status Active
Contingency Reason
Asking Price \$625,000



GENERAL

List Agent Braden McCurdy
List Office McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600
Co-List Agent
Co-List Office
Showing Phone 888-874-0581
Style Side By Side
Approximate Age 5 or Less
Basement None
Existing Finance None
Owner Finance Y/N No
Approx. TFLA 6,300.00
TFLA Source Builder Plans
Parcel ID 26624-30030023
Number of Units 6
On-Site Parking Spaces 12.00
Year Built 2024
of Efficiency Units
of 1 Bedroom Units
of 2 Bedroom Units
of 3 Bedroom Units 6
Lot Size/SqFt 30342
Rent Per Unit-Efficiency
Rent Per Unit - 1 Bedroom
Rent Per Unit - 2 Bedroom
Rent Per Unit - 3 Bedroom 1195-1295
Vacancy Rate % 33.00
School District Clearwater School District (USD 264)
Elementary School Clearwater West
Middle School Clearwater
High School Clearwater
Subdivision
Legal PT LOT 15 BEG SE COR TH W 125 FT N
41.19 FT E 125.01 FT S 41.39 FT TO BEG
BLOCK 2 INDIAN RIDGE AT CL
For Sale/Auction/For Rent For Sale
Rent Per Unit - 4+ Bedroom
Virtual Tour 2 Label
Virtual Tour 4 Label
Owner Name
of 4+ Bedroom Units
FIPS Code 20173
Great Plains Navica
On Market Date
Associated Document Count 2
Listing Visibility Type MLS Listing
Picture Count 36
Sold Price Per SQFT
Tax ID
Update Date 7/13/2026 2:04 PM
Unique Property Identifier

Showing Start Date3/28/2026

Floor Plans Update Date

DIRECTIONS

Directions From 71st St S. & 135th St. W. - South on 135th St W, East on Janet Ave, South on Indian Lakes Dr to property

FEATURES

EXTERIOR CONSTRUCTION	BASEMENT USE	POSSESSION	TYPE OF LISTING
Frame	None	At Closing	Excl Right w/o Reserve
# OF STORIES	BASEMENT FINISH PER	PROPOSED FINANCING	AGENT TYPE
One	None	Cash	Sellers Agent
ROOF	HEATING	TERMS OF TENANCY	UNIT FEATURES-ALL
Composition	Central Gas	1 Year or More	Kitchen/Dining Combo
FLOOD INSURANCE	Forced Air	DOCUMENTS ON FILE	Living/Dining Combo
Unknown	Natural Gas	Documents Online	Washer/Dryer Hookups
UTILITIES	COOLING	Floor Plan	UNIT FEATURES-SOME
Natural Gas	Central Electric	Sellers Prop. Disclosure	Kitchen/Dining Combo
Public Water	PARKING	Aerial Photo	Kitchen/Family Combo
Sewer	2 per Unit	OWNERSHIP	Washer/Dryer Hookups
OWNER PAID UTILITIES	Paved	Corporate	OTHER MISCELLANEOUS
Lawn Maintenance	Attached Garage	SHOWING INSTRUCTIONS	Individual Water Heater
TENANT PAID UTILITIES	APPLIANCES	Appt Not Req-Go Show	Separate Meters
Electric	Dishwasher	LOCKBOX	SAFETY FEATURES
Gas	Microwave	Combination	None
Trash	Over/Range		
Water/Sewer	Refrigerator		

FINANCIAL

Assumable Y/N	No
Gross Income	\$90,840.00
General Taxes	\$15,189.05
General Tax Year	2025
Yearly Specials	\$14,069.90
Total Specials	\$237,411.97
HOA Y/N	Yes
Yearly HOA Dues	\$408.00
HOA Initiation Fee	0.00
Earnest \$ Deposited With	Security 1st Title

PUBLIC REMARKS

Public Remarks RARE OPPORTUNITY to acquire 5 individual duplex units being sold as a package in the highly desirable Clearwater, KS school district. Collectively, the price has been reduced to \$625,000, or you can now purchase these individually for \$129,900 for each duplex unit. Located within city limits near shopping, schools, and everyday amenities, this investment offers strong rental appeal in a sought-after community. Because of this, tenant turnover is likely to be very low. Four of the six units are currently leased, providing immediate income, with rents as follows: • 2 units at \$1,295/month • 2 units at \$1,195/month The only current vacant units are 185 N. Indian Rd and 186 N. Tomahawk St. and these are expected to fill quickly. Each unit is approximately 1,050 sq ft and features a well-designed, open-concept layout with 3 bedrooms and 2 full bathrooms. Interior features include: • Spacious open floor plans • Kitchens with large islands, granite countertops, and stainless-steel appliances • All kitchen appliances remain and transfer to new buyer, including refrigerator, range/oven, dishwasher, and microwave • Primary suite with private full bath and generous closet space • Two bedrooms with ample closet storage • Second full bath with built-in linen/storage niches • Washer/dryer hookups • Slab (no basement) for low maintenance Exterior features include: • 1-car attached garage for each unit • Additional driveway and street parking • Units connected at garage walls for added privacy and sound buffering • Covered front porches with attractive cedar posts • Sprinkler systems Each unit has its own legal description and has already been split. All units are being sold together as one These well-maintained, high-quality units in a prime location make an excellent addition to any investment portfolio. All information deemed reliable but not guaranteed. Buyers and agents should confirm all information pertinent to them.

MARKETING REMARKS

Marketing Remarks

PRIVATE REMARKS

Private Remarks Currently, the only unit available for showings are 185 N. Indian Lakes Dr. and 186 N. Tomahawk St.

AUCTION

- Type of Auction Sale
- Method of Auction
- Auction Location
- Auction Offering
- Auction Date
- Auction Start Time
- Auction End Date
- Auction End Time

Broker Registration Req
Broker Reg Deadline
Buyer Premium Y/N
Premium Amount
Earnest Money Y/N
Earnest Amount %/\$

2 - Open Start Time
2 - Open End Time
3 - Open for Preview
3 - Open/Preview Date
3 - Open Start Time
3 - Open End Time

TERMS OF SALE

Terms of Sale

PERSONAL PROPERTY

Personal Property

SOLD

How Sold
Sale Price
Net Sold Price
Pending Date
Closing Date
Short Sale Y/N
Seller Paid Loan Asst.
Previously Listed Y/N
Includes Lot Y/N
Sold at Auction Y/N

Selling Agent
Selling Office
Co-Selling Agent
Co-Selling Office
Appraiser Name
Non-Mbr Appr Name

ADDITIONAL PICTURES





DISCLAIMER

This information is not verified for authenticity or accuracy and is not guaranteed. You should independently verify the information before making a decision to purchase. © Copyright 2026 South Central Kansas MLS, Inc. All rights reserved. Please be aware, property may have audio/video recording devices in use.



03/25/2026

Property Taxes and Appraisals

179 N INDIAN LAKE DR CLEARWATER

Property Description

Property Type	Urban Res Homesite
Legal Description	LOT 16 EXC PT BEG SE COR TH W 125 FT N 50.48 FT E 124.99 FT S 50.3 FT TO BEG BLOCK 2 INDIAN RIDGE AT CLEARWATER ADDITION
Property Address	179 N INDIAN LAKES DR, CLEARWATER, KS 67026
Owner	MIKE LOVE CONSTRUCTION INC
Mailing Address	PO BOX 7 VALLEY CENTER KS 67147-0007
Geo Code	NI CL01283
PIN	30020163
AIN	266240330701000
Quick Ref ID	R917415
Tax Unit	5401 130 CLEARWATER U-264-CCD NICL
Land Use	1101 Single family detached dwelling
2026 Market Land Square Feet	6,181
2026 Total Acres	0.14
2026 Total Ag Acres	0.00
2026 Appraisal Value	\$150,800
2026 Assessment Value	\$17,343

Residential Structure Characteristics

Year Built	2024
Architectural Style	Twin Home
Main Floor Area	1,000

Upper Floor Area	0
Above Ground Living Area	1,000
Bedrooms	3
Full Bathrooms	2
Half Bathrooms	0
Basement Type	Slab - 1
Total Basement Area	0
Recreation Room Basement Finished Area	0
Basement Finished Living Area	0
Condition/Desirability/Utility	AV
Physical Condition	AV
More Details	Documents/Reports

Property Value Estimates



03/25/2026

[Final Value Section Explanation](#)

2026 Appraised Value	\$150,800
2026 Value Method	OVR
Override Reason	Market Override
Method	Value
Cost Estimate	\$163,970
Market Estimate	\$158,700
MRA Estimate	\$169,200
Weighted Estimate	\$160,200
Indexed Estimate	\$0

* Information on the property card is as of January 1st

Appraisal Values

Year	Class	Values
2026	Residential	\$35,900 Land
		\$114,900 Improvements
		\$150,800 Total (-7%)

Assessment Values

Year	Class	Values
2026	Residential	\$4,129 Land
		\$13,214 Improvements
		\$17,343 Total (-7%)

Year	Class	Values	Year	Class	Values
2025	Residential	\$40,100 Land	2025	Residential	\$4,612 Land
		\$122,010 Improvements			\$14,031 Improvements
		\$162,110 Total			\$18,643 Total
2024	Agricultural	\$70 Land	2024	Agricultural	\$21 Land
		\$0 Improvements			\$0 Improvements
		\$70 Total (-13%)			\$21 Total (-13%)
2023	Agricultural	\$80 Land	2023	Agricultural	\$24 Land
		\$0 Improvements			\$0 Improvements
		\$80 Total			\$24 Total (-20%)
2022	Agricultural	\$0 Land	2022	Agricultural	\$30 Land
		\$0 Improvements			\$0 Improvements
		\$0 Total			\$30 Total

2025 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$4.00
CITY OF CLEARWTR	CITY OF CLEARWATER -- CLEARWATER STREET SEWER WATER & DRAINAGE RES 2, 3, 4 & 5 2012 &	\$316.02	\$223.39	\$539.41
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE PAVING PHASE 1 GOB SERIES 2025	\$209.36	\$383.05	\$592.41
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE SEWER PHASE 1 GOB SERIES 2025	\$135.63	\$248.15	\$383.78
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE STORMWATER PHASE 1 GOB SERIES 2025	\$141.44	\$258.77	\$400.21
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE WATER PHASE 1 GOB SERIES 2025	\$169.68	\$310.44	\$480.12
Totals:		\$972.13	\$1,423.80	\$2,399.93

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2026 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
CITY OF CLEARWTR	CITY OF CLEARWATER -- CLEARWATER STREET SEWER WATER & DRAINAGE RES 2, 3, 4 & 5 2012 &	\$316.02	\$134.90	\$450.92
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE PAVING PHASE 1 GOB SERIES 2025	\$261.71	\$340.41	\$602.12
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE SEWER PHASE 1 GOB SERIES 2025	\$169.54	\$220.53	\$390.07

CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE STORMWATER PHASE 1 GOB SERIES 2025	\$176.80	\$229.97	\$406.77
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE WATER PHASE 1 GOB SERIES 2025	\$212.10	\$275.89	\$487.99

Totals: \$1,136.17 \$1,201.70 \$2,337.87

2026 Through Payout Special Assessments

Project	Description	Begin Yr.	End Yr.	Principal	Interest	Total
CITY OF CLEARWTR	CITY OF CLEARWATER -- CLEARWATER STREET SEWER WATER & DRAINAGE RES 2, 3, 4 & 5 2012 &	2016	2035	\$3,713.28	\$817.05	\$4,530.33
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE PAVING PHASE 1 GOB SERIES 2025	2025	2044	\$7,772.68	\$3,690.72	\$11,463.40
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE SEWER PHASE 1 GOB SERIES 2025	2025	2044	\$5,035.31	\$2,390.94	\$7,426.25
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE STORMWATER PHASE 1 GOB SERIES 2025	2025	2044	\$5,250.96	\$2,493.30	\$7,744.26
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE WATER PHASE 1 GOB SERIES 2025	2025	2044	\$6,299.37	\$2,991.13	\$9,290.50

Totals: \$28,071.60 \$12,383.14 \$40,454.74

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Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2025	146.520000	\$2,559.05	\$2,399.93	\$0.00	\$0.00	\$4,958.98	\$2,479.49	\$2,479.49
2024	155.160000	\$3.26	\$856.18	\$60.09	\$16.00	\$935.53	\$935.53	\$0.00
2023	161.454000	\$3.87	\$870.56	\$38.60	\$0.00	\$913.03	\$913.03	\$0.00
2022	162.131000	\$4.88	\$883.01	\$3.33	\$0.00	\$891.22	\$891.22	\$0.00

Tax Authorities

Tax Authority	Tax Rate	% of Total	\$ Allocation
0101 STATE	1.500000	1.02 %	\$26.20
0201 COUNTY	27.567000	18.81 %	\$481.47
0439 NINNESCAH TOWNSHIP	0.839000	0.57 %	\$14.65
0504 CITY OF CLEARWATER	52.695000	35.96 %	\$920.35

0607 USD 264	16.003000	10.92 %	\$279.50
0607 USD 264 SC	8.000000	5.46 %	\$139.72
0607 USD 264 SG	20.000000	13.65 %	\$349.31
0714 USD 264 BOND	14.445000	9.86 %	\$252.29
0807 USD 264 REC COMM	2.992000	2.04 %	\$52.26
0901 CLEARWATER CEMETERY	2.479000	1.69 %	\$43.30
Total: 146.520000		100%	\$2,559.05

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Property Taxes and Appraisals

184 N TOMAHAWK ST CLEARWATER

Property Description

Property Type	Urban Res Homesite
Legal Description	PT LOT 2 BEG SW COR TH N 41.38 FT E 125 FT S 41.34 FT W 125 FT TO BEG BLOCK 2 INDIAN RIDGE AT CLEARWATER ADDITIION
Property Address	
Owner	MIKE LOVE CONSTRUCTION INC
Mailing Address	PO BOX 7 VALLEY CENTER KS 67147-0007
Geo Code	NI CL012690001
PIN	30030022
AIN	266240330700801
Quick Ref ID	R1025061
Tax Unit	5401 130 CLEARWATER U-264-CCD NICL
Land Use	1101 Single family detached dwelling
2026 Market Land Square Feet	5,150
2026 Total Acres	0.12
2026 Total Ag Acres	0.00
2026 Appraisal Value	\$149,500
2026 Assessment Value	\$17,193

Residential Structure Characteristics

Year Built	2024
Architectural Style	Twin Home
Main Floor Area	1,000

Upper Floor Area	0
Above Ground Living Area	1,000
Bedrooms	3
Full Bathrooms	2
Half Bathrooms	0
Basement Type	Slab - 1
Total Basement Area	0
Recreation Room Basement Finished Area	0
Basement Finished Living Area	0
Condition/Desirability/Utility	AV
Physical Condition	AV

More Details

[Documents/Reports](#)



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Property Value Estimates

[Final Value Section Explanation](#)

2026 Appraised Value	\$149,500
2026 Value Method	OVR
Override Reason	Market Override
Method	Value
Cost Estimate	\$162,470
Market Estimate	\$157,400
MRA Estimate	\$167,800
Weighted Estimate	\$158,900
Indexed Estimate	\$0

* Information on the property card is as of January 1st

Appraisal Values

Year	Class	Values
2026	Residential	\$34,400 Land
		\$115,100 Improvements
		\$149,500 Total (-7%)

Assessment Values

Year	Class	Values
2026	Residential	\$3,956 Land
		\$13,237 Improvements
		\$17,193 Total (-7%)

Year	Class	Values	Year	Class	Values
2025	Residential	\$38,600 Land	2025	Residential	\$4,439 Land
		\$122,010 Improvements			\$14,031 Improvements
		\$160,610 Total			\$18,470 Total

2025 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$4.00
CITY OF CLEARWTR	CITY OF CLEARWATER -- CLEARWATER STREET SEWER WATER & DRAINAGE RES 2, 3, 4 & 5 2012 &	\$334.98	\$236.79	\$571.77
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE PAVING PHASE 1 GOB SERIES 2025	\$223.63	\$409.15	\$632.78
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE SEWER PHASE 1 GOB SERIES 2025	\$144.87	\$265.05	\$409.92
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE STORMWATER PHASE 1 GOB SERIES 2025	\$151.08	\$276.40	\$427.48
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE WATER PHASE 1 GOB SERIES 2025	\$181.24	\$331.59	\$512.83
Totals:		\$1,035.80	\$1,518.98	\$2,558.78

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2026 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
CITY OF CLEARWTR	CITY OF CLEARWATER -- CLEARWATER STREET SEWER WATER & DRAINAGE RES 2, 3, 4 & 5 2012 &	\$334.98	\$142.99	\$477.97
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE PAVING PHASE 1 GOB SERIES 2025	\$279.54	\$363.61	\$643.15
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE SEWER PHASE 1 GOB SERIES 2025	\$181.09	\$235.55	\$416.64
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE STORMWATER PHASE 1 GOB SERIES 2025	\$188.84	\$245.64	\$434.48
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE WATER PHASE 1 GOB SERIES 2025	\$226.55	\$294.69	\$521.24
Totals:		\$1,211.00	\$1,282.48	\$2,493.48

2026 Through Payout Special Assessments

Project	Description	Begin Yr.	End Yr.	Principal	Interest	Total
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CITY OF CLEARWTR	CITY OF CLEARWATER -- CLEARWATER STREET SEWER WATER & DRAINAGE RES 2, 3, 4 & 5 2012 &	2016	2035	\$3,936.06	\$866.04	\$4,802.10
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE PAVING PHASE 1 GOB SERIES 2025	2025	2044	\$8,302.28	\$3,942.19	\$12,244.47
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE SEWER PHASE 1 GOB SERIES 2025	2025	2044	\$5,378.40	\$2,553.81	\$7,932.21
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE STORMWATER PHASE 1 GOB SERIES 2025	2025	2044	\$5,608.69	\$2,663.17	\$8,271.86
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE WATER PHASE 1 GOB SERIES 2025	2025	2044	\$6,728.61	\$3,194.94	\$9,923.55

Totals: \$29,954.04 \$13,220.15 \$43,174.19



03/25/2026

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2025	146.520000	\$2,533.75	\$2,558.78	\$127.21	\$0.00	\$5,219.74	\$0.00	\$5,219.74

Tax Authorities

Tax Authority	Tax Rate	% of Total	\$ Allocation
0101 STATE	1.500000	1.02 %	\$25.94
0201 COUNTY	27.567000	18.81 %	\$476.71
0439 NINNESCAH TOWNSHIP	0.839000	0.57 %	\$14.51
0504 CITY OF CLEARWATER	52.695000	35.96 %	\$911.25
0607 USD 264	16.003000	10.92 %	\$276.74
0607 USD 264 SC	8.000000	5.46 %	\$138.34
0607 USD 264 SG	20.000000	13.65 %	\$345.86
0714 USD 264 BOND	14.445000	9.86 %	\$249.80
0807 USD 264 REC COMM	2.992000	2.04 %	\$51.74
0901 CLEARWATER CEMETERY	2.479000	1.69 %	\$42.87
Total: 146.520000		100%	\$2,533.75



03/25/2026

Property Taxes and Appraisals

182 N TOMAHAWK ST CLEARWATER

Property Description

Property Type	Urban Res Homesite
Legal Description	LOT 1 EXC PT BEG SE COR TH W 52.15 FT TO CUR TH NWLY ALG CUR TO RT 96.78 FT NELY 124.11 FT TO E LI SAID LOT 1 S 67.91 FT TO BEG BLOCK 2 INDIAN RIDGE AT CLEARWATER ADDITION
Property Address	182 N TOMAHAWK ST, CLEARWATER, KS 67026
Owner	MIKE LOVE CONSTRUCTION INC
Mailing Address	PO BOX 7 VALLEY CENTER KS 67147-0007
Geo Code	NI CL01268
PIN	30020148
AIN	266240330700900
Quick Ref ID	R917400
Tax Unit	5401 130 CLEARWATER U-264-CCD NICL
Land Use	1101 Single family detached dwelling
2026 Market Land Square Feet	4,677
2026 Total Acres	0.11
2026 Total Ag Acres	0.00
2026 Appraisal Value	\$148,200
2026 Assessment Value	\$17,044

Residential Structure Characteristics

Year Built	2024
Architectural Style	Twin Home
Main Floor Area	1,000

Upper Floor Area	0
Above Ground Living Area	1,000
Bedrooms	3
Full Bathrooms	2
Half Bathrooms	0
Basement Type	Slab - 1
Total Basement Area	0
Recreation Room Basement Finished Area	0
Basement Finished Living Area	0
Condition/Desirability/Utility	AV
Physical Condition	AV

More Details

[Documents/Reports](#)

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03/25/2026

Property Value Estimates

[Final Value Section Explanation](#)

2026 Appraised Value	\$148,200
2026 Value Method	OVR
Override Reason	Market Override
Method	Value
Cost Estimate	\$161,770
Market Estimate	\$156,000
MRA Estimate	\$166,400
Weighted Estimate	\$157,500
Indexed Estimate	\$0

* Information on the property card is as of January 1st

Appraisal Values

Year	Class	Values
2026	Residential	\$33,700 Land
		\$114,500 Improvements
		\$148,200 Total (-7%)

Assessment Values

Year	Class	Values
2026	Residential	\$3,876 Land
		\$13,168 Improvements
		\$17,044 Total (-7%)

Year	Class	Values	Year	Class	Values
2025	Residential	\$37,900 Land	2025	Residential	\$4,359 Land
		\$122,010 Improvements			\$14,031 Improvements
		\$159,910 Total			\$18,390 Total
2024	Agricultural	\$60 Land	2024	Agricultural	\$18 Land
		\$0 Improvements			\$0 Improvements
		\$60 Total (-14%)			\$18 Total (-14%)
2023	Agricultural	\$70 Land	2023	Agricultural	\$21 Land
		\$0 Improvements			\$0 Improvements
		\$70 Total			\$21 Total (-22%)
2022	Agricultural	\$0 Land	2022	Agricultural	\$27 Land
		\$0 Improvements			\$0 Improvements
		\$0 Total			\$27 Total

2025 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$4.00
CITY OF CLEARWTR	CITY OF CLEARWATER -- CLEARWATER STREET SEWER WATER & DRAINAGE RES 2, 3, 4 & 5 2012 &	\$259.14	\$183.18	\$442.32
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE PAVING PHASE 1 GOB SERIES 2025	\$174.53	\$319.32	\$493.85
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE SEWER PHASE 1 GOB SERIES 2025	\$113.07	\$206.86	\$319.93
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE STORMWATER PHASE 1 GOB SERIES 2025	\$117.91	\$215.72	\$333.63
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE WATER PHASE 1 GOB SERIES 2025	\$141.45	\$258.79	\$400.24

Totals: \$806.10 \$1,183.87 \$1,993.97

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2026 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
CITY OF CLEARWTR	CITY OF CLEARWATER -- CLEARWATER STREET SEWER WATER & DRAINAGE RES 2, 3, 4 & 5 2012 &	\$259.14	\$110.62	\$369.76
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE PAVING PHASE 1 GOB SERIES 2025	\$218.17	\$283.78	\$501.95
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE SEWER PHASE 1 GOB SERIES 2025	\$141.33	\$183.84	\$325.17

CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE STORMWATER PHASE 1 GOB SERIES 2025	\$147.39	\$191.71	\$339.10	
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE WATER PHASE 1 GOB SERIES 2025	\$176.81	\$229.99	\$406.80	
		Totals:	\$942.84	\$999.94	\$1,942.78



Mike Love

03/25/2026

2026 Through Payout Special Assessments

Project	Description	Begin Yr.	End Yr.	Principal	Interest	Total
CITY OF CLEARWTR	CITY OF CLEARWATER -- CLEARWATER STREET SEWER WATER & DRAINAGE RES 2, 3, 4 & 5 2012 &	2016	2035	\$3,044.86	\$669.96	\$3,714.82
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE PAVING PHASE 1 GOB SERIES 2025	2025	2044	\$6,479.54	\$3,076.69	\$9,556.23
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE SEWER PHASE 1 GOB SERIES 2025	2025	2044	\$4,197.61	\$1,993.17	\$6,190.78
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE STORMWATER PHASE 1 GOB SERIES 2025	2025	2044	\$4,377.33	\$2,078.49	\$6,455.82
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE WATER PHASE 1 GOB SERIES 2025	2025	2044	\$5,251.39	\$2,493.53	\$7,744.92
Totals:				\$23,350.73	\$10,311.84	\$33,662.57

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2025	146.520000	\$2,522.02	\$1,993.97	\$112.80	\$0.00	\$4,628.79	\$0.00	\$4,628.79
2024	155.160000	\$2.80	\$856.18	\$69.88	\$16.00	\$944.86	\$438.44	\$506.42
2023	161.454000	\$3.38	\$870.56	\$38.57	\$0.00	\$912.51	\$912.51	\$0.00
2022	162.131000	\$4.37	\$883.01	\$3.33	\$0.00	\$890.71	\$890.71	\$0.00

Tax Authorities

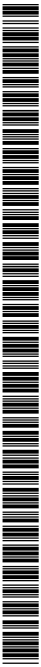
Tax Authority	Tax Rate	% of Total	\$ Allocation
0101 STATE	1.500000	1.02 %	\$25.82
0201 COUNTY	27.567000	18.81 %	\$474.51
0439 NINNESCAH TOWNSHIP	0.839000	0.57 %	\$14.44
0504 CITY OF CLEARWATER	52.695000	35.96 %	\$907.03

0607 USD 264	16.003000	10.92 %	\$275.46
0607 USD 264 SC	8.000000	5.46 %	\$137.70
0607 USD 264 SG	20.000000	13.65 %	\$344.26
0714 USD 264 BOND	14.445000	9.86 %	\$248.64
0807 USD 264 REC COMM	2.992000	2.04 %	\$51.50
0901 CLEARWATER CEMETERY	2.479000	1.69 %	\$42.67
Total: 146.520000		100%	\$2,522.02

 Mike Love

03/25/2026

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Mike Love
03/25/2026



SGORIONPROD Expanded Appraisal Card



Parcel ID: 087-266-24-0-33-07-010.00-

Quick Ref: R917415

Tax Year: 2026

Run Date: 3/24/2026 1:52:09 PM

DWELLING INFORMATION

Situs: 179 N INDIAN LAKES DR CLEARWATE

Res Type: 1-Single-Family Residence

Quality: 2.67-AV-

Year Blt: 2024

Eff Year: Link:

MS Style: 1-One Story

LBCSStruct: 1121-Single unit in duplex (half-

No. of Units:

Total Living Area: 1,000

Calculated Area: 1,000

Main Floor Living Area: 1,000

Upper Floor Living Area Pct:

CDU: AV

Phys/Func/Econ: AV / /

Ovr Pct Gd/Rsn:

Remodel:

Remodel Descrip:

Percent Complete:

Assessment Class:

MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 15-Twin Home

Bsmt Type: 1-Slab - 1

Total Rooms: 5 Bedrooms: 3

Family Rooms:

Full Baths: 2 Half Baths: 0

Garage Cap:

Foundation: None - 1

Model/Mkt Area: 264,268,331,356

IMPROVEMENT COST SUMMARY

Dwelling RCN: 145,360

Percent Good: 99

Mkt Adj: 89 Eco Adj: 100

Building Value: 128,070

Other Improvement RCN: 0

Other Improvement Value: 0

DWELLING COMPONENTS

No.	Code	Units	Pct	Quality	Year
1	104-Frame, Plywood or Hardboard		100		
2	208-Composition Shingle		100		
3	351-Warmed & Cooled Air		100		
4	402-Automatic Floor Cover Allowance				
5	601-Plumbing Fixtures	9			
6	602-Plumbing Rough-ins	1			
7	621-Slab on Grade	1,000			
8	701-Attached Garage	253			
9	736-Garage Finish, Attached	253			
10	904-Slab Porch with Roof	56			

CALCULATED VALUES

Cost Land: 35,900

Cost Building: 128,070

Cost Total: 163,970

Ag Use Land: 0

Ag Buildings: 0

Misc. Buildings: 0

Manufactured Homes: 0

Income Value: 0

Market Value: 158,700

MRA Value: 169,200

Weighted Estimate: 160,200

New Construction: 0

Indexed Value: 0

FINAL VALUES

Value Method: OVR

Land Value: 35,900

Building Value: 114,900

Final Value: 150,800

Prior Value:

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Mike Love

03/25/2026



Tax Year: 2026 Run Date: 3/24/2026 1:52:09 PM

SGORIONPROD Expanded Appraisal Card

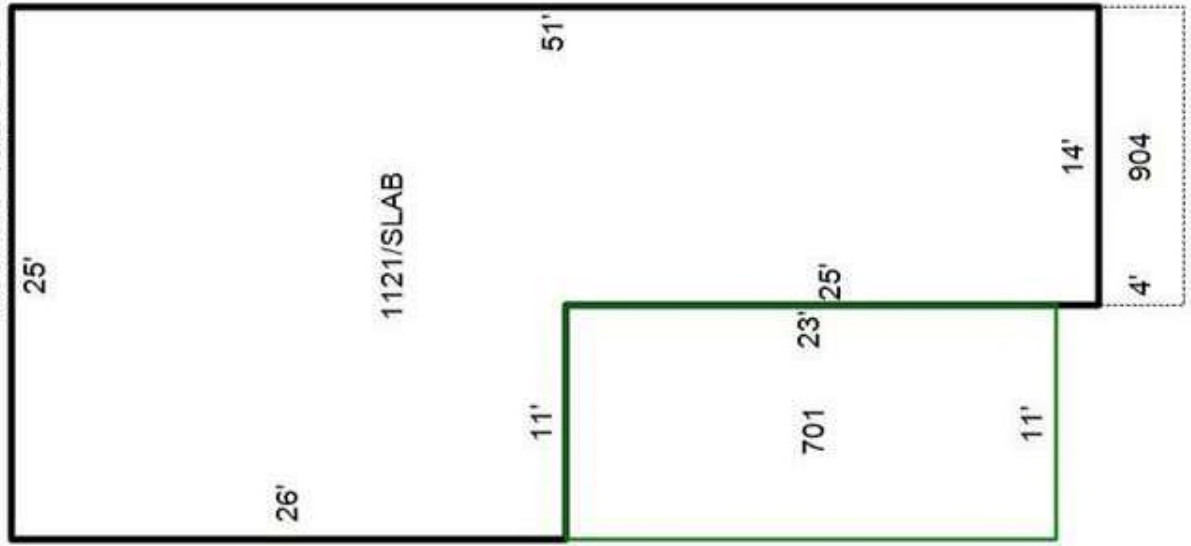
Quick Ref: R917415



Parcel ID: 087-266-24-0-33-07-010.00-

Situs: 179 N INDIAN LAKES DR CLEARWATER, KS 67026

266240330701000
R917415 10/24 581



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Mike Love

03/25/2026



03/25/2026

Property Taxes and Appraisals

186 N TOMAHAWK ST CLEARWATER

Property Description

Property Type	Urban Res Homesite
Legal Description	LOT 2 EXC PT BEG SW COR TH N 41.38 FT E 125 FT S 41.34 FT W 125 FT TO BEG BLOCK 2 INDIAN RIDGE AT CLEARWATER ADDITIION
Property Address	186 N TOMAHAWK ST, CLEARWATER, KS 67026
Owner	MIKE LOVE CONSTRUCTION INC
Mailing Address	PO BOX 7 VALLEY CENTER KS 67147-0007
Geo Code	NI CL01269
PIN	30020149
AIN	266240330700800
Quick Ref ID	R917401
Tax Unit	5401 130 CLEARWATER U-264-CCD NICL
Land Use	1101 Single family detached dwelling
2026 Market Land Square Feet	4,592
2026 Total Acres	0.11
2026 Total Ag Acres	0.00
2026 Appraisal Value	\$148,200
2026 Assessment Value	\$17,043

Residential Structure Characteristics

Year Built	2024
Architectural Style	Twin Home
Main Floor Area	1,000

Upper Floor Area	0
Above Ground Living Area	1,000
Bedrooms	3
Full Bathrooms	2
Half Bathrooms	0
Basement Type	Slab - 1
Total Basement Area	0
Recreation Room Basement Finished Area	0
Basement Finished Living Area	0
Condition/Desirability/Utility	AV
Physical Condition	AV

More Details

[Documents/Reports](#)



03/25/2026

Property Value Estimates

[Final Value Section Explanation](#)

2026 Appraised Value	\$148,200
2026 Value Method	OVR
Override Reason	Market Override
Method	Value
Cost Estimate	\$161,670
Market Estimate	\$156,000
MRA Estimate	\$166,400
Weighted Estimate	\$157,500
Indexed Estimate	\$0

* Information on the property card is as of January 1st

Appraisal Values

Year	Class	Values
2026	Residential	\$33,600 Land
		\$114,600 Improvements
		\$148,200 Total (-7%)

Assessment Values

Year	Class	Values
2026	Residential	\$3,864 Land
		\$13,179 Improvements
		\$17,043 Total (-7%)

Year	Class	Values	Year	Class	Values
2025	Residential	\$37,800 Land	2025	Residential	\$4,347 Land
		\$122,010 Improvements			\$14,031 Improvements
		\$159,810 Total			\$18,378 Total
2024	Agricultural	\$50 Land	2024	Agricultural	\$15 Land
		\$0 Improvements			\$0 Improvements
		\$50 Total (-17%)			\$15 Total (-17%)
2023	Agricultural	\$60 Land	2023	Agricultural	\$18 Land
		\$0 Improvements			\$0 Improvements
		\$60 Total			\$18 Total (-25%)
2022	Agricultural	\$0 Land	2022	Agricultural	\$24 Land
		\$0 Improvements			\$0 Improvements
		\$0 Total			\$24 Total

2025 Tax Year Special Assessments

Project	Description	Principal	Interest	Total	
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$4.00	
CITY OF CLEARWTR	CITY OF CLEARWATER --- CLEARWATER STREET SEWER WATER & DRAINAGE RES 2, 3, 4 & 5 2012 &	\$297.06	\$209.99	\$507.05	
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE PAVING PHASE 1 GOB SERIES 2025	\$199.40	\$364.82	\$564.22	
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE SEWER PHASE 1 GOB SERIES 2025	\$129.18	\$236.34	\$365.52	
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE STORMWATER PHASE 1 GOB SERIES 2025	\$134.71	\$246.46	\$381.17	
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE WATER PHASE 1 GOB SERIES 2025	\$161.60	\$295.67	\$457.27	
Authentisign Mike Love 03/25/2026		Totals:	\$921.95	\$1,353.28	\$2,279.23

2026 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
CITY OF CLEARWTR	CITY OF CLEARWATER -- CLEARWATER STREET SEWER WATER & DRAINAGE RES 2, 3, 4 & 5 2012 &	\$297.06	\$126.81	\$423.87
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE PAVING PHASE 1 GOB SERIES 2025	\$249.25	\$324.21	\$573.46
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE SEWER PHASE 1 GOB SERIES 2025	\$161.47	\$210.03	\$371.50

CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE STORMWATER PHASE 1 GOB SERIES 2025	\$168.38	\$219.03	\$387.41
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE WATER PHASE 1 GOB SERIES 2025	\$202.01	\$262.76	\$464.77



03/25/2026

Totals: \$1,078.17 \$1,142.84 \$2,221.01

2026 Through Payout Special Assessments

Project	Description	Begin Yr.	End Yr.	Principal	Interest	Total
CITY OF CLEARWTR	CITY OF CLEARWATER -- CLEARWATER STREET SEWER WATER & DRAINAGE RES 2, 3, 4 & 5 2012 &	2016	2035	\$3,490.44	\$768.00	\$4,258.44
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE PAVING PHASE 1 GOB SERIES 2025	2025	2044	\$7,402.77	\$3,515.04	\$10,917.81
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE SEWER PHASE 1 GOB SERIES 2025	2025	2044	\$4,795.67	\$2,277.14	\$7,072.81
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE STORMWATER PHASE 1 GOB SERIES 2025	2025	2044	\$5,001.00	\$2,374.64	\$7,375.64
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE WATER PHASE 1 GOB SERIES 2025	2025	2044	\$5,999.59	\$2,848.82	\$8,848.41
Totals:				\$26,689.47	\$11,783.64	\$38,473.11

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2025	146.520000	\$2,520.24	\$2,279.23	\$119.89	\$0.00	\$4,919.36	\$0.00	\$4,919.36
2024	155.160000	\$2.33	\$856.18	\$152.44	\$16.00	\$1,026.95	\$0.00	\$1,026.95
2023	161.454000	\$2.92	\$870.56	\$38.56	\$0.00	\$912.04	\$912.04	\$0.00
2022	162.131000	\$3.87	\$883.01	\$3.33	\$0.00	\$890.21	\$890.21	\$0.00

Tax Authorities

Tax Authority	Tax Rate	% of Total	\$ Allocation
0101 STATE	1.500000	1.02 %	\$25.80
0201 COUNTY	27.567000	18.81 %	\$474.17
0439 NINNESCAH TOWNSHIP	0.839000	0.57 %	\$14.43
0504 CITY OF CLEARWATER	52.695000	35.96 %	\$906.39

0607 USD 264	16.003000	10.92 %	\$275.26
0607 USD 264 SC	8.000000	5.46 %	\$137.61
0607 USD 264 SG	20.000000	13.65 %	\$344.01
0714 USD 264 BOND	14.445000	9.86 %	\$248.46
0807 USD 264 REC COMM	2.992000	2.04 %	\$51.46
0901 CLEARWATER CEMETERY	2.479000	1.69 %	\$42.64
Total: 146.520000		100%	\$2,520.24

 Mike Love

03/25/2026



03/25/2026

Property Taxes and Appraisals

185 N INDIAN LAKES DR CLEARWATER

Property Description

Property Type	Urban Res Homesite
Legal Description	LOT 15 EXC PT BEG SE COR TH W 125 FT N 41.19 FT E 125.01 FT S 41.39 FT TO BEG BLOCK 2 INDIAN RIDGE AT CLEARWATER ADDITION
Property Address	185 N INDIAN LAKES DR, CLEARWATER, KS 67026
Owner	MIKE LOVE CONSTRUCTION INC
Mailing Address	PO BOX 7 VALLEY CENTER KS 67147-0007
Geo Code	NI CL01282
PIN	30020162
AIN	266240330701100
Quick Ref ID	R917414
Tax Unit	5401 130 CLEARWATER U-264-CCD NICL
Land Use	1101 Single family detached dwelling
2026 Market Land Square Feet	4,613
2026 Total Acres	0.11
2026 Total Ag Acres	0.00
2026 Appraisal Value	\$148,200
2026 Assessment Value	\$17,043

Residential Structure Characteristics

Year Built	2024
Architectural Style	Twin Home
Main Floor Area	1,000

Upper Floor Area	0
Above Ground Living Area	1,000
Bedrooms	3
Full Bathrooms	2
Half Bathrooms	0
Basement Type	Slab - 1
Total Basement Area	0
Recreation Room Basement Finished Area	0
Basement Finished Living Area	0
Condition/Desirability/Utility	AV
Physical Condition	AV

More Details



03/25/2026

[Documents/Reports](#)

Property Value Estimates

[Final Value Section Explanation](#)

2026 Appraised Value	\$148,200
2026 Value Method	OVR
Override Reason	Market Override
Method	Value
Cost Estimate	\$161,670
Market Estimate	\$156,000
MRA Estimate	\$166,400
Weighted Estimate	\$157,500
Indexed Estimate	\$0

* Information on the property card is as of January 1st

Appraisal Values

Year	Class	Values
2026	Residential	\$33,600 Land
		\$114,600 Improvements
		\$148,200 Total (-7%)

Assessment Values

Year	Class	Values
2026	Residential	\$3,864 Land
		\$13,179 Improvements
		\$17,043 Total (-7%)

Year	Class	Values	Year	Class	Values
2025	Residential	\$37,800 Land	2025	Residential	\$4,347 Land
		\$122,010 Improvements			\$14,031 Improvements
		\$159,810 Total			\$18,378 Total
2024	Agricultural	\$50 Land	2024	Agricultural	\$15 Land
		\$0 Improvements			\$0 Improvements
		\$50 Total (-17%)			\$15 Total (-17%)
2023	Agricultural	\$60 Land	2023	Agricultural	\$18 Land
		\$0 Improvements			\$0 Improvements
		\$60 Total			\$18 Total (-25%)
2022	Agricultural	\$0 Land	2022	Agricultural	\$24 Land
		\$0 Improvements			\$0 Improvements
		\$0 Total			\$24 Total

2025 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$4.00
CITY OF CLEARWTR	CITY OF CLEARWATER -- CLEARWATER STREET SEWER WATER & DRAINAGE RES 2, 3, 4 & 5 2012 &	\$297.06	\$209.99	\$507.05
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE PAVING PHASE 1 GOB SERIES 2025	\$200.31	\$366.48	\$566.79
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE SEWER PHASE 1 GOB SERIES 2025	\$129.77	\$237.42	\$367.19
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE STORMWATER PHASE 1 GOB SERIES 2025	\$135.32	\$247.58	\$382.90
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE WATER PHASE 1 GOB SERIES 2025	\$162.34	\$297.02	\$459.36
Totals:		\$924.80	\$1,358.49	\$2,287.29

 Mike Love

03/25/2026

2026 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
CITY OF CLEARWTR	CITY OF CLEARWATER -- CLEARWATER STREET SEWER WATER & DRAINAGE RES 2, 3, 4 & 5 2012 &	\$297.06	\$126.81	\$423.87
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE PAVING PHASE 1 GOB SERIES 2025	\$250.39	\$325.69	\$576.08
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE SEWER PHASE 1 GOB SERIES 2025	\$162.21	\$210.99	\$373.20

CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE STORMWATER PHASE 1 GOB SERIES 2025	\$169.15	\$220.03	\$389.18
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE WATER PHASE 1 GOB SERIES 2025	\$202.93	\$263.96	\$466.89

Totals: \$1,081.74 \$1,147.48 \$2,229.22

2026 Through Payout Special Assessments

Project	Description	Begin Yr.	End Yr.	Principal	Interest	Total
CITY OF CLEARWTR	CITY OF CLEARWATER -- CLEARWATER STREET SEWER WATER & DRAINAGE RES 2, 3, 4 & 5 2012 &	2016	2035	\$3,490.44	\$768.00	\$4,258.44
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE PAVING PHASE 1 GOB SERIES 2025	2025	2044	\$7,436.60	\$3,531.12	\$10,967.72
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE SEWER PHASE 1 GOB SERIES 2025	2025	2044	\$4,817.59	\$2,287.56	\$7,105.15
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE STORMWATER PHASE 1 GOB SERIES 2025	2025	2044	\$5,023.87	\$2,385.50	\$7,409.37
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE WATER PHASE 1 GOB SERIES 2025	2025	2044	\$6,027.01	\$2,861.80	\$8,888.81

Totals: \$26,795.51 \$11,833.98 \$38,629.49

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03/25/2026

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2025	146.520000	\$2,520.24	\$2,287.29	\$120.09	\$0.00	\$4,927.62	\$0.00	\$4,927.62
2024	155.160000	\$2.33	\$856.18	\$152.44	\$16.00	\$1,026.95	\$0.00	\$1,026.95
2023	161.454000	\$2.92	\$870.56	\$38.56	\$0.00	\$912.04	\$912.04	\$0.00
2022	162.131000	\$3.87	\$883.01	\$3.33	\$0.00	\$890.21	\$890.21	\$0.00

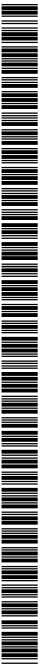
Tax Authorities

Tax Authority	Tax Rate	% of Total	\$ Allocation
0101 STATE	1.500000	1.02 %	\$25.80
0201 COUNTY	27.567000	18.81 %	\$474.17
0439 NINNESCAH TOWNSHIP	0.839000	0.57 %	\$14.43
0504 CITY OF CLEARWATER	52.695000	35.96 %	\$906.39

0607 USD 264	16.003000	10.92 %	\$275.26
0607 USD 264 SC	8.000000	5.46 %	\$137.61
0607 USD 264 SG	20.000000	13.65 %	\$344.01
0714 USD 264 BOND	14.445000	9.86 %	\$248.46
0807 USD 264 REC COMM	2.992000	2.04 %	\$51.46
0901 CLEARWATER CEMETERY	2.479000	1.69 %	\$42.64
Total: 146.520000		100%	\$2,520.24



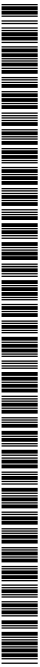
03/25/2026



Parcel ID: 087-266-24-0-33-07-009.00-

SGORIONPROD Expanded Appraisal Card

Quick Ref: R917400



Tax Year: 2026 Run Date: 3/24/2026 1:55:44 PM

DWELLING INFORMATION

Situs: 182 N TOMAHAWK ST CLEARWATER,

Res Type: 1-Single-Family Residence

Quality: 2.67-AV-

Year Blt: 2024 Est:

Eff Year: Link:

MS Style: 1-One Story

LBCSStruct: 1121-Single unit in duplex (half-

No. of Units:

Total Living Area: 1,000

Calculated Area: 1,000

Main Floor Living Area: 1,000

Upper Floor Living Area Pct:

CDU: AV

Phys/Func/Econ: AV / /

Ovr Pct Gd/Rsn:

Remodel:

Remodel Descrip:

Percent Complete:

Assessment Class:

MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 15-Twin Home

Bsmt Type: 1-Slab - 1

Total Rooms: 5 Bedrooms: 3

Family Rooms:

Full Baths: 2 Half Baths: 0

Garage Cap:

Foundation: None - 1

Model/Mkt Area: 264,268,331,356

IMPROVEMENT COST SUMMARY

Dwelling RCN: 145,360

Percent Good: 99

Mkt Adj: 89 Eco Adj: 100

Building Value: 128,070

Other Improvement RCN: 0

Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 33,700

Cost Building: 128,070

Cost Total: 161,770

Ag Use Land: 0

Ag Buildings: 0

Misc. Buildings: 0

Manufactured Homes: 0

Income Value: 0

Market Value: 156,000

MRA Value: 166,400

Weighted Estimate: 157,500

New Construction: 0

Indexed Value: 0

FINAL VALUES

Value Method: OVR

Land Value: 33,700

Building Value: 114,500

Final Value: 148,200

Prior Value:

DWELLING COMPONENTS

No.	Code	Units	Pct	Quality	Year
1	104-Frame, Plywood or Hardboard	100	100		
2	208-Composition Shingle	100	100		
3	351-Warmed & Cooled Air	100	100		
4	402-Automatic Floor Cover Allowance				
5	601-Plumbing Fixtures	9			
6	602-Plumbing Rough-ins	1			
7	621-Slab on Grade	1,000			
8	701-Attached Garage	253			
9	736-Garage Finish, Attached	253			
10	904-Slab Porch with Roof	56			



Mike Love

03/25/2026



Tax Year: 2026 Run Date: 3/24/2026 1:55:44 PM

SGORIONPROD Expanded Appraisal Card

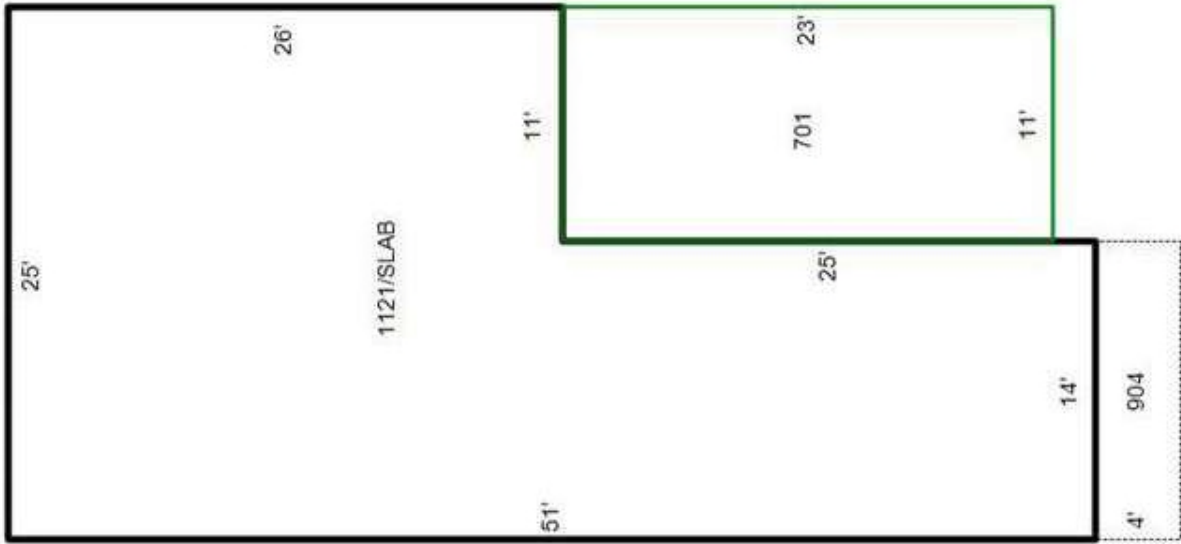
Quick Ref: R917400



Parcel ID: 087-266-24-0-33-07-009.00-

Situs: 182 N TOMAHAWK ST CLEARWATER, KS 67026

266240330700900
R917400 10/24 581



Authentisign
Mike Love
03/25/2026

OWNER NAME AND MAILING ADDRESS

MIKE LOVE CONSTRUCTION INC

PO BOX 7

VALLEY CENTER, KS 67147-0007

PROPERTY SITUS ADDRESS

186 N TOMAHAWK ST

CLEARWATER, KS 67026



Image Date: 10/29/2024

LAND BASED CLASSIFICATION SYSTEM

Function: 1101 Single family re: **Sfx:**

Activity: 1100 Household activities

Ownership: 1100 Private-fee simple

Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: R Residential - R

Property Type: RU-Urban Res Homesite

Living Units: 1

Zoning: R

Multi-Zoning: N Non-Conforming: N

Neighborhood: 260.2 260.2

Economic Adj. Factor: /

Map / Routing: 0607 USD 264

School District: 30020149

Legacy ID: Investment Class:

Tax Unit Group: 5401-5401 130 CLEARWATER U-264-CCD NICL

PROPERTY FACTORS

Topography: Above Street - 2

Utilities: All Underground - 2

Access: Paved Road - 1

Fronting: Residential Lane - 5

Location: Neighborhood or Spot - 6

Parking Type: On and Off Street - 3

Parking Quantity: Adequate - 2

Parking Proximity: On Site - 3

Parking Covered:

Parking Uncovered:

TRACT DESCRIPTION

LOT 2 EXC PT BEG SW COR TH N 41.38 FT E 125 FT

S 41.34 FT W 125 FT TO BEG BLOCK 2

INDIAN RIDGE AT CLEARWATER ADDITION

MISCELLANEOUS IMPROVEMENT VALUES				NEW CONSTRUCTION			
Value		Reason Code		Value		Reason Code	
Class				Class			

MARKET LAND INFORMATION											
Size	Type	Link	AC/ISF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD
Sqft	1-Primary Site - 1		4,592								

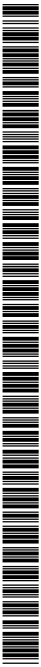
Base Val	Inc Val	Dec Val	\$/Unit	Value Est
3.55	1.47	1.47	7.32	33,600

Authentisign

Mike Love

03/25/2026

Total Market Land Value 33,600



SGORIONPROD Expanded Appraisal Card



Parcel ID: 087-266-24-0-33-07-008.00-

Quick Ref: R917401

Tax Year: 2026

Run Date: 3/24/2026 2:34:58 PM

DWELLING INFORMATION

Situs: 186 N TOMAHAWK ST CLEARWATER,

Res Type: 1-Single-Family Residence

Quality: 2.67-AV-

Year Blt: 2024

Eff Year: Link:

MS Style: 1-One Story

LBCSStruct: 1121-Single unit in duplex (half-

No. of Units:

Total Living Area: 1,000

Calculated Area: 1,000

Main Floor Living Area: 1,000

Upper Floor Living Area Pct:

CDU: AV

Phys/Func/Econ: AV / /

Ovr Pct Gd/Rsn:

Remodel:

Remodel Descrip:

Percent Complete:

Assessment Class:

MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 15-Twin Home

Bsmt Type: 1-Slab - 1

Total Rooms: 5 Bedrooms: 3

Family Rooms:

Full Baths: 2 Half Baths: 0

Garage Cap:

Foundation: None - 1

Model/Mkt Area: 264,268,331,356

IMPROVEMENT COST SUMMARY

Dwelling RCN: 145,360

Percent Good: 99

Mkt Adj: 89 Eco Adj: 100

Building Value: 128,070

Other Improvement RCN: 0

Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 33,600

Cost Building: 128,070

Cost Total: 161,670

Ag Use Land: 0

Ag Buildings: 0

Misc. Buildings: 0

Manufactured Homes: 0

Income Value: 0

Market Value: 156,000

MRA Value: 166,400

Weighted Estimate: 157,500

New Construction: 0

Indexed Value: 0

FINAL VALUES

Value Method: OVR

Land Value: 33,600

Building Value: 114,600

Final Value: 148,200

Prior Value:

DWELLING COMPONENTS

No.	Code	Units	Pct	Quality	Year
1	104-Frame, Plywood or Hardboard		100		
2	208-Composition Shingle		100		
3	351-Warmed & Cooled Air		100		
4	402-Automatic Floor Cover Allowance				
5	601-Plumbing Fixtures	9			
6	602-Plumbing Rough-ins	1			
7	621-Slab on Grade	1,000			
8	701-Attached Garage	253			
9	736-Garage Finish, Attached	253			
10	904-Slab Porch with Roof	56			



03/25/2026



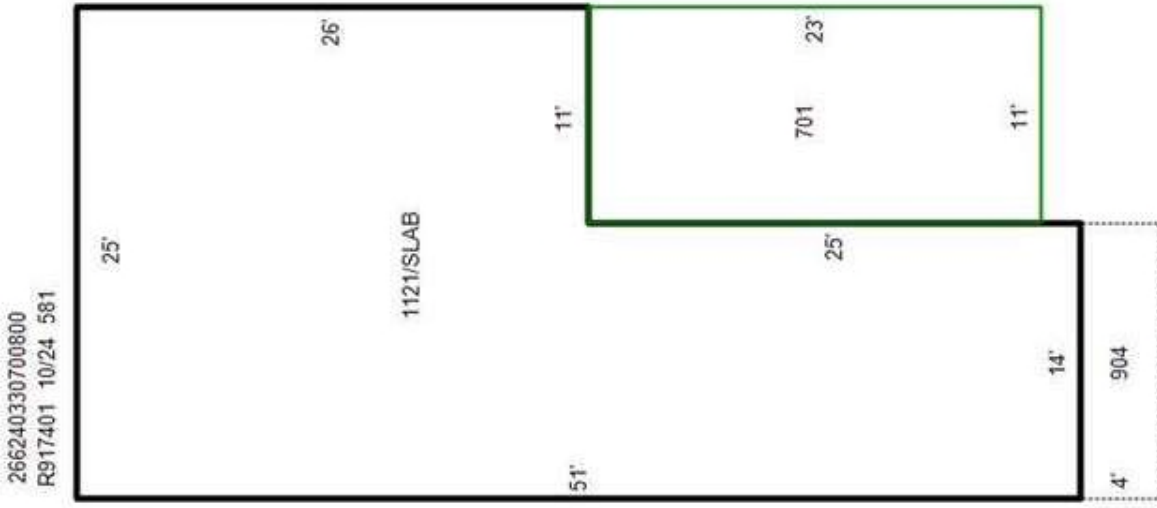
Tax Year: 2026 Run Date: 3/24/2026 2:34:58 PM

SGORIONPROD Expanded Appraisal Card
Quick Ref: R917401



Parcel ID: 087-266-24-0-33-07-008.00-

Situs: 186 N TOMAHAWK ST CLEARWATER, KS 67026



OWNER NAME AND MAILING ADDRESS

MIKE LOVE CONSTRUCTION INC

PO BOX 7

VALLEY CENTER, KS 67147-0007

PROPERTY SITUS ADDRESS

LAND BASED CLASSIFICATION SYSTEM

Function: 1101 Single family re: **Sfx:**

Activity: 1100 Household activities

Ownership: 1100 Private-fee simple

Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: R Residential - R

Property Type: RU-Urban Res Homesite

Living Units: 1

Zoning: R

Multi-Zoning: N Non-Conforming: N

Neighborhood: 260.2 260.2

Economic Adj. Factor: /

Map / Routing: 0607 USD 264

School District: 30030022

Legacy ID:

Investment Class:

Tax Unit Group: 5401-5401 130 CLEARWATER U-264-CCD NICL



Image Date: 10/29/2024

PROPERTY FACTORS

Topography: Above Street - 2

Utilities: All Underground - 2

Access: Paved Road - 1

Fronting: Residential Lane - 5

Location: Neighborhood or Spot - 6

Parking Type: On and Off Street - 3

Parking Quantity: Adequate - 2

Parking Proximity: On Site - 3

Parking Covered:

Parking Uncovered:

2026 APPRAISED VALUE				2025 APPRAISED VALUE			
Cls	Land	Building	Total	Cls	Land	Building	Total
R	34,400	115,100	149,500	R	38,600	122,010	160,610
Total	34,400	115,100	149,500	Total	38,600	122,010	160,610

MISCELLANEOUS IMPROVEMENT VALUES										NEW CONSTRUCTION			
Class		Value		Reason Code		Class		Value		Reason Code			
MARKET LAND INFORMATION													

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Mike Love

03/25/2026

Total Market Land Value 34,400



Parcel ID: 087-266-24-0-33-07-008.01-

SGORIONPROD Expanded Appraisal Card

Quick Ref: R1025061

Tax Year: 2026

Run Date: 3/24/2026 2:28:40 PM

DWELLING INFORMATION

Situs:
Res Type: 1-Single-Family Residence
Quality: 2.67-AV-
Year Blt: 2024 Est:
Eff Year: Link:
MS Style: 1-One Story
LBCSStruct: 1121-Single unit in duplex (half-
No. of Units: 1,000
Total Living Area: 1,000
Calculated Area: 1,000
Main Floor Living Area: 1,000
Upper Floor Living Area Pct:
CDU: AV
Phys/Func/Econ: AV / /
Ovr Pct Gd/Rsn:
Remodel:
Remodel Descrip:
Percent Complete:
Assessment Class:
MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 15-Twin Home
Bsmt Type: 1-Slab - 1
Total Rooms: 5 Bedrooms: 3
Family Rooms:
Full Baths: 2 Half Baths: 0
Garage Cap:
Foundation: None - 1
Model/Mkt Area: 264,268,331,356

IMPROVEMENT COST SUMMARY

Dwelling RCN: 145,360
Percent Good: 99
Mkt Adj: 89 Eco Adj: 100
Building Value: 128,070
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 34,400
Cost Building: 128,070
Cost Total: 162,470
Ag Use Land: 0
Ag Buildings: 0
Misc. Buildings: 0
Manufactured Homes: 0
Income Value: 0
Market Value: 157,400
MRA Value: 167,800
Weighted Estimate: 158,900
New Construction: 0
Indexed Value: 0

FINAL VALUES

Value Method: OVR
Land Value: 34,400
Building Value: 115,100
Final Value: 149,500
Prior Value:

DWELLING COMPONENTS

No.	Code	Units	Pct	Quality	Year
1	104-Frame, Plywood or Hardboard	100	100		
2	208-Composition Shingle	100	100		
3	351-Warmed & Cooled Air	100	100		
4	402-Automatic Floor Cover Allowance				
5	601-Plumbing Fixtures	9			
6	602-Plumbing Rough-ins	1			
7	621-Slab on Grade	1,000			
8	701-Attached Garage	253			
9	736-Garage Finish, Attached	253			
10	904-Slab Porch with Roof	56			



Mike Love

03/25/2026



Tax Year: 2026 Run Date: 3/24/2026 2:28:40 PM

SGORIONPROD Expanded Appraisal Card

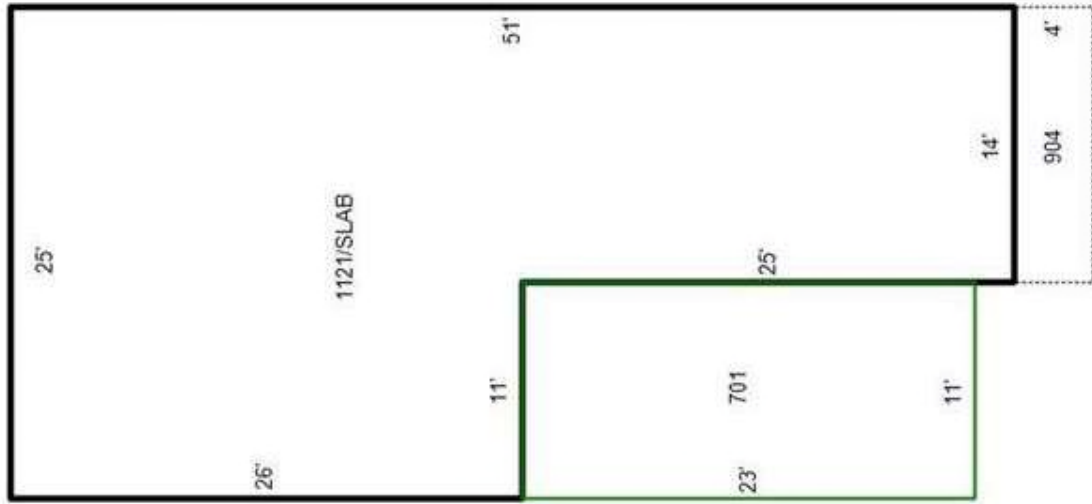
Quick Ref: R1025061



Parcel ID: 087-266-24-0-33-07-008.01-

Situs:

266240330700801
R1025061 10/24 581



Authentisign
Mike Love
03/25/2026

OWNER NAME AND MAILING ADDRESS

MIKE LOVE CONSTRUCTION INC

PO BOX 7

VALLEY CENTER, KS 67147-0007

PROPERTY SITUS ADDRESS

185 N INDIAN LAKES DR

CLEARWATER, KS 67026



Image Date: 10/29/2024

LAND BASED CLASSIFICATION SYSTEM

Function: 1101 Single family re: **Sfx:**

Activity: 1100 Household activities

Ownership: 1100 Private-fee simple

Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: R Residential - R

Property Type: RU-Urban Res Homesite

Living Units: 1

Zoning: R

Multi-Zoning: N Non-Conforming: N

Neighborhood: 260.2 260.2

Economic Adj. Factor: /

Map / Routing: 0607 USD 264

School District: 30020162

Legacy ID: 30020162

Investment Class:

Tax Unit Group: 5401-5401 130 CLEARWATER U-264-CCD NICL

PROPERTY FACTORS

Topography: Above Street - 2

Utilities: All Underground - 2

Access: Paved Road - 1

Fronting: Residential Lane - 5

Location: Neighborhood or Spot - 6

Parking Type: On and Off Street - 3

Parking Quantity: Adequate - 2

Parking Proximity: On Site - 3

Parking Covered:

Parking Uncovered:

TRACT DESCRIPTION

LOT 15 EXC PT BEG SE COR TH W 125 FT N 41.19 FT E 125.01 FT S 41.39 FT TO BEG BLOCK 2

INDIAN RIDGE AT CLEARWATER ADDITION

MISCELLANEOUS IMPROVEMENT VALUES				NEW CONSTRUCTION			
Value		Reason Code		Value		Reason Code	

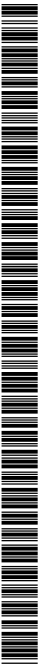
MARKET LAND INFORMATION											
Size	Type	Link	AC/IF	Eff	FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2
Sqft	1-Primary Site - 1		4,613								

Authentisign

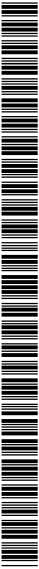
Mike Love

03/25/2026

Total Market Land Value 33,600



SGORIONPROD Expanded Appraisal Card



Parcel ID: 087-266-24-0-33-07-011.00-

Quick Ref: R917414

Tax Year: 2026

Run Date: 3/24/2026 2:33:07 PM

DWELLING INFORMATION

Situs: 185 N INDIAN LAKES DR CLEARWATE

Res Type: 1-Single-Family Residence

Quality: 2.67-AV-

Year Blt: 2024

Eff Year: Link:

MS Style: 1-One Story

LBCSStruct: 1121-Single unit in duplex (half-

No. of Units:

Total Living Area: 1,000

Calculated Area: 1,000

Main Floor Living Area: 1,000

Upper Floor Living Area Pct:

CDU: AV

Phys/Func/Econ: AV / /

Ovr Pct Gd/Rsn:

Remodel:

Remodel Descrip:

Percent Complete:

Assessment Class:

MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 15-Twin Home

Bsmt Type: 1-Slab - 1

Total Rooms: 5 Bedrooms: 3

Family Rooms:

Full Baths: 2 Half Baths: 0

Garage Cap:

Foundation: None - 1

Model/Mkt Area: 264,268,331,356

IMPROVEMENT COST SUMMARY

Dwelling RCN: 145,360

Percent Good: 99

Mkt Adj: 89 Eco Adj: 100

Building Value: 128,070

Other Improvement RCN: 0

Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 33,600

Cost Building: 128,070

Cost Total: 161,670

Ag Use Land: 0

Ag Buildings: 0

Misc. Buildings: 0

Manufactured Homes: 0

Income Value: 0

Market Value: 156,000

MRA Value: 166,400

Weighted Estimate: 157,500

New Construction: 0

Indexed Value: 0

FINAL VALUES

Value Method: OVR

Land Value: 33,600

Building Value: 114,600

Final Value: 148,200

Prior Value:

DWELLING COMPONENTS

No.	Code	Units	Pct	Quality	Year
1	104-Frame, Plywood or Hardboard	100	100		
2	208-Composition Shingle	100	100		
3	351-Warmed & Cooled Air	100	100		
4	402-Automatic Floor Cover Allowance				
5	601-Plumbing Fixtures	9			
6	602-Plumbing Rough-ins	1			
7	621-Slab on Grade	1,000			
8	701-Attached Garage	253			
9	736-Garage Finish, Attached	253			
10	904-Slab Porch with Roof	56			



Mike Love

03/25/2026



Mike Love

03/25/2026



Tax Year: 2026 Run Date: 3/24/2026 2:33:07 PM

SGORIONPROD Expanded Appraisal Card

Quick Ref: R917414



Parcel ID: 087-266-24-0-33-07-011.00-

Situs: 185 N INDIAN LAKES DR CLEARWATER, KS 67026

266240330701100
R917414 10/24 581

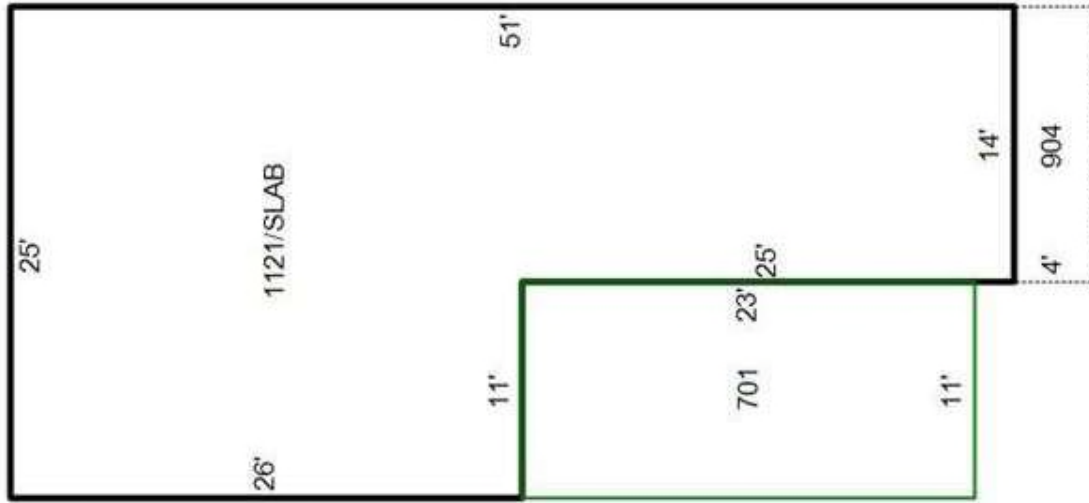


EXHIBIT A – ADDRESSES AND LEGALS

5 DUPLEX UNITS AT INDIAN RIDGE AT CLEARWATER ADD

179 N. INDIAN LAKES DR – CLEARWATER, KS 67026

LOT 16 EXC PT BEG SE COR TH W 125 FT N 50.48 FT E 124.99 FT S 50.3 FT TO BEG BLOCK 2 INDIAN RIDGE AT CLEARWATER ADDITION

185 N. INDIAN LAKES DR – CLEARWATER, KS 67026

LOT 15 EXC PT BEG SE COR TH W 125 FT N 41.19 FT E 125.01 FT S 41.39 FT TO BEG BLOCK 2 INDIAN RIDGE AT CLEARWATER ADDITION

182 N. TOMAHAWK ST – CLEARWATER, KS 67026

LOT 1 EXC PT BEG SE COR TH W 52.15 FT TO CUR TH NWLY ALG CUR TO RT 96.78 FT NELY 124.11 FT TO E LI SAID LOT 1 S 67.91 FT TO BEG BLOCK 2 INDIAN RIDGE AT CLEARWATER ADDITION

184 N. TOMAHAWK ST – CLEARWATER, KS 67026

PT LOT 2 BEG SW COR TH N 41.38 FT E 125 FT S 41.34 FT W 125 FT TO BEG BLOCK 2 INDIAN RIDGE AT CLEARWATER ADDITION

186 N. TOMAHAWK ST – CLEARWATER, KS 67026

LOT 2 EXC PT BEG SW COR TH N 41.38 FT E 125 FT S 41.34 FT W 125 FT TO BEG BLOCK 2 INDIAN RIDGE AT CLEARWATER ADDITION

 *Mike Love* 07/13/2026

 *Braden McCurdy* 07/13/2026



McCurdy
REAL ESTATE & AUCTION

LIMITED-KNOWLEDGE SELLER'S DISCLOSURE MULTIFAMILY (4-6 UNITS)

Property Address: Duplexes At Indian Ridge At Clearwater Addition - Clearwater, KS 67002 (the "Real Estate")

Please provide below, to the best of your knowledge, the requested information related to the Real Estate. **6 Individual duplex units**

Property Type: ☐ Four to Sixplex ☐ Apartment Complex ☐ Mobile/Modular Homes ☐ Multiple Homes on One Lot

Occupancy: 6 Total # of Units 5 Number of Occupied Units 1 Number of Vacant Units

Tenant Details:

1	Address/Unit: <u>179 N. Indian Lakes Dr.</u>		Occupancy: ☒ Tenant-Occupied ☐ Owner-Occupied ☐ Vacant	
Utilities On or Off:		Utilities Paid By:		Terms of Tenancy & Lease Information
Electric: ☒ On ☐ Off		☒ Tenant ☐ Owner		Written Lease: ☐ Yes ☐ No
Water: ☒ On ☐ Off		☒ Tenant ☐ Owner		Term of Lease: ☐ Month-to-Month
Gas: ☒ On ☐ Off		☒ Tenant ☐ Owner		☒ Fixed Expiration Date: <u>11/30/2026</u>
Other: ☐ On ☐ Off		☐ Tenant ☐ Owner		Rent Amount: \$ <u>1295</u> Deposit Amount: \$ _____
Type, if other: <u>OWNER PAYS FOR LAWN MOWING</u>		Tenant Current on Rent: ☐ Yes ☐ No		
Appliances transferring with the Real Estate				
Refrigerator: ☒ Yes ☐ No ☐ None		Stove/Oven: ☒ Yes ☐ No ☐ None		Dishwasher: ☒ Yes ☐ No ☐ None
Microwave: ☒ Yes ☐ No ☐ None		Washer: ☐ Yes ☐ No ☐ None		Dryer: ☐ Yes ☐ No ☐ None

2	Address/Unit: <u>183 N. Indian Lakes Dr</u>		Occupancy: ☐ Tenant-Occupied ☐ Owner-Occupied ☒ Vacant	
Utilities On or Off:		Utilities Paid By:		Terms of Tenancy & Lease Information
Electric: ☒ On ☐ Off		☒ Tenant ☐ Owner		Written Lease: ☐ Yes ☐ No
Water: ☒ On ☐ Off		☒ Tenant ☐ Owner		Term of Lease: ☐ Month-to-Month
Gas: ☒ On ☐ Off		☒ Tenant ☐ Owner		☐ Fixed Expiration Date: _____
Other: ☐ On ☐ Off		☐ Tenant ☐ Owner		Rent Amount: \$ _____ Deposit Amount: \$ _____
Type, if other: <u>OWNER PAYS FOR LAWN MOWING</u>		Tenant Current on Rent: ☐ Yes ☐ No		
Appliances transferring with the Real Estate				
Refrigerator: ☒ Yes ☐ No ☐ None		Stove/Oven: ☒ Yes ☐ No ☐ None		Dishwasher: ☒ Yes ☐ No ☐ None
Microwave: ☒ Yes ☐ No ☐ None		Washer: ☐ Yes ☐ No ☐ None		Dryer: ☐ Yes ☐ No ☐ None

3	Address/Unit: <u>185 N. Indian Lakes Dr</u>		Occupancy: ☒ Tenant-Occupied ☐ Owner-Occupied ☐ Vacant	
Utilities On or Off:		Utilities Paid By:		Terms of Tenancy & Lease Information
Electric: ☒ On ☐ Off		☒ Tenant ☐ Owner		Written Lease: ☐ Yes ☐ No
Water: ☒ On ☐ Off		☒ Tenant ☐ Owner		Term of Lease: ☐ Month-to-Month
Gas: ☒ On ☐ Off		☒ Tenant ☐ Owner		☒ Fixed Expiration Date: <u>8/31/2026</u>
Other: ☐ On ☐ Off		☐ Tenant ☐ Owner		Rent Amount: \$ <u>1295</u> Deposit Amount: \$ _____
Type, if other: <u>OWNER PAYS FOR LAWN MOWING</u>		Tenant Current on Rent: ☐ Yes ☐ No		
Appliances transferring with the Real Estate				
Refrigerator: ☒ Yes ☐ No ☐ None		Stove/Oven: ☒ Yes ☐ No ☐ None		Dishwasher: ☒ Yes ☐ No ☐ None
Microwave: ☒ Yes ☐ No ☐ None		Washer: ☐ Yes ☐ No ☐ None		Dryer: ☐ Yes ☐ No ☐ None

4	Address/Unit: 182 N. Tomahawk St.		Occupancy: ☒ Tenant-Occupied ☐ Owner-Occupied ☐ Vacant	
Utilities On or Off:		Utilities Paid By:		Terms of Tenancy & Lease Information
Electric:	☒ On ☐ Off	☒ Tenant ☐ Owner	Written Lease: ☐ Yes ☐ No	
Water:	☒ On ☐ Off	☒ Tenant ☐ Owner	Term of Lease: ☐ Month-to-Month	
Gas:	☒ On ☐ Off	☒ Tenant ☐ Owner	☒ Fixed Expiration Date: 9/30/2026	
Other:	☐ On ☐ Off	☐ Tenant ☐ Owner	Rent Amount: \$ 1295	Deposit Amount: \$
Type, if other: OWNER PAYS FOR LAWN MOWING			Tenant Current on Rent: ☐ Yes ☐ No	
Appliances transferring with the Real Estate				
Refrigerator:	☒ Yes ☐ No ☐ None	Stove/Oven:	☒ Yes ☐ No ☐ None	Dishwasher:
Microwave:	☒ Yes ☐ No ☐ None	Washer:	☐ Yes ☐ No ☐ None	Dryer:
			☐ Yes ☐ No ☐ None	☐ Yes ☐ No ☐ None

5	Address/Unit: 184 N. Tomahawk St.		Occupancy: ☒ Tenant-Occupied ☐ Owner-Occupied ☐ Vacant	
Utilities On or Off:		Utilities Paid By:		Terms of Tenancy & Lease Information
Electric:	☒ On ☐ Off	☒ Tenant ☐ Owner	Written Lease: ☐ Yes ☐ No	
Water:	☒ On ☐ Off	☒ Tenant ☐ Owner	Term of Lease: ☐ Month-to-Month	
Gas:	☒ On ☐ Off	☒ Tenant ☐ Owner	☒ Fixed Expiration Date: 5/31/2026	
Other:	☐ On ☐ Off	☐ Tenant ☐ Owner	Rent Amount: \$ 1195	Deposit Amount: \$
Type, if other: OWNER PAYS FOR LAWN MOWING			Tenant Current on Rent: ☐ Yes ☐ No	
Appliances transferring with the Real Estate				
Refrigerator:	☒ Yes ☐ No ☐ None	Stove/Oven:	☒ Yes ☐ No ☐ None	Dishwasher:
Microwave:	☒ Yes ☐ No ☐ None	Washer:	☐ Yes ☐ No ☐ None	Dryer:
			☐ Yes ☐ No ☐ None	☐ Yes ☐ No ☐ None

6	Address/Unit: 186 N Tomahawk St.		Occupancy: ☒ Tenant-Occupied ☐ Owner-Occupied ☐ Vacant	
Utilities On or Off:		Utilities Paid By:		Terms of Tenancy & Lease Information
Electric:	☒ On ☐ Off	☒ Tenant ☐ Owner	Written Lease: ☐ Yes ☐ No	
Water:	☒ On ☐ Off	☒ Tenant ☐ Owner	Term of Lease: ☐ Month-to-Month	
Gas:	☒ On ☐ Off	☒ Tenant ☐ Owner	☒ Fixed Expiration Date: 3/31/2026	
Other:	☐ On ☐ Off	☐ Tenant ☐ Owner	Rent Amount: \$ 1195	Deposit Amount: \$
Type, if other: OWNER PAYS FOR LAWN MOWING			Tenant Current on Rent: ☐ Yes ☐ No	
Appliances transferring with the Real Estate				
Refrigerator:	☒ Yes ☐ No ☐ None	Stove/Oven:	☒ Yes ☐ No ☐ None	Dishwasher:
Microwave:	☒ Yes ☐ No ☐ None	Washer:	☐ Yes ☐ No ☐ None	Dryer:
			☐ Yes ☐ No ☐ None	☐ Yes ☐ No ☐ None

Utilities:

Have any utility meters been removed? ☐ Yes ☐ No ☒ Unknown

If yes, please provide details including type of meter and applicable address or unit:

Separate Meters: ☐ Yes ☐ No ☒ Not applicable

If yes, please provide details (e.g. separate electric meters, separate gas meters, one water meter, etc.):

Code Violations:

Does the property have any code violations? ☐ Yes ☒ No ☐ Unknown

If yes, please provide details: _____

Homeowners Association:

Is the property subject to HOA fees? ☒ Yes ☐ No ☐ Unknown

Dues Amount: \$68 PER UNIT ☒ Yearly ☒ Monthly ☐ Quarterly

Initiation Fee: NONE

ML

ML

Special Assessments or Fees:

Is the Real Estate located in an improvement district? ☐ Yes ☐ No ☒ Unknown

Is the Real Estate subject to any current or future special tax assessments or fees that you are aware of? ☒ Yes ☐ No ☐ Unknown

Special Assessment/Fee Amount (give a good faith estimate if exact amount is unknown): See property tax sheets as they vary per unit

Explanation of Assessment or Fee: Special taxes

Property Disclosures:

Are there any permanently attached items that will not transfer with the Real Estate (e.g. theatre projector, chandelier, etc.) (if none, write "none")? None

Seller has been advised and understands that the law requires disclosure of any actual known material defect in the Real Estate to prospective buyers and that failure to do so may result in civil liability for damages. Seller accordingly discloses the following actual known material defects (if none, write "none"):

None

(Remainder of this page intentionally left blank)

By signing below, Seller represents that above information is true and correct to the best of Seller's knowledge.

SELLER:

 *Mike Love* 03/25/2026

Signature Date

Mike Love

Print

Member - Love Properties LLC

Title Company

Signature Date

Print

Title Company

By signing below, Buyer acknowledges that no Seller's Property Disclosure is available for the Real Estate and that it was Buyer's responsibility to review the above-provided information and to have any and all desired inspections completed prior to bidding on the Real Estate and that Buyer has either reviewed the above-provided information and performed all desired inspections or accepts the risk of not having done so.

BUYER:

Signature Date

Signature Date



GROUNDWATER / ENVIRONMENTAL ADDENDUM

THIS ADDENDUM to Contract for Sale and Purchase of Real Estate between and among the undersigned is entered into effective on the last date set forth below.

Groundwater contamination has been detected in several areas in and around Sedgwick County. Licensees do not have any expertise in evaluating environmental conditions.

The parties are proposing the sale and purchase of certain property, commonly known as:

179 N. Indian Lake Dr. Clearwater KS 67026

The parties are advised to obtain expert advice in regard to any environmental concerns.

SELLER'S DISCLOSURE (please complete both a and b below)

(a) Presence of groundwater contamination or other environmental concerns (initial one):

ML Seller has no knowledge of groundwater contamination or other environmental concerns; or

_____ Known groundwater contamination or other environmental concerns are:

(b) Records and reports in possession of Seller (initial one):

ML Seller has no reports or records pertaining to groundwater contamination or other environmental concerns; or

_____ Seller has provided the Buyer with all available records and reports pertaining to groundwater contamination or other environmental concerns (list document below):

BUYER'S ACKNOWLEDGMENT (please complete c below)

(c) _____ Buyer has received copies of all information, if any, listed above. (initial)

CERTIFICATION

Seller certifies, to the best of Seller's knowledge, that the information Seller has provided is true and accurate, and that Buyer and all licensees involved are relying on Seller's information. Buyer certifies that Buyer has reviewed Seller's responses and any records and reports furnished by Seller.

Mike Love 03/25/2026

Seller Mike Love, Member- Love Properties LLC Date

Buyer Date

Seller Date

Buyer Date

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Mike Love

03/25/2026

Seller Mike Love, Member- Love Properties LLC Date

Buyer Date

Seller Date

Buyer Date

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182 N. Tomahawk St. Clearwater KS 67026

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Mike Love 03/25/2026

Seller Mike Love, Member- Love Properties LLC Date

Buyer Date

Seller Date

Buyer Date

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28  03/25/2026

29 Seller Mike Love, Member- Love Properties LLC Date

Buyer _____ Date

30 _____
31 Seller _____ Date

Buyer _____ Date

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28  03/25/2026

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Buyer _____ Date

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31 Seller _____ Date

Buyer _____ Date

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WATER WELL INSPECTION REQUIREMENTS

Property Address: Duplexes At Indian Ridge At Clearwater Addition - Clearwater,
KS 67026

Each City and County have different inspection requirements. If you are required to do an inspection our office will email you the information.

For properties within the *City of Wichita* the requirements are:

1. Any type of water well must have a Title Transfer Inspection performed prior to the transfer of the property. The property owner is required to notify the City of Wichita, Department of Environmental Services at the time the property is listed for sale and is responsible for the \$125.00 inspection fee. If the water well on the property is used for personal use (drinking, cooking, or bathing), the well must also be sampled to ensure that the water is potable. A sample fee of \$25.00 per sample will be charged, in addition to the inspection fee. If the well is for irrigation purposes only, the water sample is optional. The City of Wichita will bill for the inspection and sample.
2. All water wells must be located a minimum of 25 feet from a foundation that has been treated for termites (or will require treatment prior to transfer of ownership) with a subsurface pressurized application of a pesticide. Existing wells may remain in a basement so long as they are not within 10 feet of the main sewer line or within 25 feet of foundation if no termite treatment has occurred or is currently needed.

DOES THE PROPERTY HAVE A WELL? YES _____ NO X

If yes, what type? Irrigation _____ Drinking _____ Other _____

Location of Well: _____

DOES THE PROPERTY HAVE A LAGOON OR SEPTIC SYSTEM? YES _____ NO X

If yes, what type? Septic _____ Lagoon _____

Location of Lagoon/Septic Access: _____

Authentisign
Mike Love

03/25/2026

Owner/Seller

Date

Owner/Seller

Date

Buyer

Date

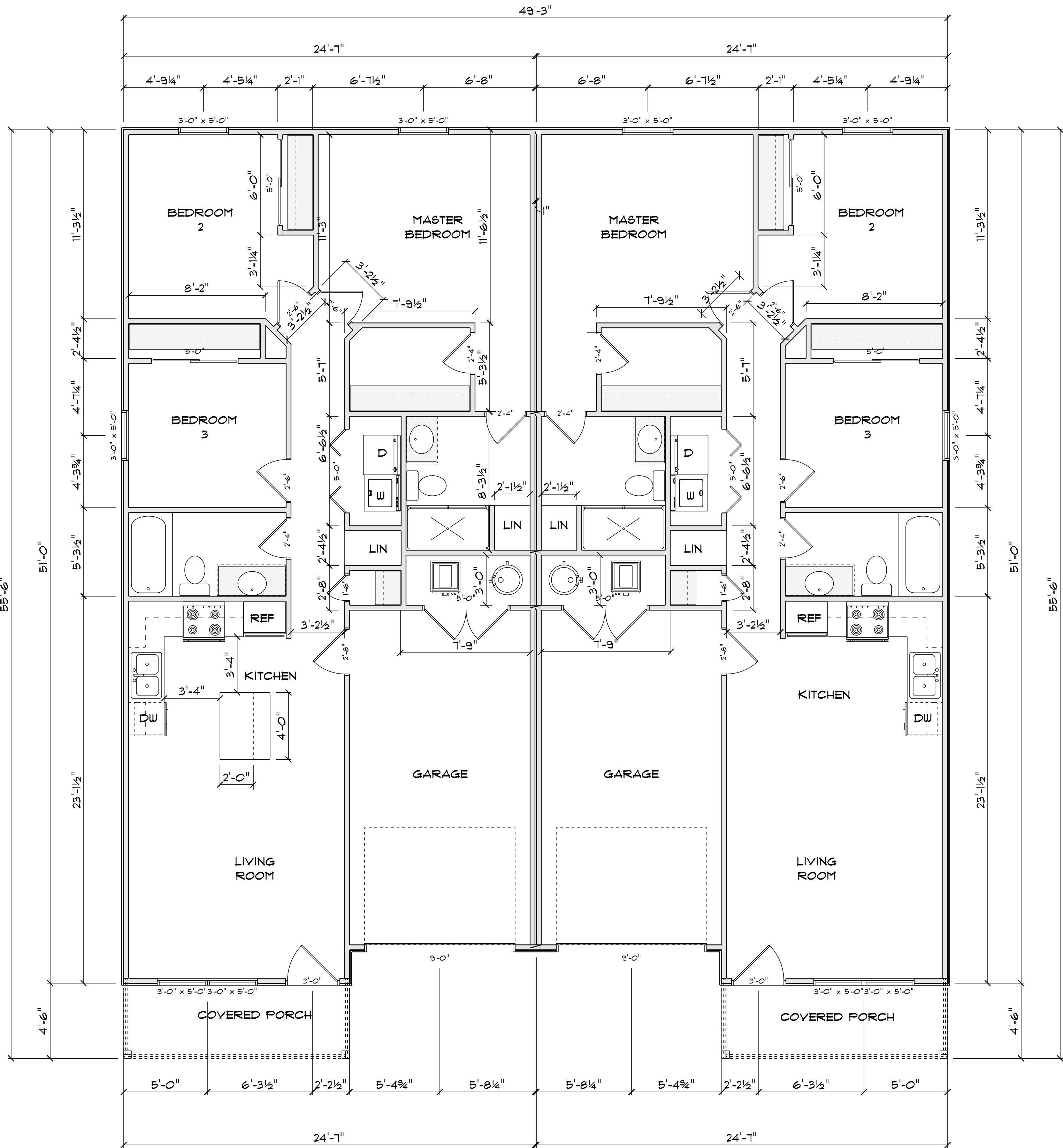
Buyer

Date

Rent Roll-Clearwater

Account number	Tenants	Unit	Status	Start date	End date	Type	Rent
370163		179 Indian Lakes Drive - 1	Active	11/28/2025	11/30/2026	Fixed	1295
361192		182 Tomahawk - 1	Active	10/1/2025	9/30/2026	Fixed	1295
310848		184 Tomahawk - 1	Active	6/1/2025	5/31/2026	Fixed	1195
350601		185 Indian Lakes Drive - 1	Active	9/8/2025	8/31/2026	Fixed	1295
303601		186 Tomahawk - 1	Active	4/5/2025	3/31/2026	Fixed	1195

OPENING SCHEDULE			
PRODUCT CODE	SIZE	HINGE	COUNT
36X80 COLONIAL	3'-0"	L	1
36X80 COLONIAL	3'-0"	R	1
108X84 - 1 PANEL	9'-0"	U	2
60X80 BIFOLD COLONIAL	5'-0"	LR	2
18X80 COLONIAL	1'-6"	L	1
18X80 COLONIAL	1'-6"	R	1
28X80 COLONIAL	2'-4"	L	3
28X80 COLONIAL	2'-4"	R	3
30X80 COLONIAL	2'-6"	L	3
30X80 COLONIAL	2'-6"	R	3
32X80 COLONIAL	2'-8"	L	1
32X80 COLONIAL	2'-8"	R	1
60x80 1 PANEL 2	5'-0"	LR	2
60X80 SLIDING COLONIAL	5'-0"	NN	2
60X80 SLIDING COLONIAL	5'-0"	NN	2
36X60 PICTURE	3'-0" x 5'-0"	N	4
36X60 SINGLE HUNG	3'-0" x 5'-0"	U	6



MAIN FLOOR
SCALE: 1/4" = 1'-0"

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Indian Ridge Duplex Project

MIKE LOVE
CONSTRUCTION, INC.
PO BOX 7
VALLEY CENTER, KS
67147
316-409-8449

LOT
BLOCK

SQ. FT.
1006.7

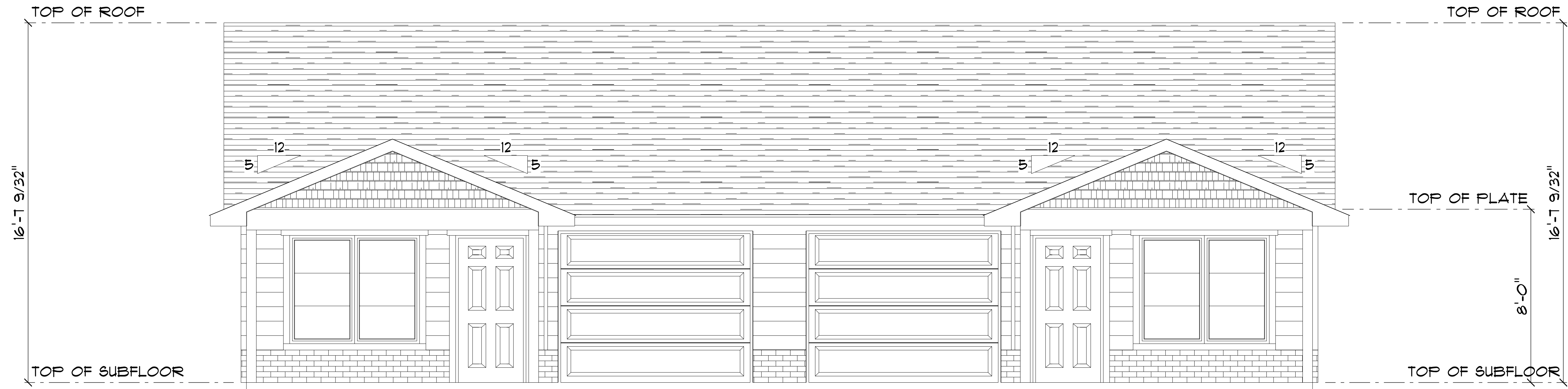
DRAWING #

CONTRACT DATE

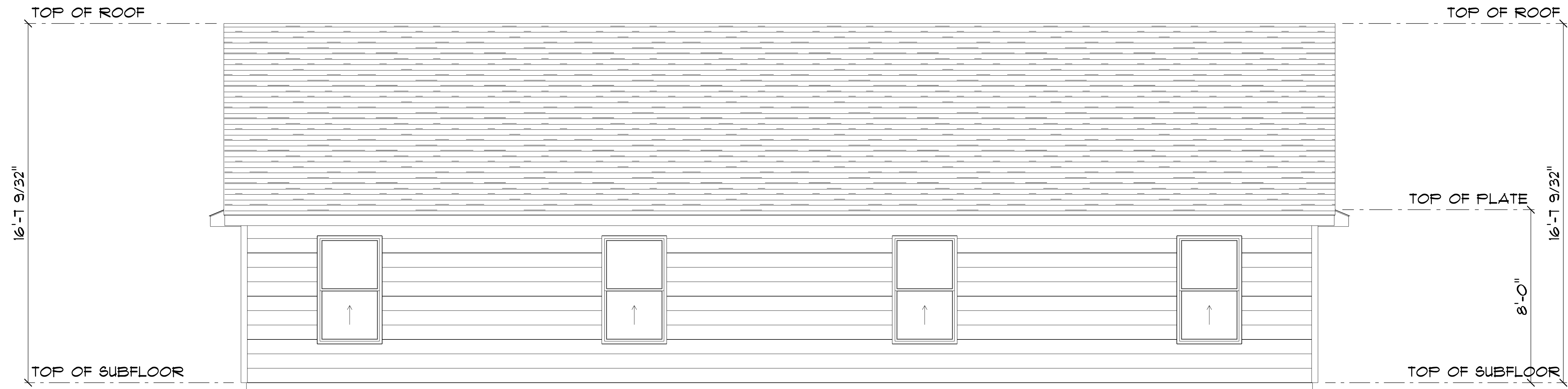
REDLINE DATE

PAGE

1



FRONT ELEVATION
SCALE: 3/8" = 1'-0"



REAR ELEVATION
SCALE: 3/8" = 1'-0"

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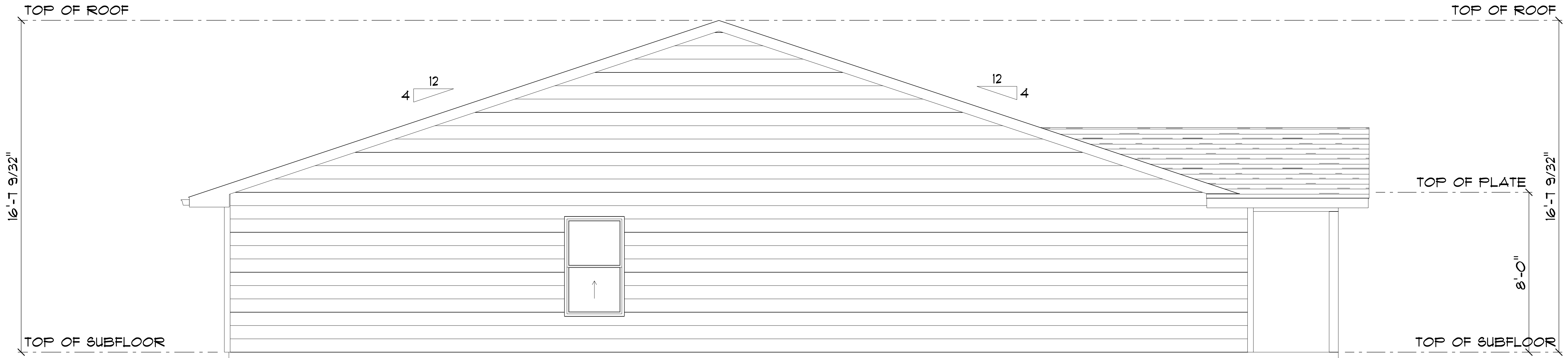
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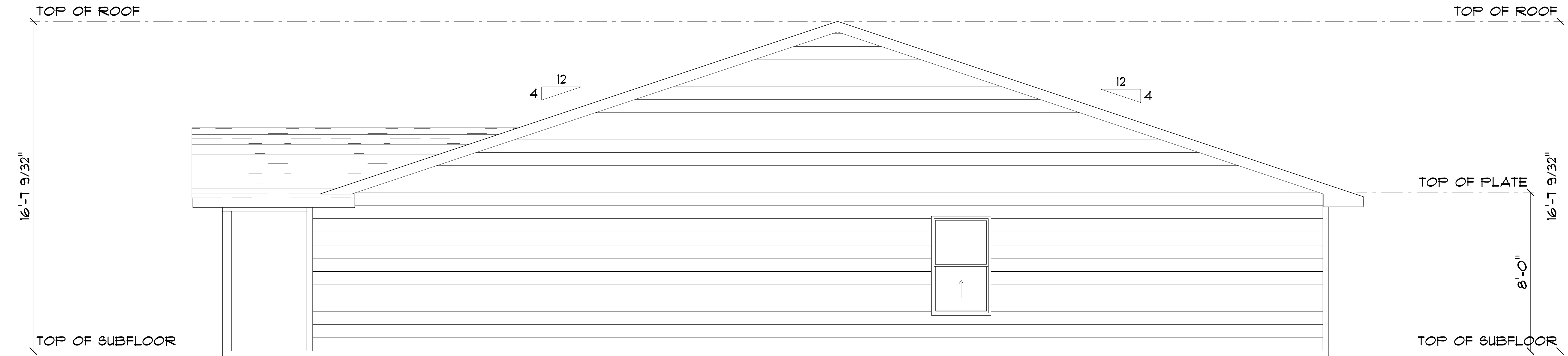
CONTRACT DATE

REDLINE DATE

PAGE
2



LEFT ELEVATION
SCALE: 3/8" = 1'-0"



RIGHT ELEVATION
SCALE: 3/8" = 1'-0"

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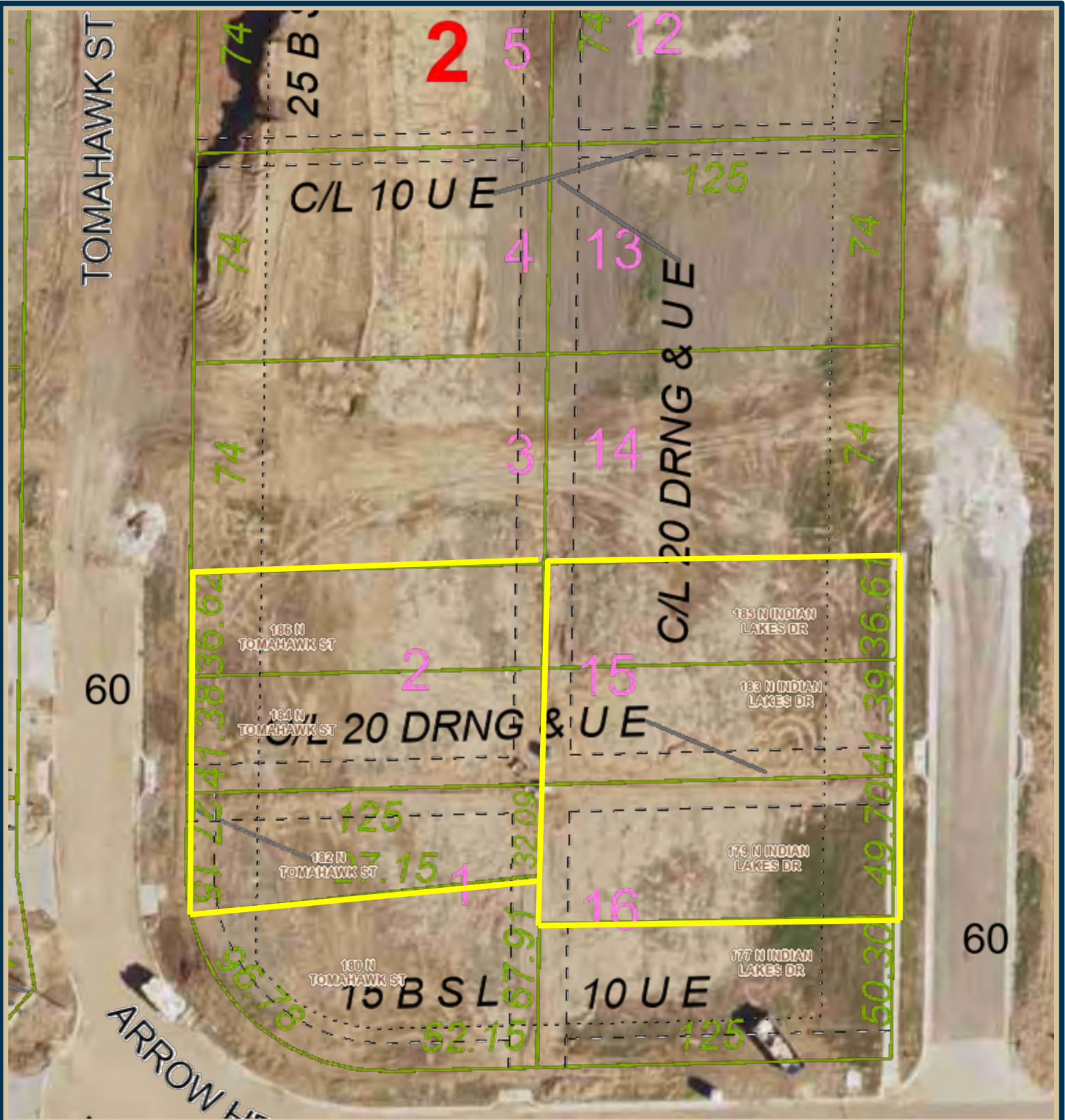
SQ. FT.
1006.7

DRAWING #

CONTRACT DATE

REDLINE DATE

PAGE
3



Geographic Information Services
Sedgwick County...
working for you

Date: 3/27/2026

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.

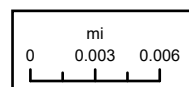
© 2026 Sedgwick County Kansas Government.
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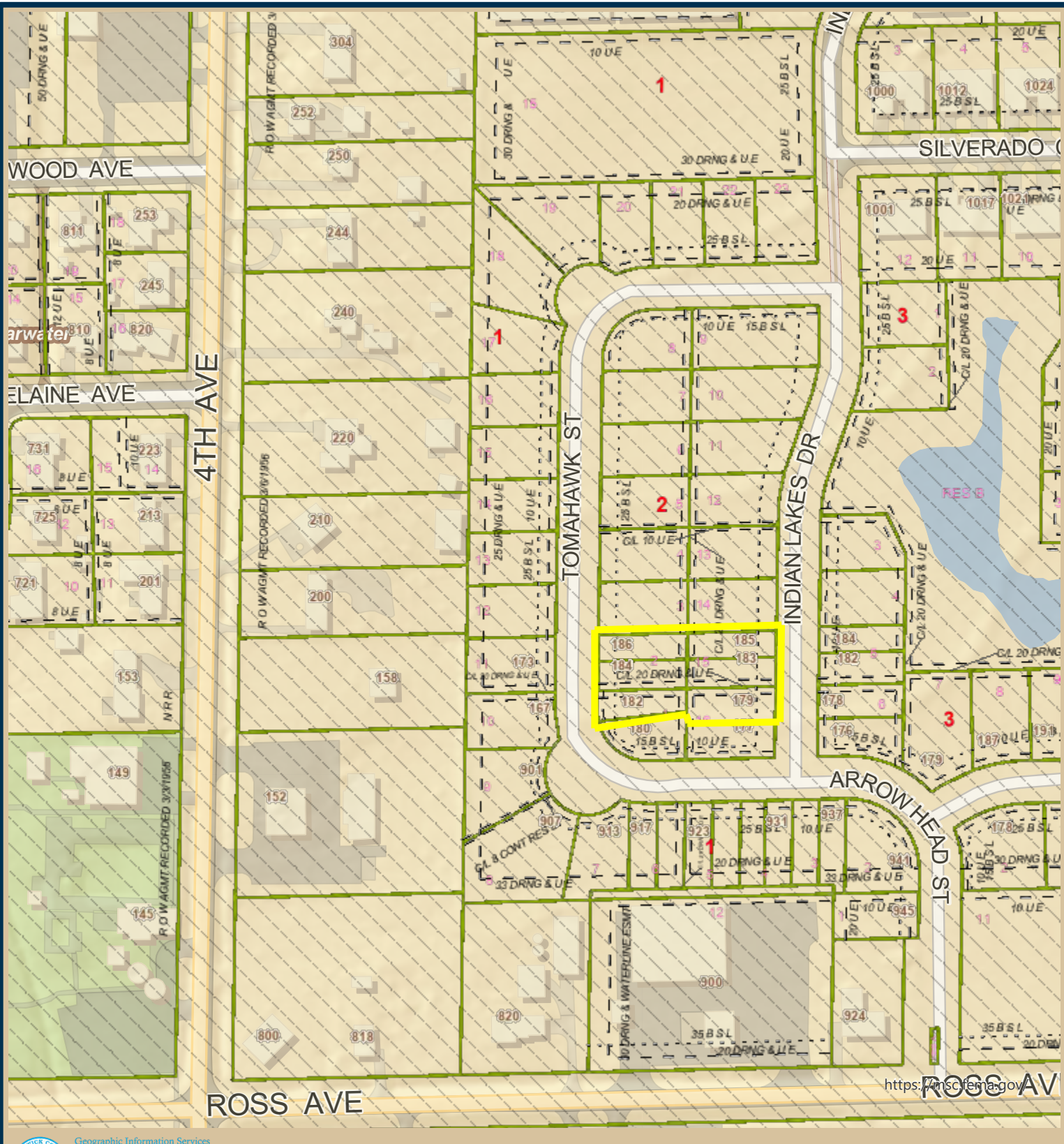
Aerial - Package

Sedgwick County, Kansas



1:564





Geographic Information Services

*Sedgwick County...
working for you*

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Date: 4/7/2026

Flood Map - Indian Lakes at Clearwater

Sedgwick County, Kansas



1:2,257

