

PROPERTY INFORMATION PACKET

THE DETAILS



6 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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REAL ESTATE & AUCTION



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STANDARD



6 Twin Homes (6 Doors)

MLS # 670401
County Sedgwick
Class Multi-Family
Property Type Twin/Duplex
Area SCKMLS
Address 183 N Indian Lakes Dr & 5 Additional Units
Address 2
City Clearwater
State KS
Zip 67026
Status Active
Contingency Reason
Asking Price \$799,000



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 5/24/2026 11:13 AM
Unique Property Identifier

Showing Start Date 3/28/2026
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 Frame	BASEMENT USE None	POSSESSION At Closing	TYPE OF LISTING Excl Right w/o Reserve
# OF STORIES One	BASEMENT FINISH PER None	PROPOSED FINANCING Cash	AGENT TYPE Sellers Agent
ROOF Composition	HEATING Central Gas	TERMS OF TENANCY 1 Year or More	UNIT FEATURES-ALL Kitchen/Dining Combo Living/Dining Combo Washer/Dryer Hookups
FLOOD INSURANCE Unknown	Forced Air	DOCUMENTS ON FILE Documents Online Floor Plan	UNIT FEATURES-SOME Kitchen/Dining Combo Kitchen/Family Combo Washer/Dryer Hookups
UTILITIES Natural Gas Public Water Sewer	COOLING Central Electric	OWNERSHIP Corporate	OTHER MISCELLANEOUS Individual Water Heater Separate Meters
OWNER PAID UTILITIES Lawn Maintenance	PARKING 2 per Unit Paved Attached Garage	SHOWING INSTRUCTIONS Appt Not Req-Go Show	SAFETY FEATURES None
TENANT PAID UTILITIES Electric Gas Trash Water/Sewer	APPLIANCES Dishwasher Microwave Over/Range Refrigerator	LOCKBOX Combination	

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 6 individual duplex units being sold as a package in the highly desirable Clearwater, KS school district. 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 183 and 185 N. Indian Lakes Rd 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 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 additional bedrooms with ample closet storage • Second full bath with built-in linen/storage niches • Washer/dryer hookups • Slab construction (no basement) for low maintenance Exterior features include: • 1-car attached garage for each unit • Additional driveway and street • Units connected at garage walls for added privacy and sound buffering • Covered front porches with attractive cedar posts • Sod sprinkler systems currently being installed Each unit has its own legal description and has already been split. All units are being sold together as one package. 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 is 183 N. Indian Lakes Dr. Additional showings of tenant occupied units may be arranged under special circumstances. All units are the same. The lock box for unit 183 N. Indian Lakes Dr is actually on the door or 929 Arrowhead.

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/Preview Date
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

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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
2025	Residential	\$40,100 Land
		\$122,010 Improvements
		\$162,110 Total
2024	Agricultural	\$70 Land
		\$0 Improvements
		\$70 Total (-13%)
2023	Agricultural	\$80 Land
		\$0 Improvements
		\$80 Total
2022	Agricultural	\$0 Land
		\$0 Improvements
		\$0 Total

Year	Class	Values
2025	Residential	\$4,612 Land
		\$14,031 Improvements
		\$18,643 Total
2024	Agricultural	\$21 Land
		\$0 Improvements
		\$21 Total (-13%)
2023	Agricultural	\$24 Land
		\$0 Improvements
		\$24 Total (-20%)
2022	Agricultural	\$30 Land
		\$0 Improvements
		\$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

 *Mike Love*

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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

 *Mike Love* 03/25/2026

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



03/25/2026



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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



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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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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
2025	Residential	\$37,900 Land
		\$122,010 Improvements
		\$159,910 Total
2024	Agricultural	\$60 Land
		\$0 Improvements
		\$60 Total (-14%)
2023	Agricultural	\$70 Land
		\$0 Improvements
		\$70 Total
2022	Agricultural	\$0 Land
		\$0 Improvements
		\$0 Total

Year	Class	Values
2025	Residential	\$4,359 Land
		\$14,031 Improvements
		\$18,390 Total
2024	Agricultural	\$18 Land
		\$0 Improvements
		\$18 Total (-14%)
2023	Agricultural	\$21 Land
		\$0 Improvements
		\$21 Total (-22%)
2022	Agricultural	\$27 Land
		\$0 Improvements
		\$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

 *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 &	\$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



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



SGORIONPROD Expanded Appraisal Card
Quick Ref: R917415

Parcel ID: 087-266-24-0-33-07-010.00-
Tax Year: 2026 Run Date: 3/24/2026 1:52:09 PM

OWNER NAME AND MAILING ADDRESS
MIKE LOVE CONSTRUCTION INC
PO BOX 7
VALLEY CENTER, KS 67147-0007

PROPERTY SITUS ADDRESS
179 N INDIAN LAKES DR
CLEARWATER, KS 67026

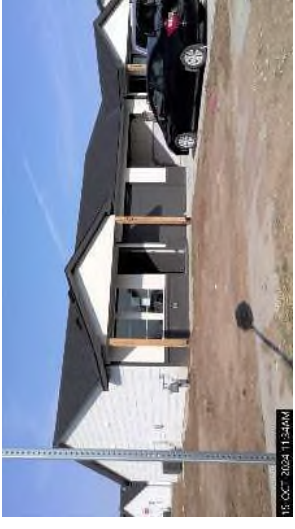


Image Date: 10/29/2024

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: 30020163
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 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

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
10/09/2024	11:04 AM	6	BP	581		
12/15/2023	8:00 AM	19	RE	475		
11/13/2023	10:47 AM	0	SV	480		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
24-CL0021	350,000	Dwelling	01/26/2024	C	100

2026 APPRAISED VALUE

Cls	Land	Building	Total
R	35,900	114,900	150,800
Total	35,900	114,900	150,800

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	40,100	122,010	162,110
Total	40,100	122,010	162,110

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
NEW CONSTRUCTION		

MARKET LAND INFORMATION

Size	Type	Link	AC/SF	Eff FF	Depth	D-Fact	Inf1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	\$/Unit	Value Est	
Sqft	1-Primary Site - 1		6,181										RQ0061		12,900.00	3.55	1.47	1.47	5.81	35,900

Total Market Land Value 35,900
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 Est:
Eff Year: Link:
MS Style: 1-One Story
LBCSStruct: 1121-Single unit in duplex (half-

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

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

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

FINAL VALUES

Value Method: OVR
Land Value: 35,900
Building Value: 114,900
Final Value: 150,800
Prior Value:

DWELLING COMPONENTS

Table with columns: No., Code, Units, Pct, Quality, Year. Rows include items like 104-Frame, Plywood or Hardboard, 208-Composition Shingle, etc.



03/25/2026



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

SGORIONPROD Expanded Appraisal Card
Quick Ref: R917415

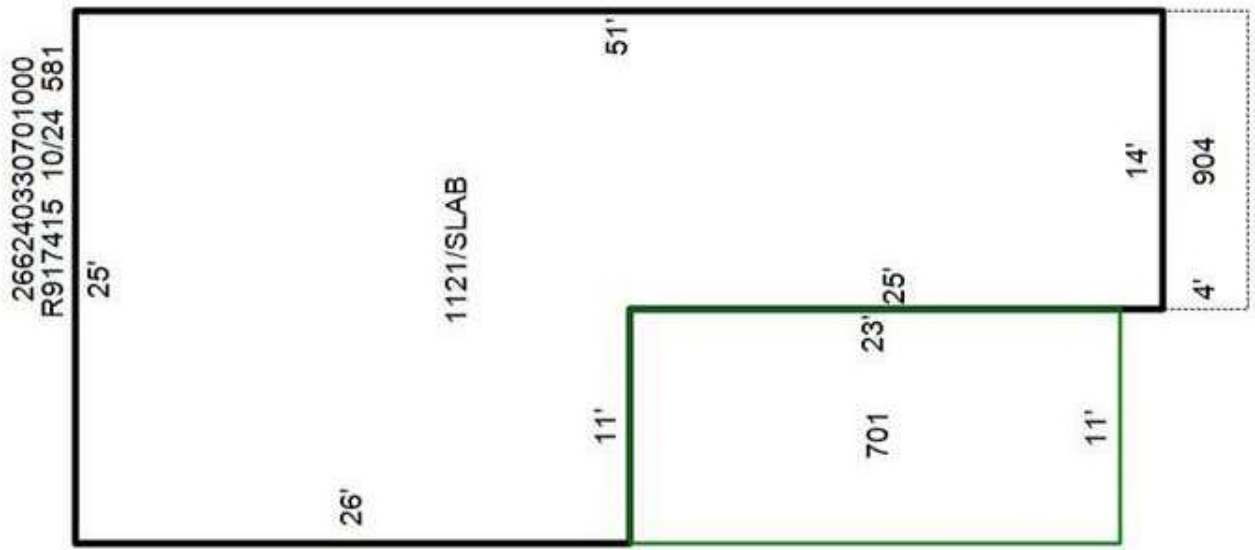


Parcel ID: 087-266-24-0-0-33-07-010.00-

Situs: 179 N INDIAN LAKES DR CLEARWATER, KS 67026

Authentic 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
2025	Residential	\$37,800 Land
		\$122,010 Improvements
		\$159,810 Total
2024	Agricultural	\$50 Land
		\$0 Improvements
		\$50 Total (-17%)
2023	Agricultural	\$60 Land
		\$0 Improvements
		\$60 Total
2022	Agricultural	\$0 Land
		\$0 Improvements
		\$0 Total

Year	Class	Values
2025	Residential	\$4,347 Land
		\$14,031 Improvements
		\$18,378 Total
2024	Agricultural	\$15 Land
		\$0 Improvements
		\$15 Total (-17%)
2023	Agricultural	\$18 Land
		\$0 Improvements
		\$18 Total (-25%)
2022	Agricultural	\$24 Land
		\$0 Improvements
		\$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

 *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



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
2025	Residential	\$37,800 Land
		\$122,010 Improvements
		\$159,810 Total
2024	Agricultural	\$50 Land
		\$0 Improvements
		\$50 Total (-17%)
2023	Agricultural	\$60 Land
		\$0 Improvements
		\$60 Total
2022	Agricultural	\$0 Land
		\$0 Improvements
		\$0 Total

Year	Class	Values
2025	Residential	\$4,347 Land
		\$14,031 Improvements
		\$18,378 Total
2024	Agricultural	\$15 Land
		\$0 Improvements
		\$15 Total (-17%)
2023	Agricultural	\$18 Land
		\$0 Improvements
		\$18 Total (-25%)
2022	Agricultural	\$24 Land
		\$0 Improvements
		\$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



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



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



SGORIONPROD Expanded Appraisal Card



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

Quick Ref: R917400

OWNER NAME AND MAILING ADDRESS

MIKE LOVE CONSTRUCTION INC
PO BOX 7
VALLEY CENTER, KS 67147-0007

PROPERTY SITUS ADDRESS

182 N TOMAHAWK ST
CLEARWATER, KS 67026



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: 30020148
Legacy ID:
Investment Class:
Tax Unit Group: 5401-5401 130 CLEARWATER
U-264-CCD NICL

TRACT 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 ELI SAID LOT 1 S 67.91 FT TO
BEG
BLOCK 2
INDIAN RIDGE AT CLEARWATER ADDITION

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
10/09/2024	10:50 AM	6	BP	581		
12/15/2023	8:00 AM	19	RE	475		
11/13/2023	10:47 AM	0	SV	480		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
24-CL0018	350,000	Dwelling	01/26/2024	C	100

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

Cls	Land	Building	Total
R	33,700	114,500	148,200
Total	33,700	114,500	148,200

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	37,900	122,010	159,910
Total	37,900	122,010	159,910

MISCELLANEOUS IMPROVEMENT VALUES

Value	Reason Code
4,677	

NEW CONSTRUCTION

Value	Reason Code

MARKET LAND INFORMATION

Size	Type	Link	AC/ISF	Eff FF	Depth	D-Fact	Inf1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	\$/Unit	Value Est	
Sqft	1-Primary Site - 1													RQ0061	12,900.00	3.55	1.47	1.47	7.21	33,700

AuthenticSign
Mike Love
03/25/2026

Total Market Land Value 33,700



SGORIONPROD Expanded Appraisal Card



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

Quick Ref: R917400

Tax Year: 2026

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

DWELLING INFORMATION

Situs: 182 N TOMAHAWK ST CLEARWATER, FL 34617
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:

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

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

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

FINAL VALUES

Value Method: OVR
Land Value: 33,700
Building Value: 114,500
Final Value: 148,200
Prior Value:

DWELLING COMPONENTS

Table with columns: No., Code, Units, Pct, Quality, Year. Rows include items like 104-Frame, Plywood or Hardboard, 208-Composition Shingle, etc.



03/25/2026



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

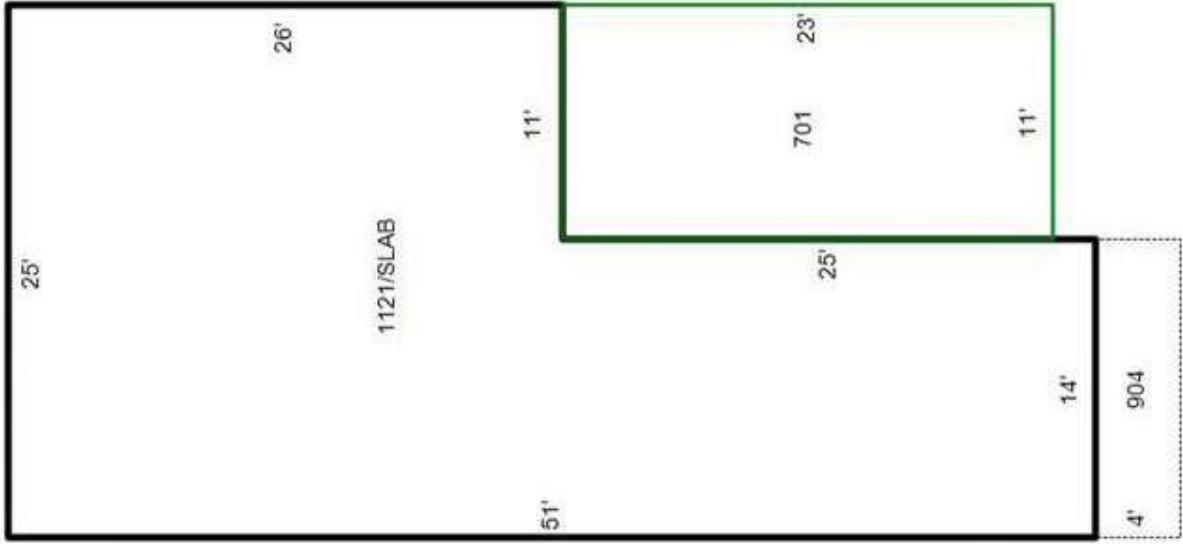
SGORIONPROD Expanded Appraisal Card
Quick Ref: R917400



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



SGORIONPROD Expanded Appraisal Card



Quick Ref: R1025062

Tax Year: 2026 Run Date: 3/24/2026 2:53:11 PM

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: /
School District: 0607 USD 264
Legacy ID: 30030023
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:

TRACT DESCRIPTION

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 CLEARWATER ADDITION

MISCELLANEOUS IMPROVEMENT VALUES

Class	Type	Link	AC/SF	Eff	FF	Depth	D-Fact	Inf1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	\$/Unit	Value Est
	Sqft	1-Primary Site - 1	5,129											RQ0061	12,900.00	3.55	1.47	1.47	6.71	34,400

MISCELLANEOUS IMPROVEMENT VALUES

Class	Reason Code	Value
		NEW CONSTRUCTION

2026 APPRAISED VALUE

Cls	Land	Building	Total
R	34,400	115,100	149,500
Total	34,400	115,100	149,500

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	38,600	122,010	160,610
Total	38,600	122,010	160,610

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
10/09/2024	11:01 AM	6	BP	581		
12/15/2023	8:00 AM	19	RE	475		
11/13/2023	10:47 AM	0	SV	480		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp

Authentisign
Mike Love
03/25/2026

Total Market Land Value 34,400



SGORIONPROD Expanded Appraisal Card



Tax Year: 2026 Run Date: 3/24/2026 2:53:11 PM

Quick Ref: R1025062

Parcel ID: 087-266-24-0-33-07-011.01-

DWELLING INFORMATION

Situs: 15-Twin Home
 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:

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			
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 2:53:11 PM

SGORIONPROD Expanded Appraisal Card

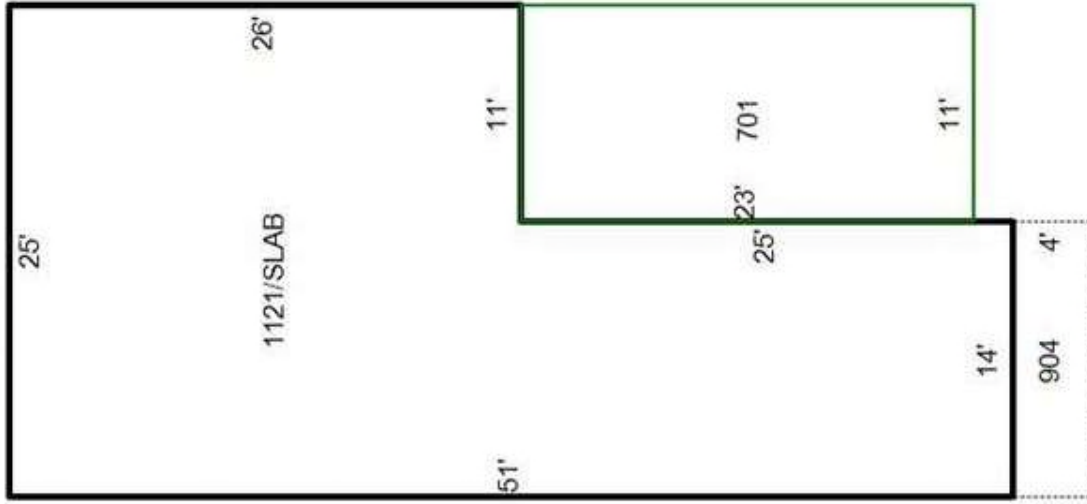
Quick Ref: R1025062



Parcel ID: 087-266-24-0-33-07-011.01-

Situs:

266240330701101
R1025062 10/24 581





SGORIONPROD Expanded Appraisal Card
Quick Ref: R917401



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

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

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

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
Economic Adj. Factor: 260.2 260.2
Map / Routing: /
School District: 0607 USD 264
Legacy ID: 30020149
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:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
10/09/2024	10:58 AM	6	BP	581		
12/15/2023	8:00 AM	19	RE	475		
11/13/2023	10:47 AM	0	SV	480		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
24-CL0017	350,000	Dwelling	01/26/2024	C	100

2026 APPRAISED VALUE

Cls	Land	Building	Total
R	33,600	114,600	148,200
Total	33,600	114,600	148,200

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	37,800	122,010	159,810
Total	37,800	122,010	159,810

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
AC/SF	4,592	

NEW CONSTRUCTION

Class	Value	Reason Code
OVRD		
Fact1		
Fact2		
Model		
Rsn		
Cls		
Base Val	12,900.00	
Base Size	3.55	
Inc Val	1.47	
Dec Val	1.47	
\$/Unit	7.32	
Value Est	33,600	

MARKET LAND INFORMATION

Size	Type	Link	AC/SF	Eff	FF	Depth	D-Fact	Inf1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Val	Base Size	Inc Val	Dec Val	\$/Unit	Value Est
Sqft	1-Primary Site - 1		4,592											RQ0061	12,900.00	3.55	1.47	1.47	7.32	33,600

Authenticolor
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 Est:
Eff Year: Link:
MS Style: 1-One Story
LBCSStruct: 1121-Single unit in duplex (half-

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

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

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

FINAL VALUES

Value Method: OVR
Land Value: 33,600
Building Value: 114,600
Final Value: 148,200
Prior Value:

DWELLING COMPONENTS

Table with columns: No., Code, Units, Pct, Quality, Year. Rows include items like 104-Frame, Plywood or Hardboard, 208-Composition Shingle, etc.



03/25/2026



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

SGORIONPROD Expanded Appraisal Card

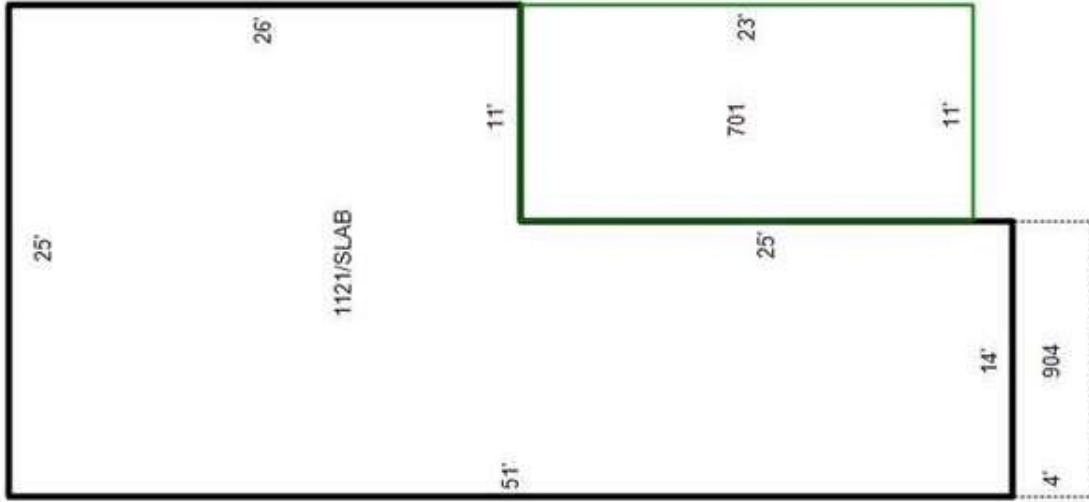
Quick Ref: R917401



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

Situs: 186 N TOMAHAWK ST CLEARWATER, KS 67026

266240330700800
R917401 10/24 581





SGORIONPROD Expanded Appraisal Card



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

Quick Ref: R1025061

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: /
School District: 0607 USD 264
Legacy ID: 30030022
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:

TRACT 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 ADDITION

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
10/09/2024	10:58 AM	6	BP	581		
12/15/2023	8:00 AM	19	RE	475		
11/13/2023	10:47 AM	0	SV	480		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp

2026 APPRAISED VALUE

Cls	Land	Building	Total
R	34,400	115,100	149,500
Total	34,400	115,100	149,500

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	38,600	122,010	160,610
Total	38,600	122,010	160,610

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
	5,150	

NEW CONSTRUCTION

Class	Value	Reason Code

MARKET LAND INFORMATION

Size	Type	Link	AC/ISF	Eff	FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	\$/Unit	Value Est	
Sqft	1-Primary	Site - 1														RQ0061	12,900.00	3.55	1.47	1.47	6.68	34,400

Total Market Land Value 34,400

AuthenticOR
Mike Love
 03/25/2026



SGORIONPROD Expanded Appraisal Card



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

Quick Ref: R1025061

Tax Year: 2026

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

DWELLING INFORMATION

Situs: 15-Twin Home
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-

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

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:

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

Table with columns: No., Code, Units, Pct, Quality, Year. Rows include items like 104-Frame, Plywood or Hardboard, 208-Composition Shingle, etc.



03/25/2026



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

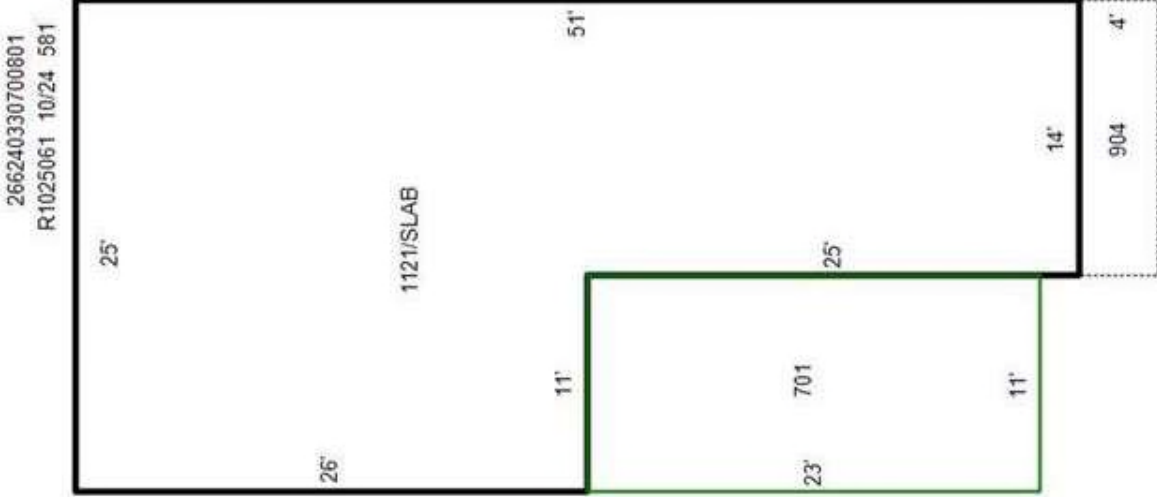
SGORIONPROD Expanded Appraisal Card

Quick Ref: R1025061



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

Situs:





SGORIONPROD Expanded Appraisal Card



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

Quick Ref: R917414

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

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

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
10/09/2024	11:01 AM	6	BP	581		
12/15/2023	8:00 AM	19	RE	475		
11/13/2023	10:47 AM	0	SV	480		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
24-CL0022	350,000	Dwelling	01/26/2024	C	100

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

Cls	Land	Building	Total
R	33,600	114,600	148,200
Total	33,600	114,600	148,200

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	37,800	122,010	159,810
Total	37,800	122,010	159,810

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
	4,613	

NEW CONSTRUCTION

Class	Value	Reason Code
	33,600	

MARKET LAND INFORMATION

Size	Type	Link	AC/ISF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	\$/Unit	Value Est	
Sqft	1-Primary Site - 1														RQ0061	12,900.00	3.55	1.47	1.47	7.28	33,600

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 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:

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

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

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

FINAL VALUES

Value Method: OVR
Land Value: 33,600
Building Value: 114,600
Final Value: 148,200
Prior Value:

DWELLING COMPONENTS

Table with columns: No., Code, Units, Pct, Quality, Year. Rows include items like 104-Frame, Plywood or Hardboard, 208-Composition Shingle, etc.



03/25/2026



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

SGORIONPROD Expanded Appraisal Card

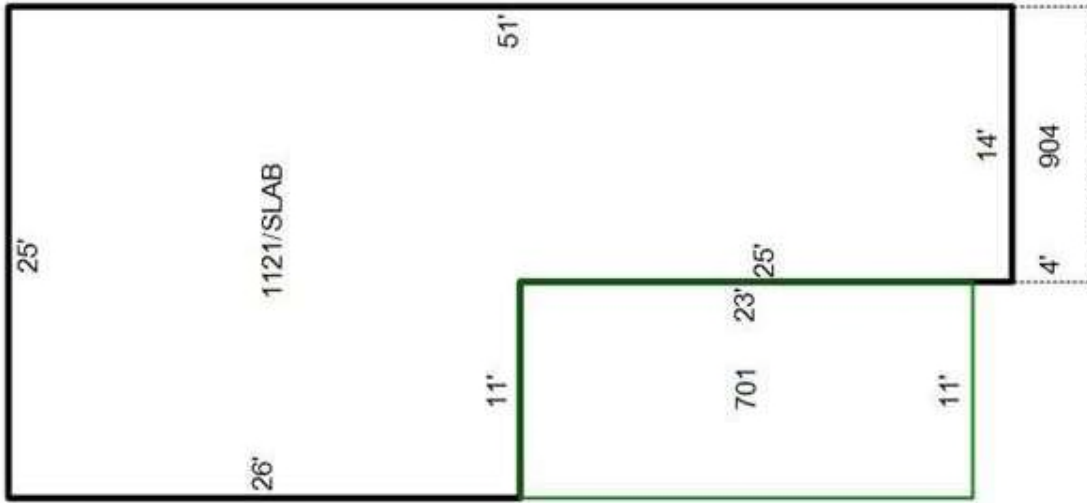
Quick Ref: R917414



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

Situs: 185 N INDIAN LAKES DR CLEARWATER, KS 67026

266240330701100
R917414 10/24 581





03/25/2026

Property Taxes and Appraisals

183 N INDIAN LAKES DR CLEARWATER

Property Description

Property Type	Urban Res Homesite
Legal Description	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 CLEARWATER ADDITION
Property Address	
Owner	MIKE LOVE CONSTRUCTION INC
Mailing Address	PO BOX 7 VALLEY CENTER KS 67147-0007
Geo Code	NI CL012820001
PIN	30030023
AIN	266240330701101
Quick Ref ID	R1025062
Tax Unit	5401 130 CLEARWATER U-264-CCD NICL
Land Use	1101 Single family detached dwelling
2026 Market Land Square Feet	5,129
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



03/25/2026

[Documents/Reports](#)

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



03/25/2026

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	\$222.72	\$407.48	\$630.20
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE SEWER PHASE 1 GOB SERIES 2025	\$144.28	\$263.97	\$408.25
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE STORMWATER PHASE 1 GOB SERIES 2025	\$150.46	\$275.28	\$425.74
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE WATER PHASE 1 GOB SERIES 2025	\$180.50	\$330.24	\$510.74
Totals:		\$1,032.94	\$1,513.76	\$2,550.70

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	\$278.40	\$362.13	\$640.53
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE SEWER PHASE 1 GOB SERIES 2025	\$180.35	\$234.59	\$414.94
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE STORMWATER PHASE 1 GOB SERIES 2025	\$188.07	\$244.64	\$432.71
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE WATER PHASE 1 GOB SERIES 2025	\$225.63	\$293.49	\$519.12
Totals:		\$1,207.43	\$1,277.84	\$2,485.27

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	\$3,936.06	\$866.04	\$4,802.10
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE PAVING PHASE 1 GOB SERIES 2025	2025	2044	\$8,268.48	\$3,926.12	\$12,194.60
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE SEWER PHASE 1 GOB SERIES 2025	2025	2044	\$5,356.48	\$2,543.43	\$7,899.91
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE STORMWATER PHASE 1 GOB SERIES 2025	2025	2044	\$5,585.80	\$2,652.33	\$8,238.13
CITY OF CLEARWTR	CITY OF CLEARWATER -- INDIAN RIDGE WATER PHASE 1 GOB SERIES 2025	2025	2044	\$6,701.17	\$3,181.96	\$9,883.13
Totals:				\$29,847.99	\$13,169.88	\$43,017.87

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2025	146.520000	\$2,533.75	\$2,550.70	\$127.01	\$0.00	\$5,211.46	\$0.00	\$5,211.46

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

EXHIBIT A – ADDRESSES AND LEGALS

6 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

183 N. INDIAN LAKES DR – CLEARWATER, KS 67026

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 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



McCurdy
REAL ESTATE & AUCTION

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

Property Address: Duplexes At Indian Ridge At Clearwater Addition - Clearwater, KS 67003 (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: <input checked="" type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input type="checkbox"/> Vacant	
Utilities On or Off:		Utilities Paid By:	
Electric:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner	Terms of Tenancy & Lease Information
Water:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner	
Gas:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner	
Other:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	
Type, if other: <u>OWNER PAYS FOR LAWN MOWING</u>		Tenant Current on Rent: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Appliances transferring with the Real Estate			
Refrigerator:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None	Stove/Oven:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None
Microwave:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None	Washer:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None
		Dishwasher:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None
		Dryer:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None

2	Address/Unit: <u>183 N. Indian Lakes Dr</u>	Occupancy: <input type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input checked="" type="checkbox"/> Vacant	
Utilities On or Off:		Utilities Paid By:	
Electric:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner	Terms of Tenancy & Lease Information
Water:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner	
Gas:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner	
Other:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	
Type, if other: <u>OWNER PAYS FOR LAWN MOWING</u>		Tenant Current on Rent: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Appliances transferring with the Real Estate			
Refrigerator:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None	Stove/Oven:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None
Microwave:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None	Washer:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None
		Dishwasher:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None
		Dryer:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None

3	Address/Unit: <u>185 N. Indian Lakes Dr</u>	Occupancy: <input checked="" type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input type="checkbox"/> Vacant	
Utilities On or Off:		Utilities Paid By:	
Electric:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner	Terms of Tenancy & Lease Information
Water:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner	
Gas:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner	
Other:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	
Type, if other: <u>OWNER PAYS FOR LAWN MOWING</u>		Tenant Current on Rent: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Appliances transferring with the Real Estate			
Refrigerator:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None	Stove/Oven:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None
Microwave:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None	Washer:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None
		Dishwasher:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None
		Dryer:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None

4	Address/Unit: 182 N. Tomahawk St.	Occupancy: <input checked="" type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input type="checkbox"/> Vacant	
Utilities On or Off:		Utilities Paid By:	
Electric:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner	Terms of Tenancy & Lease Information
Water:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner	
Gas:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner	
Other:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	
Type, if other: OWNER PAYS FOR LAWN MOWING		Tenant Current on Rent: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Appliances transferring with the Real Estate			
Refrigerator:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None	Stove/Oven:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None
Microwave:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None	Washer:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None
		Dishwasher:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None
		Dryer:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None

5	Address/Unit: 184 N. Tomahawk St.	Occupancy: <input checked="" type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input type="checkbox"/> Vacant	
Utilities On or Off:		Utilities Paid By:	
Electric:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner	Terms of Tenancy & Lease Information
Water:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner	
Gas:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner	
Other:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	
Type, if other: OWNER PAYS FOR LAWN MOWING		Tenant Current on Rent: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Appliances transferring with the Real Estate			
Refrigerator:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None	Stove/Oven:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None
Microwave:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None	Washer:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None
		Dishwasher:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None
		Dryer:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None

6	Address/Unit: 186 N Tomahawk St.	Occupancy: <input checked="" type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input type="checkbox"/> Vacant	
Utilities On or Off:		Utilities Paid By:	
Electric:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner	Terms of Tenancy & Lease Information
Water:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner	
Gas:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner	
Other:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	
Type, if other: OWNER PAYS FOR LAWN MOWING		Tenant Current on Rent: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Appliances transferring with the Real Estate			
Refrigerator:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None	Stove/Oven:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None
Microwave:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None	Washer:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None
		Dishwasher:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None
		Dryer:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> 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

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

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

5 The parties are proposing the sale and purchase of certain property, commonly known as:
6 179 N. Indian Lake Dr. Clearwater KS 67026

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

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

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

10 ML Seller has no knowledge of groundwater contamination or other environmental concerns;
11 or
12 _____ Known groundwater contamination or other environmental concerns are:
13
14

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

16 ML Seller has no reports or records pertaining to groundwater contamination or other
17 environmental concerns; or
18 _____ Seller has provided the Buyer with all available records and reports pertaining to
19 groundwater contamination or other environmental concerns (list document below):
20
21

22 **BUYER'S ACKNOWLEDGMENT (please complete c below)**

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

24 **CERTIFICATION**

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

28 Mike Love 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 Authentisign Mike Love 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
29 Seller Mike Love, Member- Love Properties LLC Date

Buyer Date

30 _____
31 Seller Date

Buyer Date

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28 Mike Love 03/25/2026
29 Seller Mike Love, Member- Love Properties LLC Date

Buyer Date

30 _____
31 Seller Date

Buyer Date

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24 **CERTIFICATION**

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

28 Mike Love 03/25/2026
29 Seller Mike Love, Member- Love Properties LLC Date

Buyer Date

30 _____
31 Seller Date

Buyer Date

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GROUNDWATER / ENVIRONMENTAL ADDENDUM

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


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

5 The parties are proposing the sale and purchase of certain property, commonly known as:
6 186 N. Tomahawk St. Clearwater KS 67026


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

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

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

10  Seller has no knowledge of groundwater contamination or other environmental concerns;
11 or
12 _____ Known groundwater contamination or other environmental concerns are:
13
14

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


16  Seller has no reports or records pertaining to groundwater contamination or other
17 environmental concerns; or
18 _____ Seller has provided the Buyer with all available records and reports pertaining to
19 groundwater contamination or other environmental concerns (list document below):
20
21

22 **BUYER'S ACKNOWLEDGMENT (please complete c below)**

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

24 **CERTIFICATION**

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

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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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: _____

 *Mike Love*

03/25/2026

Owner/Seller

Date

Owner/Seller

Date

Buyer

Date

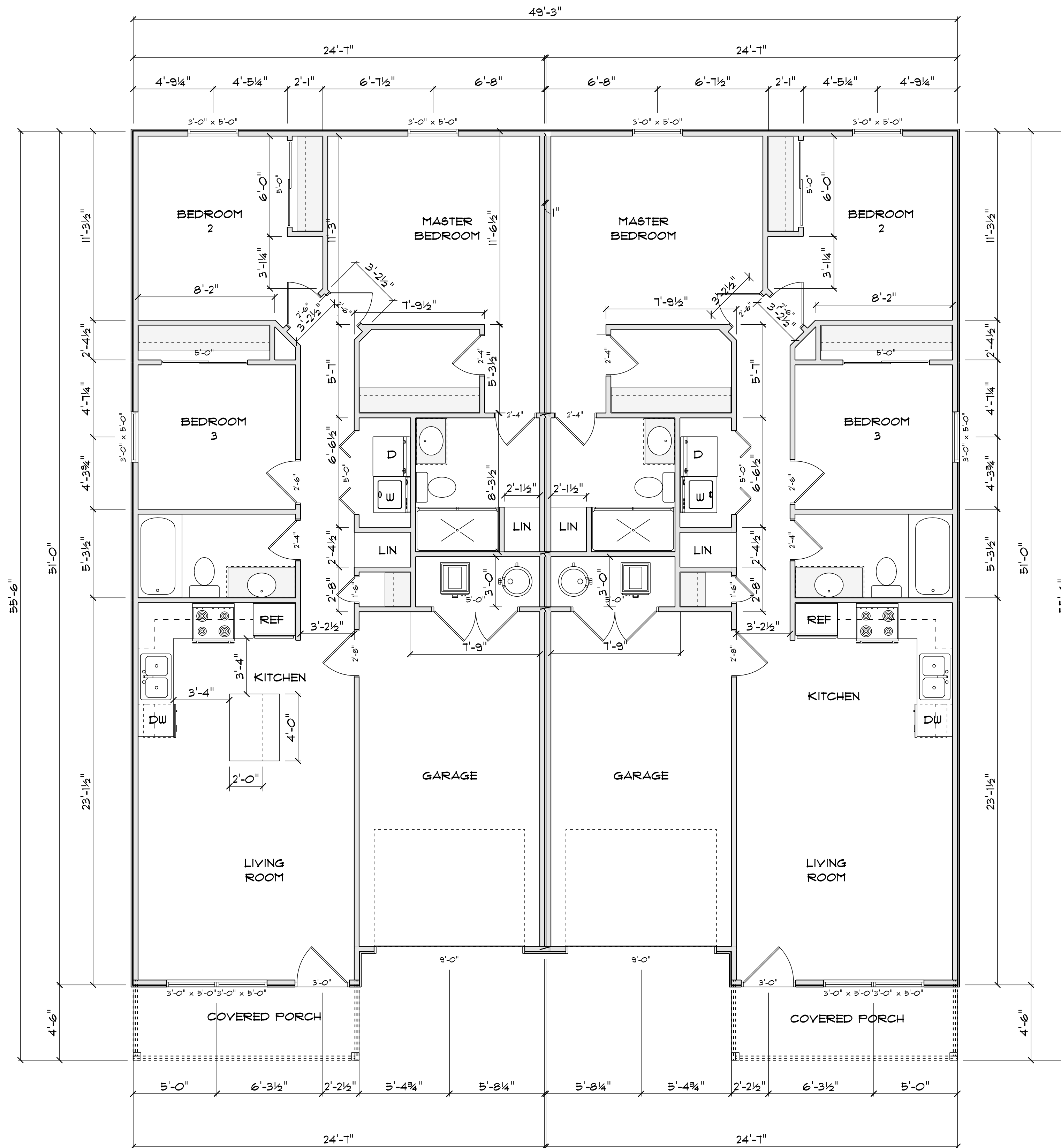
Buyer

Date

Rent Roll-Clearwater

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

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Indian Ridge Duplex Project

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

LOT
BLOCK

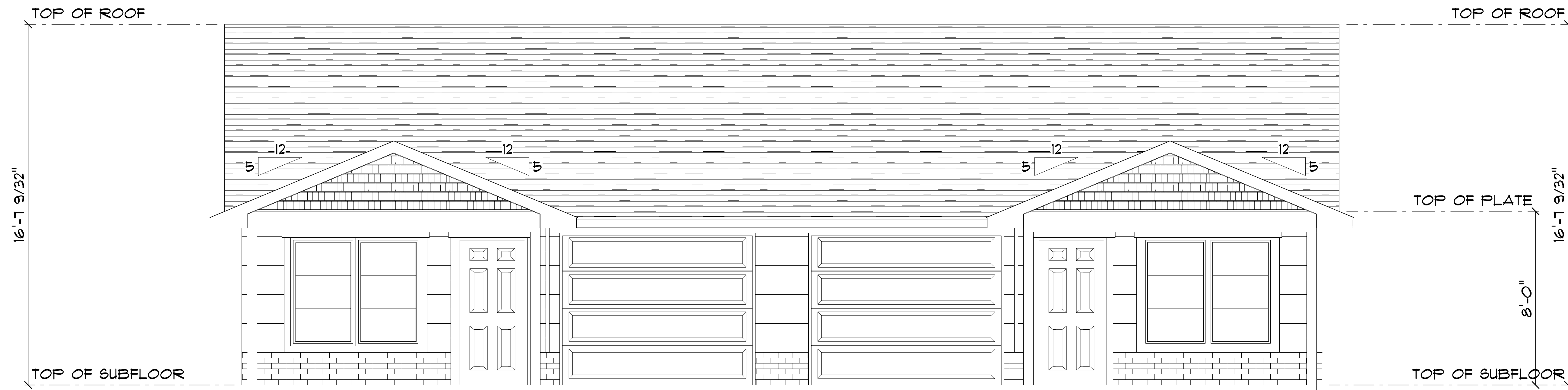
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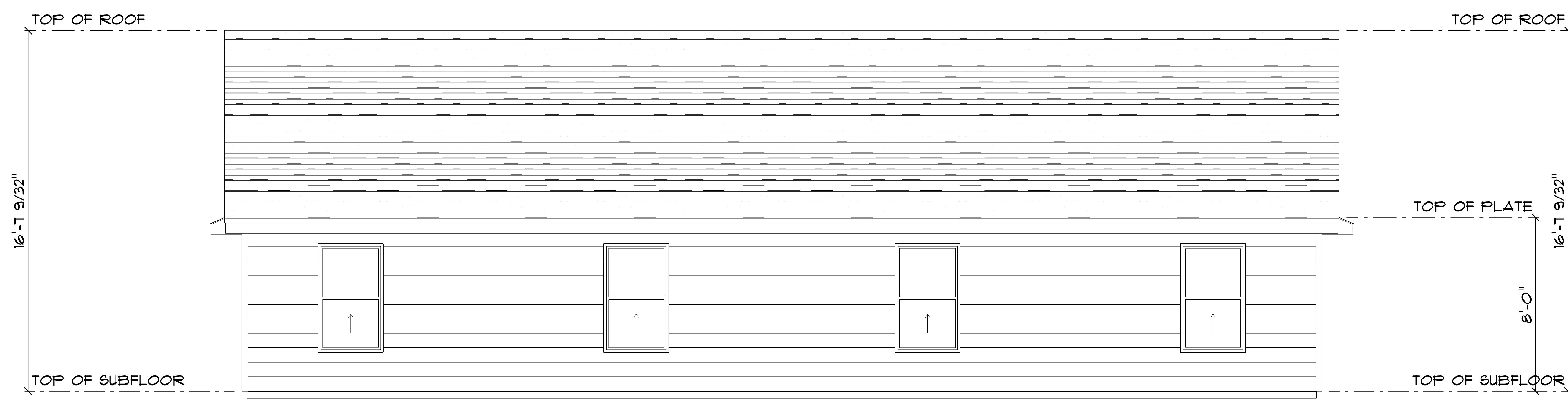
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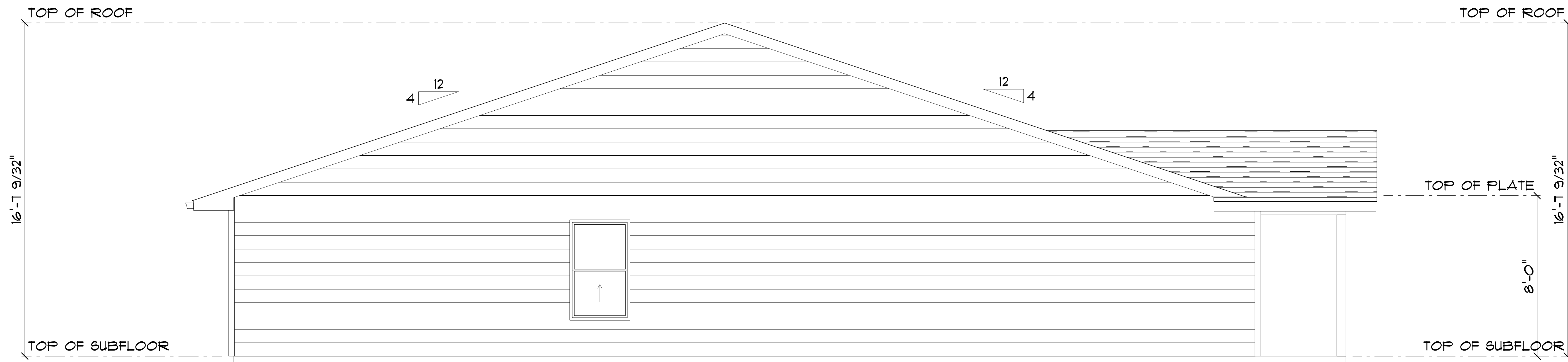


FRONT ELEVATION
SCALE: 3/8" = 1'-0"

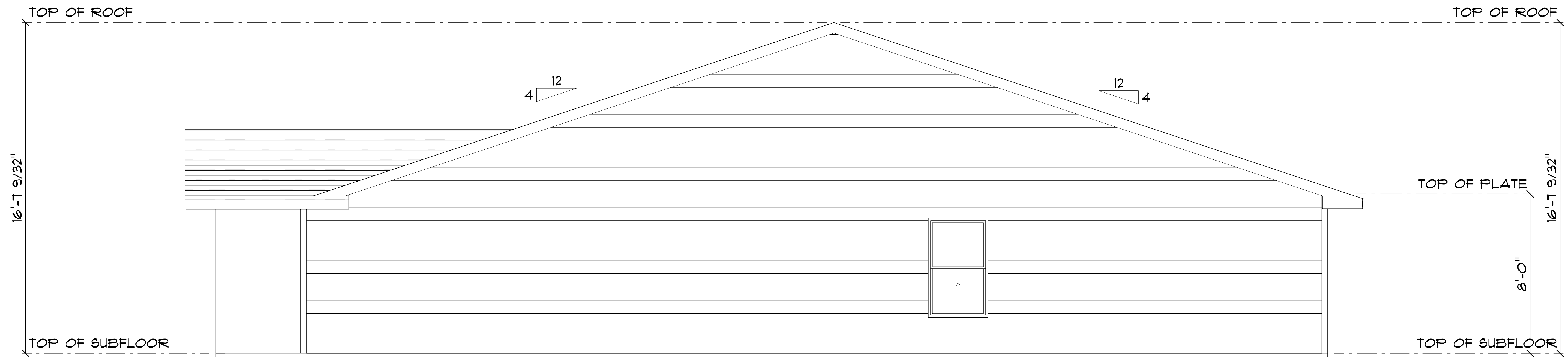


REAR ELEVATION
SCALE: 3/8" = 1'-0"

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



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

Indian Ridge Duplex Project

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

LOT
BLOCK

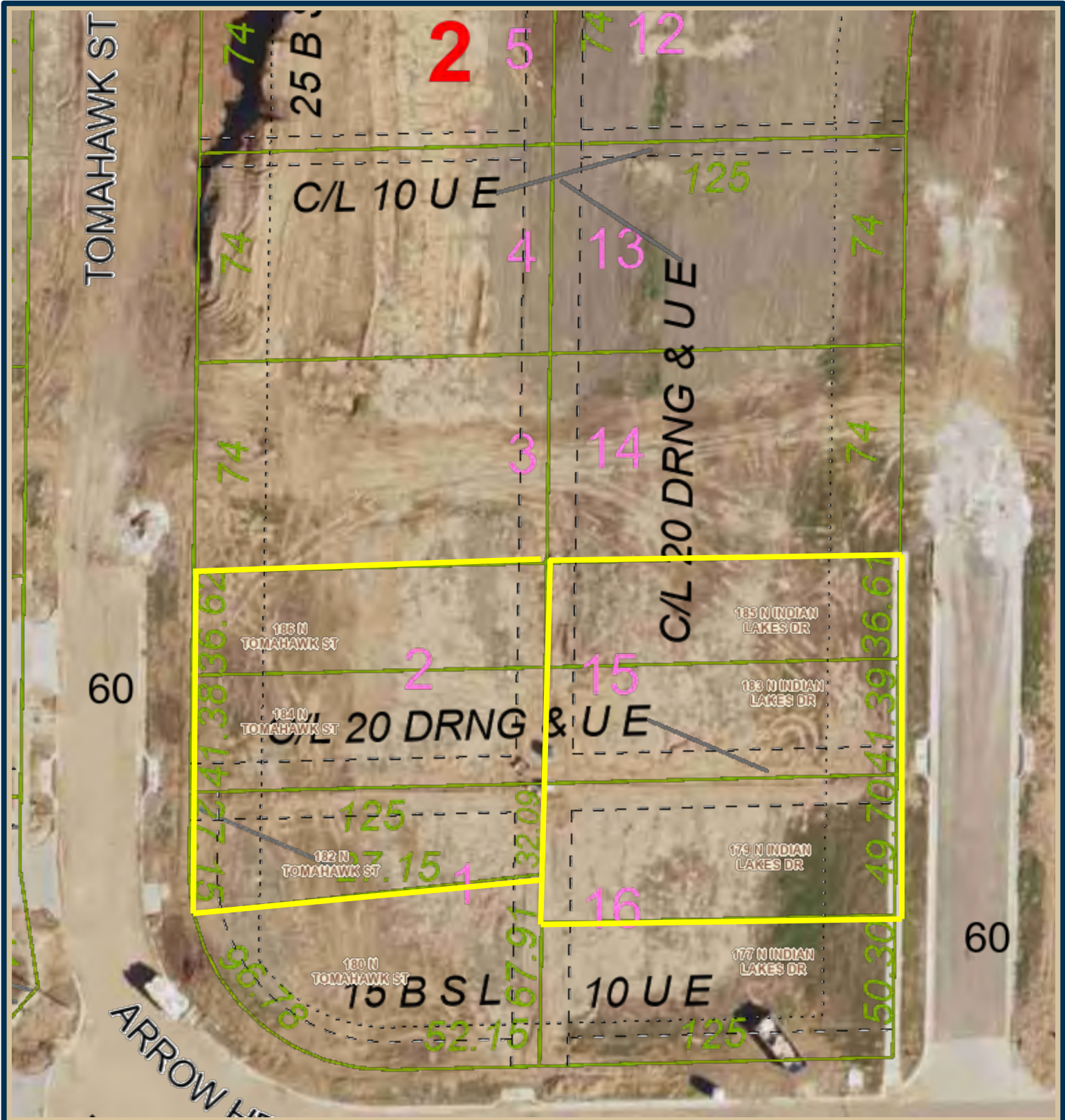
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DRAWING #

CONTRACT DATE

REDLINE DATE

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Geographic Information Services
 Sedgwick County...
 working for you

Date: 3/27/2026

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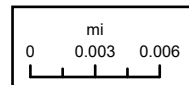
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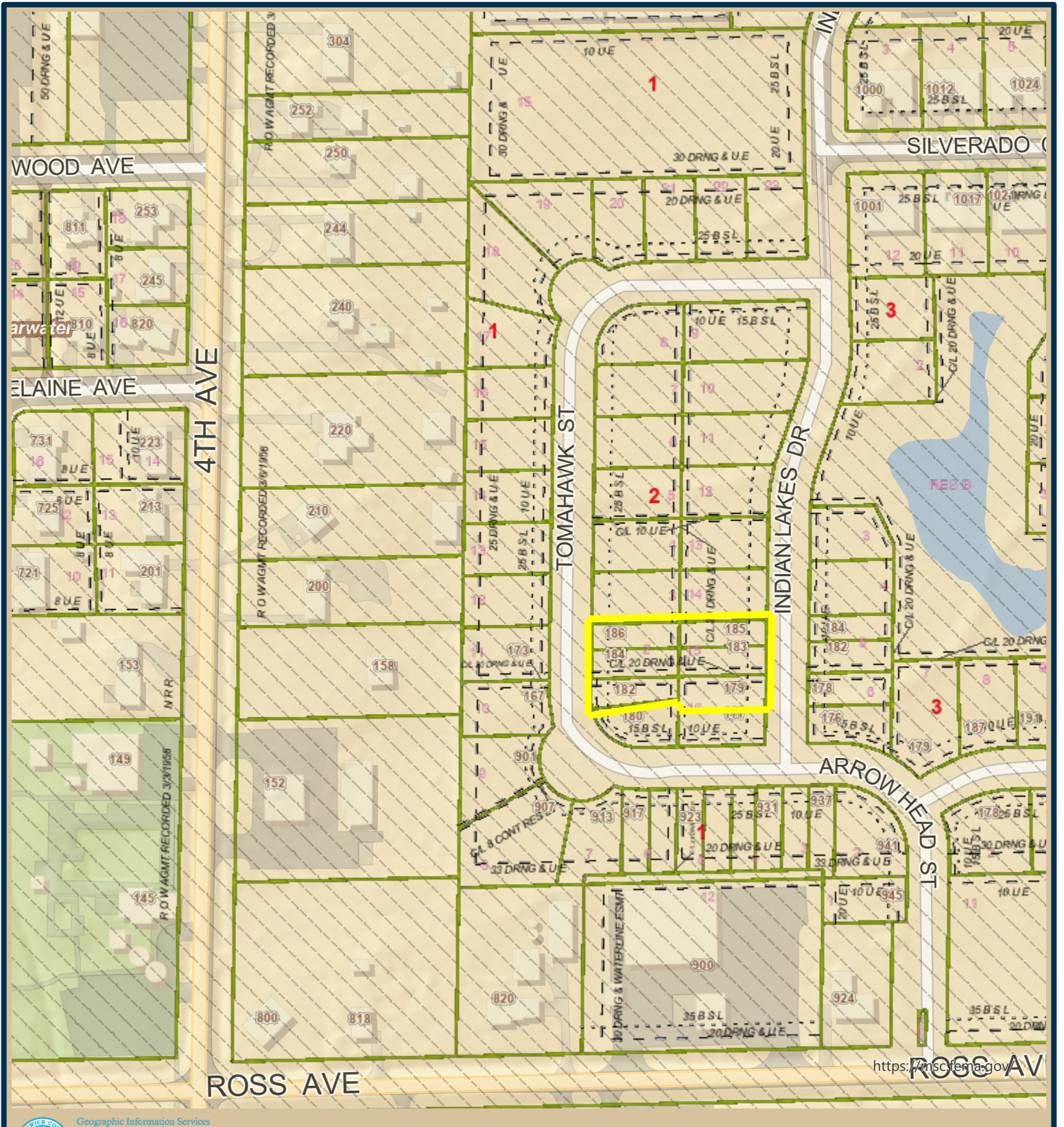
Aerial - Package

Sedgwick County, Kansas



1:564





<https://nscferm.gov/>



Date: 4/7/2026

Flood Map - Indian Lakes at Clearwater

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Sedgwick County, Kansas

