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<b>MLS #</b>	538285	<b>AG Bedrooms</b>	2
<b>Status</b>	Active	<b>Total Bedrooms</b>	2.00
<b>Type</b>	Single Family OnSite Bit	<b>AG Full/Half Bath</b>	1 / 0
<b>Address</b>	331 N Topeka	<b>T Full/T Half/T Baths</b>	1 / 0 / 1
<b>Address 2</b>		<b>Approx AGLA/Src</b>	1256 / Court House
	El Dorado , KS 67042	<b>Approx BFA/Src</b>	0.00 / Court House
<b>County</b>	Butler	<b>Approx TFLA</b>	1,256
<b>Area</b>	B22 - El Dorado	<b>Garage Size</b>	2
<b>Subdivision</b>	HARVEY L SORGER SUBDIV...	<b>Original Price</b>	\$0
<b>Asking Price</b>	\$0	<b>Levels</b>	One Story
<b>Elem School</b>	Jefferson	<b>Basement</b>	Yes - Unfinished
<b>Middle School</b>	El Dorado	<b>Approximate Age</b>	81+
<b>High School</b>	El Dorado	<b>Year Built</b>	1925
<b>Lot Size/SqFt</b>	5850	<b>Acreage Range</b>	City Lot
<b>Sale/Rent/Aucti...</b>	Auction	<b>Number of Acres</b>	0.13

**General Info**

Level	Room Type	Dimensions	Floor
M	Master Bedroom	12x11	Carpet
M	Living Room	23x14	Carpet
M	Kitchen	8'6x12	Vinyl
M	Bedroom	10x13'6	Carpet
M	Dining Room	14x11	Carpet

<b>Est. Completion Date</b>		<b>Potential Short Sale</b>	
<b>Builder</b>			
<b>Virtual Tour</b>			
<b>Legal</b>			
<b>Directions</b>	Central to Topeka N to property.		
<b>Old Total Baths</b>			

**Features**

**APPLIANCES** None  
**BASEMENT FINISH** None  
**EXTERIOR AMENITIES** Guttering, Handicap Access, Storm Door(s)

**ARCHITECTURE** Bungalow  
**EXTERIOR CONSTRUCTION** Frame, Vinyl/Metal Siding  
**LOT DESCRIPTION** Standard  
**COOLING** Central, Electric  
**KITCHEN FEATURES** Electric Hookup, Gas Hookup  
**LAUNDRY** Main Floor, Separate Room, 220-Electric  
**BASEMENT / FOUNDATION** Full, Std Bsmt Window no-egress  
**OWNERSHIP** Individual  
**WARRANTY** No Warranty Provided  
**PROPERTY CONDITION REPORT** No

**FLOOD INSURANCE** Unknown  
**ROOF** Composition  
**FRONTAGE** Paved Frontage  
**HEATING** Forced Air, Gas  
**FIREPLACE** One, Gas  
**DINING AREA** Formal  
**UTILITIES** Sewer, Natural Gas, Public Water  
**GARAGE** Detached  
**POSSESSION** At Closing  
**DOCUMENTS ON FILE** Lead Paint  
**PROPOSED FINANCING** Other/See Remarks

**Taxes & Financing**

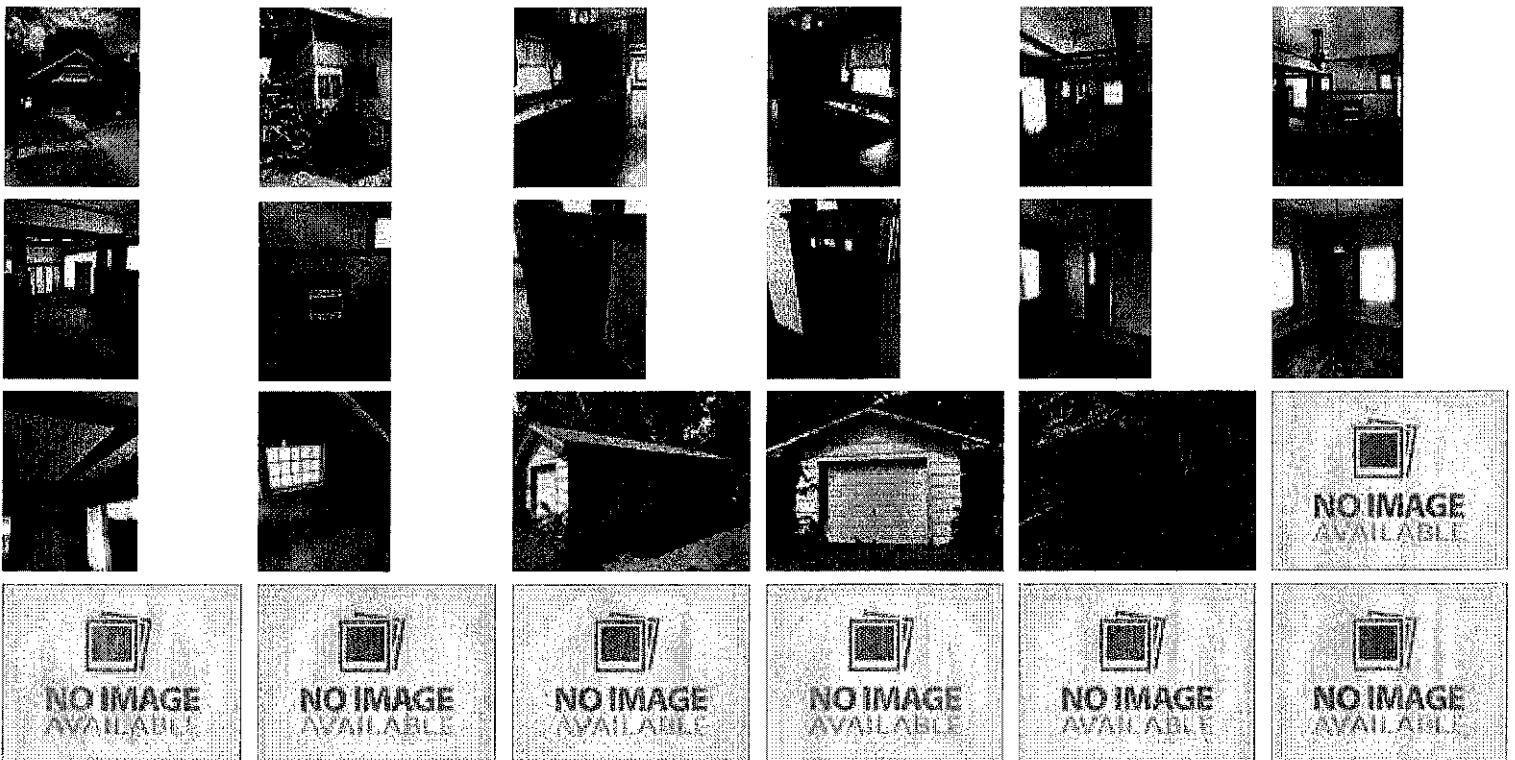
<b>Assumable Y/N</b>	No	<b>General Property Taxes</b>	\$1,227.00	<b>General Tax Year</b>	2016
<b>Yearly Specials</b>	\$27.00	<b>Total Specials</b>	\$27.00	<b>Currently Rented Y/N</b>	No
<b>Yearly HOA Dues</b>		<b>HOA Initiation Fee</b>		<b>Earnest \$ Deposited With</b>	Kansas Secured Title

**Auction Info**

<b>Auction Location</b>	On Site	<b>Type of Auction Sale</b>	Absolute	<b>Method of Auction</b>	Live Only	<b>Auction Offering</b>	Real Estate Only
<b>1 - Open for Preview</b>		<b>1 - Open/Preview Date</b>		<b>Auction Date</b>	8/10/2017	<b>Auction Start Time</b>	6:00 pm
<b>2 - Open for Preview</b>		<b>2 - Open/Preview Date</b>		<b>1 - Open Start Time</b>		<b>1 - Open End Time</b>	
<b>3 - Open for Preview</b>		<b>3 - Open/Preview Date</b>		<b>2 - Open Start Time</b>		<b>2 - Open End Time</b>	
<b>Broker Registration Req</b>	Yes	<b>Earnest Amount %/\$</b>	10.00	<b>3 - Open Start Time</b>		<b>3 - Open End Time</b>	
<b>Earnest Money Y/N</b>	Yes	<b>Personal Property</b>		<b>Buyer Premium Y/N</b>	Yes	<b>Premium Amount</b>	10.00
<b>Terms of Sale</b>	As is where is. Last bidder with their hand in the air buys it.						

Comments

**Public Remarks** This is a very nice well, kept older home. The home includes original wood work perfectly maintained, updated kitchen cabinets, central heat and air conditioning, vinyl siding, formal dining room, separate laundry room and back porch. Additionally there is a detached 1 car garage. There is also an interesting unfinished attic area with a great second story porch. This is a great opportunity for a 1st time buyer that wants a beautiful older home that needs light remodel for instant equity or the investor needing a great property to add to their real estate portfolio.



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.  
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# Mold Disclosure

(Buyer and Seller)

Printed Name(s) of Seller(s): Norma E. Harber Estate

Printed Name(s) of Buyer(s): \_\_\_\_\_

Property Address: 331 N TOPEKA EL DORADO KS

1. **Seller's Disclosure:** To the best of Seller's actual knowledge, Seller represents:
  - a. The Property described above \_\_\_\_\_ has  has not been previously tested for molds:  
(If the answer for 1.a. is "has not", then skip 1.b and 1.c and go to Section 2.)
  - b. The molds found \_\_\_\_\_ were \_\_\_\_\_ were not identified as toxic molds;
  - c. With regard to any molds that were found, measures \_\_\_\_\_ were \_\_\_\_\_ were not taken to remove those molds.
  
2. **Mold Inspection:** Molds, fungus, mildew, and similar organisms ("Mold Condition") may exist in the Property of which the Seller is unaware and has no actual knowledge. The Mold may have occurred in roofs, pipes, walls, plant pots, or where there has been flooding. A professional home inspection may not disclose Mold Conditions. As a result, Buyer may wish to obtain an inspection specifically for Mold Conditions to more fully determine the condition of the Property and this environmental status. Neither Seller's nor Buyer's agents are experts in the field of Mold Conditions and other related conditions and Buyer and Seller shall not rely on Broker or its agents for information relating to such conditions. Buyer is strongly encouraged to satisfy itself as to the condition of the property.
  
3. **Hold Harmless:** Buyer's decision to purchase the Property is independent of representation of the Broker or Broker's agent involved in the transaction regarding Mold Conditions. Accordingly, Buyer agrees to indemnify and hold Realty Executives Sudduth Realty, Inc. (Mark Sudduth Realty, Inc.) Broker(s), Transaction Broker, Agents, and Designated Agent(s) harmless in the event any Mold Conditions are present on the Property.
  
4. **Receipt of Copy:** Seller and Buyer have read and acknowledge receipt of a copy of this Mold Disclosure.

**Professional Advice:** Seller and Buyer acknowledge that they have been advised to consult with a professional of their choice regarding any questions or concerns relating to Mold Conditions or this Mold Disclosure.

Buyer \_\_\_\_\_ Date \_\_\_\_\_

[Signature] 7/12/17  
Seller Date

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_



Property Address: 331 N TOPEKA ELIZABETH KS

**Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards**

**Lead Warning Statement**

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

**Seller's Disclosure**

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
  - (i)  Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
  - (ii)  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (check (i) or (ii) below):
  - (i)  Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
  - (ii)  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**Purchaser's Acknowledgment (initial)**

- (c)  Purchaser has received copies of all information listed above.
- (d)  Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser has (check (i) or (ii) below):
  - (i)  received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
  - (ii)  waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**Agent's Acknowledgment (initial)**

- (f)  Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

**Certification of Accuracy**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>Adam</u>	<u>7/12/17</u>		
Seller	Date	Seller	Date
<u>[Signature]</u>	<u>7/10/17</u>		
Purchaser	Date	Purchaser	Date
<u>[Signature]</u>	<u>7/10/17</u>	Agent	Date

**PROPERTY TAX  
INFORMATION**



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Current Tax Information

Type CAMA Number Tax Identification  
 RL 211 02 0 20 25 019 00 0 007-3756000  
 Owner ID HARB00033HARBER, RICHARD M HARBER, ROBERT E  
 Taxpayer ID HARB00033HARBER, RICHARD M HARBER, ROBERT E  
 331 N TOPEKA 67042-  
 SONGER,  
 Subdivision HARVEY L Block Lot S45 Section2 Township26 Range05  
 SUBDIV (s) 12

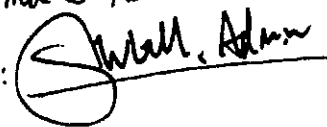
[Tax History](#)  
[Current Real Estate Detail](#)  
[GIS Map](#)  
[Print Friendly Version](#)

Year	Statement #	Line #	Warrant #	Specials Description	Specials Payoff	1st Half Due	2nd Half Due	Total Due*	1st Half Paid	2nd Half Paid
<u>2016</u>	0026393	001			0.00	613.18	613.18	622.92	Yes	No
<u>2016</u>	0026393	002		STORMWATER UTILITY	13.50	13.50	13.50	13.71	Yes	No

Click on underlined tax year to see payment detail and where the tax dollars go.

\* - Does not include interest, penalties and fees.

For delinquent tax pay off amount contact Butler County Treasurer 205 W. Central Ave, El Dorado, KS 67042, (316) 322-4210

*Norma E. Harber Estate*  
 by: 

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Parcel & Property Information



This database was last updated on 7/8/2017 at 9:25 PM

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Parcel Details for 008-211-02-0-20-25-019-00-0

[View GIS Map](#) | [View Tax Details](#)

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Owner Information	Property Address
Owner's Name: HARBER, RICHARD M (Primary): Mailing Address: 12851 NW 100th St Whitewater, KS 67154-8956	Address: 331 N Topoka St El Dorado, KS 67042
Owner's Name: HARBER, ROBERT E Mailing Address: 12851 NW 100th St	

General Property Information	Deed Information
<b>Neighborhood / Tract Information</b> Neighborhood: 123 Lot S45 12 Tract: Section: 02 Township: 28 Range: 06E Tract Description: SONGER, HARVEY L, SUBDIV, S02, T28, R06E, Lot S45 12 Acres: 0.13 Market Acres: 0.13	

Land Based Classification System	
Function:	Single family residence (detached)
Activity:	Household activities
Ownership:	Private-fee simple
Site:	Developed site - with buildings

Property Factors			
Topography:	Level - 1	Parking Type:	On and Off Street - 3
Utilities:	All Public - 1	Parking Quantity:	Adequate - 2
Access:	Paved Road - 1, Sidewalk - 6	Parking Proximity:	On Site - 3
Fronting:	Residential Street - 4	Parking Covered:	
Location:	Neighborhood or Spot - 6	Parking Uncovered:	

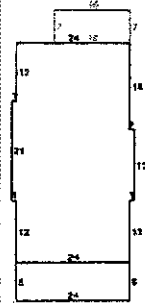
Appraised Values				
Tax Year	Property Class	Land	Building	Total
2017	Residential - R	3,730	62,670	66,400
2016	Residential - R	3,730	62,170	65,900
2015	Residential - R	3,730	58,570	62,300
2014	Residential - R	3,730	58,690	62,420

Market Land Information					
Type	Method	Area or Acres	Est. Frontage	Est. Depth	Est. Value
Regular Lot - 1	Sqft	5656.00			00
Influence #1:		Influence #2:		Influence Override:	
Factor:		Factor:		Depth Factor:	

Residential Information	
<b>Building #:</b> 1	Sketch Vector
<b>Dwelling Information</b> Residence Type: Residential/Agricultural - 1 Quality: AV- Year Built: 1925 Effective Year: 5 MS Style: 5 LBCS Structure: 2 Detached SFR w/1 # of Units: 1 Total Living Area: 1,254 Calculated Area: 1,254 Main Floor LA: 1,140	<b>Component Sales Information</b> Architectural Style: Bungalow Basement Type: Partial - 3 Total Rooms: Bedrooms: Family Rooms: Full Baths: Half Baths: Garage Capacity: Foundation:

*Norma E. Harber Estate*  
 by: *[Signature]* Admin

Upper Floor LA %: Concrete - 2  
 10.0  
 CDU:  
 AV:  
 Phys / Func / Econ:  
 AV- / N/A / N/A  
 Ovr % Good / RCN: /  
 Remodel:  
 % Complete:  
 Assessment Class:



Black = Original  
 Gray = Enclosed Wood Deck (SF), Solid Wall 1  
 Red = Wood Deck (SF) with Roof 2

MU Class #1 / %: / MU Class #2 / %: /  
 MU Class #3 / %: /

Residential Components

Code / Description	Units	Percentage	Quality	Year
Enclosed Wood Deck (SF), Solid Wall	112			
Wood Deck (SF) with Roof	192			
Frame, Siding, Vinyl Composition Shingles	100			
Total Basement Area (SF)	652			
Raised Subfloor (% of SF)	1,254			
Warmed & Cooled Air	100			
Plumbing Fixtures (F)	5			
Plumbing Rough-ins (R)	1			
Automatic Floor Cover Allowance				

Commercial Information [Information Not Available]

Other Building Improvement Information

Occup	MS Class	Rank	Quantity	Year Effective	Bulk	Year	LBCS	Area	Perim	Hgt	Dimensions		Phyx Cond	Func	Econ	Ovr %	RCN	Reason	LD	% Good	MS Value
											(L x W)	Stories									
Residential Garage - Detached	D	PR	1	1995			336	75	8	24 x 14	1	AV	AV				1840	24		1840	

Agricultural Information [Information Not Available]

Norma E. Haber Estate  
 by: [Signature]