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Parcel Details for 008-089-29-0-20-07-011.00-0

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Owner Information		Property Address			
Owner's Name: RAVENSORAF, LINDA L (Primary): Mailing Address: PO Box 143		Address: 209 N Munson St Potwin, KS 67123			
General Property Information		Deed Information			
Neighborhood / Tract Information					
Neighborhood: 972 Section: 29 Township: 24 Range: 04E Tract: POTWIN & JONES NORTH ADD, N75 S150 E80 BLK 14 SECTION 29 TOWNSHIP 24 RANGE 04E Tract Description: Acres: 0.14 Market Acres: 0.14					
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 Utilities: All Public - 1 Access: Paved Road - 1 Fronting: Residential Street - 4 Location: Neighborhood or Spot - 6		Parking Type: On end Off Street - 3 Parking Quantity: Adequate - 2 Parking Proximity: On Site - 3 Parking Covered: Parking Uncovered:			
Appraised Values					
Tax Year	Property Class	Land	Building	Total	
2016	Residential - R	3,000	22,790	25,790	
2017	Residential - R	3,000	21,250	24,250	
2018	Residential - R	3,000	21,380	24,380	
2015	Residential - R	3,000	19,580	22,580	
Market Land Information					
Type	Method	Area or Acres	Eff. Frontage	Eff. Depth	Est. Value
Regular Lot - 1	Sqft	6000.00			00
Influence #1: Factor:		Influence #2: Factor:		Influence Override: Depth Factor:	
Residential Information					
Building # 1		Sketch Vector			
Dwelling Information Residence Type: Residential/Agricultural - 1 Quality: Bungalow FR+ Year Built: 1925 Effective Year: 4 MS Style: 1 LBOS Structure: 2 Detached SFR unit # of Units: 1 Total Living Area: Calculated Area: 904 Main Floor LA: 1 car 904 Upper Floor LA %: GDU: PR Phys / Fund / Econ:	Component Sales Information Architectural Style: Bungalow Basement Type: Crawl - 2 Total Rooms: Bedrooms: Family Rooms: Full Baths: Half Baths: Garage Capacity: 1 car Foundation: Block - 3		Authentisign Hugh W Gill Administrator 8/13/2018 9:08:06 AM CDT		
Black = Original Gray = Attached Garage (SF) 1 Red = Raised Slab Porch (SF) with Roof 2					

AV / N/A / N/A
 Ovr % Good / RCN: /
 Remodel:
 % Complete:
 Assessment Class:
 MU Class #1 / %: / MU Class #2 / %: /
 MU Class #3 / %: /

Residential Components

Code / Description	Units	Percentage	Quality	Year
Attached Garage (SF)	264			
Raised Slab Porch (SF) with Roof	42			
Frame, Siding, Vinyl		100		
Composition Shingle		100		
Raised Subfloor (% or SF)	904			
Wall Furnace		100		
Plumbing Fixtures (#)	5			
Plumbing Rough-ins (#)	1			
Automatic Floor Cover Allowance				

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Commercial Information [Information Not Available]

Other Building Improvement Information [Information Not Available]

Agricultural Information [Information Not Available]

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This parcel record was last updated on 8/8/2018 at 6 am.

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TAX INFORMATION MODULE



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Current Tax Information

Type	CAMA Number	Tax Identification	
RL	089 29 0 20 07 011 00 0	011-240000	
Owner ID	RAVE00014RAVENS CRAFT, LINDA L		Tax History
Taxpayer ID	RAVE00014RAVENS CRAFT, LINDA L		Current Real Estate Detail
209 N MUNSON		67123-	GIS Map
POTWIN & JONES NORTH Block	Lot (s)	Section29 Township24 Range04	Print Friendly Version
ADD			

Year	Statement #	Line #	Warrant #	Specials Description	Specials Payoff	1st Half Due	2nd Half Due	Total Due*	1st Half Paid	2nd Half Paid
<u>2017</u>	0036325	001			0.00	260.28	260.28	559.45	No	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

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Realty Executives Sudduth Realty & Auctions, Inc.

Real Estate Brokerage Relationships

Kansas law requires real estate licensees to provide the following information about brokerage relationships to prospective sellers and buyers at the first practical opportunity.

Do not assume that an agent is acting on your behalf, unless you have signed a contact with the agent's firm to represent you.

As a customer, you represent yourself. Any information that you, the customer, disclose to the agent representing another party will be disclosed to that other party.

Even though licensees may be representing other parties, they are obligated to treat you honestly, give you accurate information, and disclose all known adverse material facts.

Types of Brokerage Relationships: A real estate licensee may work with a buyer or seller as a seller's agent, buyer's agent or transaction broker. The disclosure of the brokerage relationship between all licensees involved and the seller and buyer must be included in any contract for sale and in any lot reservation agreement.

Seller's Agent: The seller's agent represents the seller only, so the buyer may be either unrepresented or represented by another agent. In order to function as a seller's agent, the broker must enter into a written agreement to represent the seller. Under a seller agency agreement, all licensees at the brokerage are seller's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a seller's agent and the supervising broker of the designated agent functions as a transaction broker.

Buyer's Agent: The buyer's agent represents the buyer only, so the seller may be either unrepresented or represented by another agent. In order to function as a buyer's agent, the broker must enter into a written agreement to represent the buyer. Under a buyer agency agreement, all licensees at the brokerage are buyer's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a buyer's agent and the supervising broker of the designated agent functions as a transaction broker.

Designated Seller's Agent: A designated seller's agent who has been designated by the broker to represent the seller to the exclusion of all other licensees affiliated with the firm.

Designated Buyer's Agent: A designated Buyer's agent is a buyer's agent who has been designated by the broker to represent the buyer to the exclusion of all other licensees affiliated with the firm.

A Transaction Broker is not an agent for either party and does not advocate the interests of either party. A transaction brokerage agreement can be written or verbal.

Duties and Obligations: Agents and transaction brokers have duties and obligations under K.S.A. 58-30,106, 58-30,107, and 58-30,113, and amendments thereto. A summary of those duties are:

An Agent, either seller's agent or buyer's agent, is responsible for performing the following duties:

- promoting the interests of the client with the utmost good faith, loyalty, and fidelity
- protecting the clients confidences, unless disclosure is required
- presenting all offers in a timely manner
- advising the client to obtain expert advice
- accounting for all money and property received
- disclosing to the client all adverse material facts actually known by the agent
- disclosing to the other party all adverse material facts actually known by the agent

The transaction broker is responsible for performing the following duties:

- protecting the confidences of both parties
- exercising reasonable skill and care
- presenting all offers in a timely manner
- advising the parties regarding the transaction
- suggesting that the parties obtain expert advice
- accounting for all money and property received
- keeping the parties fully informed
- assisting the parties in closing the transaction
- disclosing to the parties all adverse material facts actually known by the transaction broker

Agents and Transaction Brokers have no duty to:

- conduct an independent inspection of the property for the benefit of any party
- conduct an independent investigation of the buyer's financial condition
- independently verify the accuracy or completeness of statements made by the seller, buyer, or any qualified third party.

General Information: Each real estate office has a supervising broker or branch broker who is responsible for the office and the affiliated licensees assigned to the office. Below are the names of the licensee providing this brochure, the supervising/branch broker, and the real estate company.

Licensee Realty Executives Sudduth Realty & Auctions, Inc.
Firm Name

Charles N Garrison
Supervising Broker

Buyer/Seller Acknowledgement Date

Terms and Conditions

Thank you for participating in today's auction. The auction will be conducted by Realty Executives Sudduth Realty & Auctions, Inc. ("Sudduth Realty") on behalf of the owner(s) of the real estate (the "Seller"). The real estate offered for sale at auction (the "Real Estate") is fully described in the Contract for Purchase and Sale, a copy of which is available for inspection from Realty Executives Sudduth Realty & Auctions, Inc. It is important that you familiarize yourself with the terms of the auction, as buying real estate at auction is final and irrevocable. The terms of the auction are not subject to change or negotiation after the fact. Please review all available printed materials and listen to the auction announcements for specifications, updates term modifications, or disclosures.

- Any person who registers or bids at this Auction (the "Bidder") agrees to be bound by these Terms and Conditions, the auction announcements, and the Contract for Purchase and Sale. Bidder further acknowledges receiving a copy of these Terms and Conditions for their records.
- The Real Estate is not offered contingent upon inspections. The Real Estate is offered at public auction in its present, "as is where is" condition and is accepted by Bidder without any expressed or implied warranties or representations from Seller or Sudduth Realty, including, but not limited to, the following the condition of the Real Estate; the Real Estate's suitability for any or all activities or uses; the Real Estate's compliance with any laws, rules, ordinances, regulation, or codes of any applicable government authority; the Real Estate's compliance with environmental protection, pollution, or land use laws, rules, regulations, orders, or requirements; the disposal, existence in, on, or under the Real Estate of any hazardous materials or substances; or any other matter concerning the Real Estate. It is incumbent upon Bidder to exercise Bidder's own due diligence, investigation, and evaluation of suitability of use for the Real Estate prior to bidding. It is Bidder's responsibility to have any and all desired inspections completed prior to bidding including but not limited to the following: roof; structure, termite, environmental, survey, encroachments; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mild; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information, flight patterns; or any other desired inspection. Bidder acknowledges that Bidder has been provided an opportunity to inspect the Real Estate prior to the auction and that Bidder has either performed all desired inspection or accepts the risk of not having done so. Any information provided by Seller or Sudduth Realty has been obtained from a variety of sources. Seller and Sudduth Realty have not made any independent investigation or verification of the information and make no representation as to its accuracy or completeness. In bidding on the Real Estate, Bidder is relying solely on Bidder's own investigation of the Real Estate and not on any information provided or to be provided by Seller or Sudduth Realty.
- Notwithstanding anything herein to the contrary, to the extent any warranties or representations may be found to exist, the warranties or representations are between Seller and Bidder. Sudduth Realty may not be held responsible for the correctness of any such representation or warranties or for the accuracy of the description of the Real Estate.
- There will be a 10% buyer's premium (\$1,000.00 minimum unless otherwise noted) added to the final bid. The buyer's premium, together with final bid amount, will constitute the total purchase price of the Real Estate.
- The Real Estate is not offered contingent upon financing.
- In the event the Bidder is the successful bidder, Bidder must immediately execute the Contract for Purchase and Sale and tender a nonrefundable earnest money deposit in the form of personal check, cashier's check, or immediately available certified funds and in the amount set forth by Sudduth Realty. The balance of the purchase price will be due in immediately available, certified funds at closing on the specified closing date. The Real Estate must close within 30 days of the date of the auction, or as otherwise agreed to by seller and bidder on the contract. #1 The winning on line bidder is required to bring a deposit of 10% of winning bid price to our office and execute a purchase agreement the next business day following the conclusion of the auction. Deposit must be in the form of wire transfer, cashier's check, and personal check with bank letter of guarantee.
- Auction announcement take precedence over anything previously stated or printed, including these Terms and Conditions.
- A bid placed by Bidder will be deemed conclusive proof that Bidder has read, understands, and agrees to be bound by these Terms and Conditions.
- In the event Bidder is the successful bidder at the auction, Bidder's bid constitutes an irrevocable offer to purchase the Real Estate and Bidder will be bound by said offer. In the event that Bidder is the successful bidder but fails or refuses to execute the Contract for Purchase and Sale, Bidder acknowledges that, at the sole discretion of Seller, these signed Terms and Conditions together with the Contract for Purchase and Sale executed by the Seller are to be construed together for the purposes of satisfying the statute of frauds and will collectively constitute an enforceable agreement between Bidder and Seller for the sale and purchase of the Real Estate.
- It is the responsibility of Bidder to make sure that Sudduth Realty is aware of Bidder's attempt to place a bid. Sudduth Realty disclaims any liability for damages resulting from bids not spotted, executed, or acknowledged. Sudduth Realty is not responsible for errors in bidding and Bidder releases and waives any claim against Sudduth Realty for bidding errors.
- Bidder authorizes Sudduth Realty to film, photograph, or otherwise record the voice or image of Bidder and any guest or minor accompanying Bidder at this auction and to use the films, photographs, recordings, or other information about the auction, including the sales price of the Real Estate, for promotional or other commercial purposes.
- Broker/agent participation is invited. Broker/agents must pre-register with Sudduth Realty no later than 5p.m. 2 business days prior to auction date by completing the Broker Registration Form, available on SudduthRealty.com.
- Sudduth Realty is not a party to any Contract for Purchase and Sale between Seller and Bidder. In no event will Sudduth Realty be liable to Bidder for any damages arising out of or related to this auction, The Contract for Purchase and Sale, or Seller's failure to execute or abide by the Contract for Purchase and Sale.
- Neither Seller nor Sudduth Realty, including its employees and agents, will be liable for any damage or injury to any property or person at or upon the Real Estate. Any person entering on the premises assumes any and all risks whatsoever for their safety and for any minors or guests accompanying them. Seller and Sudduth Realty expressly disclaim any "invitee" relationship and are not responsible for any defects or dangerous conditions on the Real Estate., whether obvious or hidden. Seller and Sudduth Realty are not responsible for any lost, stolen, or damaged property.
- To the extent permitted under applicable law, Sudduth Realty has the right to establish all bidding increments.
- Sudduth Realty may, in its sole discretion, reject, disqualify, or refuse any bid believed to be fraudulent, illegitimate, not in good faith, made by someone who is not competent, or made in violation of these Terms and Conditions or applicable law.
- The Real Estate is offered for sale to all persons without regard to race, color, religion, sex, handicap, familial status, or nation origin.
- These Terms and Conditions are binding on Bidder and Bidder's partners, representatives, employees, successors, executors, administrators, and assigns.
- In the event that any provision contained in these Terms and Conditions is determined to be invalid, illegal, or unenforceable by a court of competent jurisdiction, the validity, legality, and enforceability of the remaining provisions of the Terms and Conditions will not be in any way impaired.
- These Terms and Conditions are to be governed by and construed in accordance with the laws of Kansas.
- In the case of online bidding neither the company providing the software nor the auction company shall be held responsible for a missed bid or the failure of the software to function properly for any reason. #2 Dynamic Closing: The closing time of an online auction automatically extends an additional 5 minutes whenever a bid is placed within the last 5 minutes of the scheduled closing time.

Authentication Hugh W Giff Administrator			
Seller	8/13/2018 8:07:40 AM CDT	Buyer	
	Date		Date

Seller	Date	Buyer	Date
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608 State St Augusta, KS

www.SudduthRealty.com

rev. 05/01/2018

Property Address: 209 N Munson Potwin KANSAS

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) HWG 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) HWG 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) HWG 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.

<small>Authentisign</small> <u>Hugh W Giff Administrates</u> Seller 8/13/2018 9:07:52 AM CDT		Date	Seller	Date
Purchaser <u>[Signature]</u>		Date	Purchaser	Date
Agent <u>[Signature]</u>		Date 8/18/18	Agent	Date