



SELLER'S DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM (Residential)

SELLER (Indicate Marital Status): _____ Patrick R. Drew (ASP) and Shanna K. Drew (ASP)

PROPERTY: _____ 32589 Rockville Road, Louisburg, KS 66053

1. NOTICE TO SELLER.

Be as complete and accurate as possible when answering the questions in this disclosure. Attach additional sheets if space is insufficient for all applicable comments. SELLER understands that the law requires disclosure of any material defects, known to SELLER, in the Property to prospective Buyer(s) and that failure to do so may result in civil liability for damages. Non-occupant SELLERS are not relieved of this obligation. This disclosure statement is designed to assist SELLER in making these disclosures. Licensee(s), prospective buyers and buyers will rely on this information. If residential dwelling on Property was built prior to 1978, SELLER is required to complete the federally mandated Lead Based Paint Disclosure Addendum.

2. NOTICE TO BUYER.

This is a disclosure of SELLER'S knowledge of the Property as of the date signed by SELLER and is not a substitute for any inspections or warranties that BUYER may wish to obtain. It is not a warranty of any kind by SELLER or a warranty or representation by the Broker(s) or their licensees.

3. OCCUPANCY.

Approximate age of Property? 29 How long have you owned? 27
Does SELLER currently occupy the Property? Yes ☒ No ☐
If "No", how long has it been since SELLER occupied the Property? _____ years/months

☐ SELLER has never occupied the Property. SELLER to answer all questions to the best of SELLER'S knowledge.

4. TYPE OF CONSTRUCTION. ☒ Conventional/Wood Frame ☐ Modular ☐ Manufactured
☐ Mobile ☐ Other _____

5. LAND (SOILS, DRAINAGE AND BOUNDARIES). (IF RURAL OR VACANT LAND, ATTACH SELLER'S LAND DISCLOSURE ALSO.) ARE YOU AWARE OF:

- a. Any fill or expansive soil on the Property? Yes ☐ No ☒
b. Any sliding, settling, earth movement, upheaval or earth stability problems on the Property? Yes ☐ No ☒
c. The Property or any portion thereof being located in a flood zone, wetlands area or **proposed** to be located in such as designated by FEMA which requires flood insurance? Yes ☐ No ☒
d. Any drainage or flood problems on the Property or adjacent properties? Yes ☐ No ☒
e. Any flood insurance premiums that you pay? Yes ☐ No ☒
f. Any need for flood insurance on the Property? Yes ☐ No ☒
g. Any boundaries of the Property being marked in any way? Yes ☐ No ☒
h. The Property having had a stake survey? Yes ☒ No ☐
i. Any encroachments, boundary line disputes, or non-utility easements affecting the Property? Yes ☐ No ☒
j. Any fencing on the Property? Yes ☒ No ☐
If "Yes", does fencing belong to the Property? N/A ☐ Yes ☒ No ☐
k. Any diseased, dead, or damaged trees or shrubs on the Property? Yes ☐ No ☒
l. Any gas/oil wells, lines or storage facilities on Property or adjacent property? Yes ☐ No ☒
m. Any oil/gas leases, mineral, or water rights tied to the Property? Yes ☐ No ☒

If any of the answers in this section are "Yes", explain in detail or attach other documentation:

  Initials _____ Initials _____
SELLER SELLER BUYER BUYER

6. ROOF.

- a. Approximate Age: 6-7 years ☐ Unknown Type: Hail Proof Shingle Composite
- b. Have there been any problems with the roof, flashing or rain gutters? Yes ☐ No ☒
If "Yes", what was the date of the occurrence?
- c. Have there been any repairs to the roof, flashing or rain gutters? Yes ☐ No ☒
Date of and company performing such repairs:/...../.....
- d. Has there been any roof replacement? Yes ☒ No ☐
If "Yes", was it: ☒ Complete or ☐ Partial
- e. What is the number of layers currently in place? layers or ☐ Unknown.

If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation:

Hail proof Shingles & Warranty

7. INFESTATION. ARE YOU AWARE OF:

- a. Any termites, wood destroying insects, or **other** pests on the Property? Yes ☐ No ☒
- b. Any damage to the Property by termites, wood destroying insects or **other** pests? Yes ☐ No ☒
- c. Any termite, wood destroying insects or **other** pest control treatments on the Property in the last five (5) years? Yes ☐ No ☒
If "Yes", list company, **when** and **where** treated
- d. Any current warranty, bait stations or other treatment coverage by a licensed pest control company on the Property? Yes ☒ No ☐
If "Yes", the annual cost of service renewal is \$ 87⁰⁰ and the time remaining on the service contract is
- (Check one) ☐ The treatment system stays with the Property or ☒ the treatment system is subject to removal by the treatment company if annual service fee is not paid.

If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation:

quarterly spray Tri County

8. STRUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS.

ARE YOU AWARE OF:

- a. Any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab? Yes ☐ No ☒
- b. Any cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage? Yes ☐ No ☒
- c. Any corrective action taken including, but not limited to piling or bracing? Yes ☐ No ☒
- d. Any water leakage or dampness in the house, crawl space or basement? Yes ☐ No ☒
- e. Any dry rot, wood rot or similar conditions on the wood of the Property? Yes ☐ No ☒
- f. Any problems with windows or exterior doors? Yes ☐ No ☒
- g. Any problems with driveways, patios, decks, fences or retaining walls on the Property? Yes ☐ No ☒
- h. Any problems with fireplace including, but not limited to firebox, chimney, chimney cap and/or gas line? N/A ☐ Yes ☐ No ☒
Date of any repairs, inspection(s) or cleaning?
Date of last use?
- i. Does the Property have a sump pump? Yes ☒ No ☐
If "Yes", location:
- j. Any repairs or other attempts to control the cause or effect of any problem described above? Yes ☐ No ☒

If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation:

New Windows & Doors. 50 year Warranty

[Signature]
SELLER

[Signature]
SELLER

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[Signature]
BUYER

[Signature]
BUYER

9. ADDITIONS AND/OR REMODELING.

- a. Are you aware of any additions, structural changes, or other material alterations to the Property? Yes ☐ No ☒
If "Yes", explain in detail: _____
- b. If "Yes", were all necessary permits and approvals obtained, and was all work in compliance with building codes? N/A ☐ Yes ☐ No ☒
If "No", explain in detail: _____

10. PLUMBING RELATED ITEMS.

- a. What is the drinking water source? ☒ Public ☐ Private ☐ Well ☐ Cistern ☐ Other: _____
If well water, state type _____ depth _____ diameter _____ age _____
- b. If the drinking water source is a well, has water been tested for safety? N/A ☐ Yes ☒ No ☐
If "Yes", when was the water last checked for safety? every year (attach test results)
- c. Is there a water softener on the Property? Yes ☐ No ☒
If "Yes", is it: ☐ Leased ☐ Owned?
- d. Is there a water purifier system? Yes ☒ No ☐
If "Yes", is it: ☐ Leased ☐ Owned?
- e. What type of sewage system serves the Property? ☐ Public Sewer ☐ Private Sewer
☒ Septic System, Number of Tanks 1 ☐ Cesspool ☐ Lagoon ☐ Other _____
- f. Approximate location of septic tank and/or absorption field: South yard
- g. The location of the sewer line clean out trap is: _____
- h. Is there a sewage pump on the septic system? N/A ☐ Yes ☐ No ☒
- i. Is there a grinder pump system? Yes ☐ No ☒
- j. If there is a privately owned system, when was the septic tank, cesspool, or sewage system last serviced? _____ By whom? _____
- k. Is there a sprinkler system? Yes ☐ No ☒
Does sprinkler system cover full yard and landscaped areas? N/A ☒ Yes ☐ No ☐
If "No", explain in detail: _____
- l. Are you aware of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage related systems? Yes ☐ No ☒
- m. Type of plumbing material currently used in the Property:
☒ Copper ☐ Galvanized ☐ PVC ☐ PEX ☐ Other _____
The location of the main water shut-off is: _____
- n. Is there a back flow prevention device on the lawn sprinkling system, sewer or pool? N/A ☒ Yes ☐ No ☐

If your answer to (l) in this section is "Yes", explain in detail or attach available documentation:

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11. HEATING AND AIR CONDITIONING.

- a. Does the Property have air conditioning? Yes ☒ No ☐
☐ Central Electric ☐ Central Gas ☒ Heat Pump ☐ Window Unit(s)
 Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?
 1. 4 years ☐ ☒ ☐ ☐ ☐ ☐
 2. ☐ ☐ ☐ ☐ ☐ ☐
 b. Does the Property have heating systems? Yes ☒ No ☐
☐ Electric ☐ Fuel Oil ☐ Natural Gas ☒ Heat Pump ☐ Propane
☐ Fuel Tank ☐ Other _____
 Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?
 1. 4 years ☐ ☐ ☐ ☐ ☐ ☐
 2. ☐ ☐ ☐ ☐ ☐ ☐
 c. Are there rooms without heat or air conditioning? Yes ☐ No ☒
 If "Yes", which room(s)? _____
 d. Does the Property have a water heater? Yes ☒ No ☐
☒ Electric ☐ Gas ☐ Solar ☐ Tankless
 Unit Age of Unit Leased Owned Location Capacity Last Date Serviced/By Whom?
 1. ☐ ☐ ☐ ☐ ☐ ☐ ☐
 2. ☐ ☐ ☐ ☐ ☐ ☐ ☐
 e. Are you aware of any problems regarding these items? Yes ☐ No ☒
 If "Yes", explain in detail:

12. ELECTRICAL SYSTEM.

- a. Type of material used: ☒ Copper ☐ Aluminum ☐ Unknown
 b. Type of electrical panel(s): ☒ Breaker ☐ Fuse
 Location of electrical panel(s): Down Stairs Back Room
 Size of electrical panel(s) (total amps), if known: _____
 c. Are you aware of any problem with the electrical system? Yes ☐ No ☒
 If "Yes", explain in detail:

13. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:

- a. Any underground tanks on the Property? Yes ☐ No ☒
 b. Any landfill on the Property? Yes ☐ No ☒
 c. Any toxic substances on the Property (e.g. tires, batteries, etc.)? Yes ☐ No ☒
 d. Any contamination with radioactive or other hazardous material? Yes ☐ No ☒
 e. Any testing for any of the above-listed items on the Property? Yes ☐ No ☒
 f. Any professional testing for radon on the Property? Yes ☐ No ☒
 g. Any professional mitigation system for radon on the Property? Yes ☐ No ☒
 h. Any professional testing/mitigation for mold on the Property? Yes ☐ No ☒
 i. Any other environmental issues? Yes ☐ No ☒
 j. Any controlled substances ever manufactured on the Property? Yes ☐ No ☒
 k. Any methamphetamine ever manufactured on the Property? Yes ☐ No ☒
 (In Missouri, a separate disclosure is required if methamphetamine or other controlled substances have been produced on the Property, or if any resident of the Property has been convicted of the production of a controlled substance.)

If any of the answers in this section are "Yes", explain in detail or attach test results and other documentation:

 
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14. NEIGHBORHOOD INFORMATION & HOMEOWNER'S ASSOCIATION. ARE YOU AWARE OF:

- a. The Property located outside of city limits? Yes ☒ No ☐
- b. Any current/pending bonds, assessments, or special taxes that apply to Property? Yes ☐ No ☒
If "Yes", what is the amount? \$ _____
- c. Any condition or proposed change in your neighborhood or surrounding area or having received any notice of such? Yes ☐ No ☒
- d. Any defect, damage, proposed change or problem with any common elements or common areas? Yes ☐ No ☒
- e. Any condition or claim which may result in any change to assessments or fees? Yes ☐ No ☒
- f. Any streets that are privately owned? Yes ☐ No ☒
- g. The Property being in a historic, conservation or special review district that requires any alterations or improvements to the Property be approved by a board or commission? Yes ☐ No ☒
- h. The Property being subject to tax abatement? Yes ☐ No ☒
- i. The Property being subject to a right of first refusal? Yes ☐ No ☒
If "Yes", number of days required for notice: _____
- j. The Property being subject to covenants, conditions, and restrictions of a Homeowner's Association or subdivision restrictions? Yes ☐ No ☒
- k. Any violations of such covenants and restrictions? N/A ☐ Yes ☐ No ☒
- l. The Homeowner's Association imposing its own transfer fee and/or initiation fee when the Property is sold? N/A ☐ Yes ☐ No ☒
If "Yes", what is the amount? \$ _____
- m. The Property being subject to a Homeowners Association fee? Yes ☐ No ☒
If "Yes", Homeowner's Association dues are paid in full until _____ in the amount of \$ _____ payable ☐ yearly ☐ semi-annually ☐ monthly ☐ quarterly, sent to: _____ and such includes: _____

Homeowner's Association/Management Company contact name, phone number, website, or email address:

- n. The Property being subject to a secondary Master Community Homeowners Association fee?... Yes ☐ No ☐

If any of the answers in this section are "Yes" (except m), explain in detail or attach other documentation:

15. PREVIOUS INSPECTION REPORTS.

Has Property been inspected in the last twelve (12) months? Yes ☐ No ☒

If "Yes", a copy of inspection report(s) are available upon request.

16. OTHER MATTERS. ARE YOU AWARE OF:

- a. Any of the following?
☐ Party walls ☐ Common areas ☐ Easement Driveways Yes ☐ No ☒
- b. Any fire damage to the Property? Yes ☐ No ☒
- c. Any liens, other than mortgage(s)/deeds of trust currently on the Property? Yes ☐ No ☒
- d. Any violations of laws or regulations affecting the Property? Yes ☐ No ☒
- e. Any other conditions that may materially affect the value or desirability of the Property? Yes ☐ No ☒
- f. Any other condition, including but not limited to financial, that may prevent you from completing the sale of the Property? Yes ☐ No ☒
- g. Any animals or pets residing in the Property during your ownership? Yes ☐ No ☒
- h. Any general stains or pet stains to the carpet, the flooring or sub-flooring? Yes ☐ No ☒
- i. Missing keys for any exterior doors, including garage doors to the Property? Yes ☐ No ☒
List locks without keys _____
- j. Any violations of zoning, setbacks or restrictions, or non-conforming uses? Yes ☐ No ☒
- k. Any unrecorded interests affecting the Property? Yes ☐ No ☒


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- l. Anything that would interfere with giving clear title to the BUYER? Yes ☐ No ☒
- m. Any existing or threatened legal action pertaining to the Property? Yes ☐ No ☒
- n. Any litigation or settlement pertaining to the Property? Yes ☐ No ☒
- o. Any added insulation since you have owned the Property? Yes ☐ No ☒
- p. Having replaced any appliances that remain with the Property in the past five (5) years? Yes ☐ No ☒
- q. Any transferable warranties on the Property or any of its components? Yes ☐ No ☒
- r. Having made any insurance or other claims pertaining to the Property in the past five (5) years? Yes ☐ No ☒
If "Yes", were repairs from claim(s) completed?..... N/A ☐ Yes ☐ No ☒
- s. Any use of synthetic stucco on the Property? Yes ☐ No ☒

If any of the answers in this section are "Yes", explain in detail:

17. UTILITIES. Identify the name and phone number for utilities listed below.

Electric Company Name:	<u>Evergy</u>	Phone #	_____
Gas Company Name:	_____	Phone #	_____
Water Company Name:	<u>RW#2 - Drexel</u>	Phone #	_____
Trash Company Name:	<u>Waste mg.</u>	Phone #	_____
Other:	_____	Phone #	_____
Other:	_____	Phone #	_____

18. ELECTRONIC SYSTEMS AND COMPONENTS.

Any technology or systems staying with the Property? N/A ☐ Yes ☐ No ☒

If "Yes" list:

Peoples - Fiber Internet

Upon Closing SELLER will provide BUYER with codes and passwords, or items will be reset to factory settings.

19. FIXTURES, EQUIPMENT AND APPLIANCES (FILL IN ALL BLANKS).

The Residential Real Estate Sale Contract, including this paragraph of the residential Seller's Disclosure and Condition of Property Addendum ("Seller's Disclosure"), not the MLS, or other promotional material, provides for what is included in the sale of the Property. Items listed in the "Additional Inclusions" or "Exclusions" in Subparagraphs 1b and 1c of the Contract supersede the Seller's Disclosure and the pre-printed list in Paragraph 1 of the Contract. If there are no "Additional Inclusions" or "Exclusions" listed, the Seller's Disclosure and the pre-printed list govern what is or is not included in this sale. If there are differences between the Seller's Disclosure and the Paragraph 1 list, the Seller's Disclosure governs. Unless modified by the Seller's Disclosure and/or the "Additional Inclusions" and/or the "Exclusions" in Paragraph 1b and/or 1c, all existing improvements on the Property (if any) and appurtenances, fixtures and equipment (which seller agrees to own free and clear), whether buried, nailed, bolted, screwed, glued or otherwise permanently attached to Property are expected to remain with Property, including, but not limited to:

Attached shelves, racks, towel bars	Fireplace grates, screens, glass doors
Attached lighting	Mounted entertainment brackets
Attached floor coverings	Plumbing equipment and fixtures
Bathroom vanity mirrors,	Storm windows, doors, screens
attached or hung	Window blinds, curtains, coverings
Fences (including pet systems)	and window mounting components

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324 Fill in all blanks using one of the abbreviations listed below.

325 "OS" = Operating and Staying with the Property (any item that is performing its intended function).

326 "EX" = Staying with the Property but Excluded from Mechanical Repairs; cannot be an Unacceptable
327 Condition.

328 "NA" = Not applicable (any item not present).

329 "NS" = Not staying with the Property (item should be identified as "NS" below.)

330

331

332 ☒ Air Conditioning Window Units, # _____

333 ☒ Air Conditioning Central System _____

334 ☒ Attic Fan _____

335 ☒ Ceiling Fan(s), # 5

336 ☒ Central Vac and Attachments _____

337 ☒ Closet Systems, Location _____

338 ☒ Camera-Surveillance Equipment _____

339 ☒ Doorbell _____

340 ☒ Electric Air Cleaner or Purifier _____

341 ☒ Electric Car Charging Equipment _____

342 ☒ Exhaust Fan(s) - Baths _____

343 ☒ Fences - Invisible & Controls _____

344 ☒ Fireplace(s), # Chert

345 Location #1 Living Room Location #2 _____

346 _____ Chimney _____ Chimney

347 _____ Gas Logs _____ Gas Logs

348 _____ Gas Starter _____ Gas Starter

349 ☒ Heat Re-circulator _____ Heat Re-circulator

350 ☒ Insert _____ Insert

351 _____ Wood Burning _____ Wood Burning

352 _____ Other _____ Other

353 ☒ Fountain(s) _____

354 ☒ Furnace/Heat Pump/Other Heating System _____

355 ☒ Garage Door Keyless Entry _____

356 ☒ Garage Door Opener(s), # 1

357 ☒ Garage Door Transmitter(s), # 1

358 ☒ Generator _____

359 ☒ Humidifier _____

360 ☒ Intercom _____

361 ☒ Jetted Tub _____

362 KITCHEN APPLIANCES

363 Cooking Unit _____

364 ☒ Stove/Range _____

365 ☒ Elec. _____ Gas _____ Convection

366 ☒ Built-in Oven _____

367 ☒ Elec. _____ Gas _____ Convection

368 _____ Cooktop _____ Elec. _____ Gas

369 ☒ Microwave Oven _____

370 ☒ Dishwasher _____

371 ☒ Disposal _____

372 ☒ Freezer _____

373 _____ Location _____

374 _____ Refrigerator (#1) _____

375 _____ Location _____

376 _____ Refrigerator (#2) _____

377 ☒ Location _____

378 _____ Trash Compactor _____

☒ Laundry - Washer

☒ Laundry - Dryer

_____ Elec. _____ Gas

MOUNTED Entertainment Equipment

1 TV, Location Living Room

_____ TV, Location _____

_____ TV, Location _____

_____ TV, Location _____

_____ Speakers, Location _____

_____ Speakers, Location _____

_____ Other/Location _____

_____ Other/Location _____

_____ Other/Location _____

_____ Other/Location _____

☒ Outside Cooking Unit

☒ Propane Tank

_____ Owned _____ Leased

☒ Security System

_____ Owned _____ Leased

☒ Smoke/Fire Detector(s), # 4

☒ Shed(s), # 1

☒ Spa/Hot Tub

☒ Spa/Sauna

☒ Spa Equipment

☒ Sprinkler System Auto Timer

☒ Sprinkler System Back Flow Valve

☒ Sprinkler System (Components & Controls)

☒ Statuary/Yard Art

☒ Swing set/Playset

☒ Sump Pump(s), # _____

☒ Swimming Pool (Swimming Pool Rider Attached)

☒ Swimming Pool Heater

☒ Swimming Pool Equipment

☒ TV Antenna/Receiver/Satellite Dish

_____ Owned _____ Leased

☒ Water Heater(s) - Brand new

☒ Water Softener and/or Purifier

_____ Owned _____ Leased

☒ Wood Burning Stove

☒ Yard Light

_____ Elec. _____ Gas

_____ Boat Dock, ID# _____

_____ Other _____

_____ Other _____

_____ Other _____

_____ Other _____

☒ Other under ground dog fence
and 3 collars.

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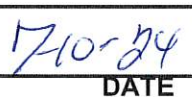
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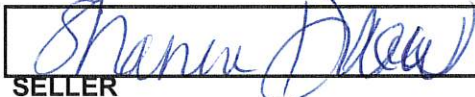
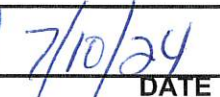
Disclose any material information and describe any significant repairs, improvements or alterations to the Property not fully revealed above. If applicable, state who did the work. Attach to this disclosure any repair estimates, reports, invoices, notices or other documents describing or referring to the matters revealed herein:

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The undersigned SELLER represents, to the best of their knowledge, the information set forth in the foregoing Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or guarantee of any kind. SELLER hereby authorizes the Licensee assisting SELLER to provide this information to prospective BUYER of the Property and to real estate brokers and licensees. **SELLER will promptly notify Licensee assisting the SELLER, in writing, if any information in this disclosure changes prior to Closing, and Licensee assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing, of such changes. (SELLER and BUYER initial and date any changes and/or attach a list of additional changes. If attached, # of pages).**

CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.

	
SELLER	DATE

	
SELLER	DATE

BUYER ACKNOWLEDGEMENT AND AGREEMENT

1. I understand and agree the information in this form is limited to information of which SELLER has actual knowledge and SELLER need only make an honest effort at fully revealing the information requested.
2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or licensees concerning the condition or value of the Property.
3. I agree to verify any of the above information, and any other important information provided by SELLER or Broker(s) (including any information obtained through the Multiple Listing Service) by an independent investigation of my own. I have been specifically advised to have Property examined by professional inspectors.
4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in Property.
5. I specifically represent there are no important representations concerning the condition or value of Property made by SELLER or Broker(s) on which I am relying except as may be fully set forth in writing and signed by them.

--

BUYER

--

DATE

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BUYER

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DATE

Approved by Legal Counsel of the Kansas City Regional Association of REALTORS® for exclusive use by its REALTOR® members. No warranty is made or implied as to the legal validity or adequacy of the Contract, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practices, and differing circumstances in each transaction may dictate that amendments to this Contract be made. Last revised September 2023. All previous versions of this document may no longer be valid. Copyright January 2024.



SELLER'S DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM

(Land)

(IF PROPERTY IS IMPROVED, USE IN CONJUNCTION WITH THE APPROPRIATE SELLER'S
DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM)

SELLER (Indicate Marital Status): Patrick R. Drew (ASP) and Shanna K. Drew (ASP)

LEGAL DESCRIPTION: (As described in the attached Legal Description/Company Disclosure Addendum, or described below)

TR BEG 1848.6S NW/C SW4 TH E659.7 S264 W659.7 N264 TO POB LESS RD ROW S28 - T17 - R25
Acres 3.8 Miami County
Exact to be determined by the Title Co.

Approximate date SELLER purchased Property: . Property is currently zoned as .

1. NOTICE TO SELLER.

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3. WATER SOURCE.

- a. Is there a water source on or to the Property? Yes ☒ No ☐
☒ Public ☐ Private ☐ Well ☐ Cistern ☐ None ☐ Other _____
If well, state type _____ depth _____
Has water been tested? Yes ☒ No ☐
b. Other water systems and their condition: _____
c. Is there a water meter on the Property? Yes ☒ No ☐
d. Is there a rural water certificate? Yes ☒ No ☐
e. Other applicable information: _____

If any of the answers in this section are "Yes", explain in detail or attach documentation:

4. GAS/ELECTRIC.

- a. Is there electric service on the Property? Yes ☒ No ☐
If "Yes", is there a meter? N/A ☐ Yes ☒ No ☐
b. Is there gas service on the Property? Yes ☐ No ☒
If "Yes", what is the source? _____
c. Are you aware of any additional costs to hook up utilities? Yes ☐ No ☒
d. Other applicable information: _____

If any of the answers in this section are "Yes", explain in detail or attach documentation:

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Initials

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5. LAND (SOILS, DRAINAGE AND BOUNDARIES). ARE YOU AWARE OF:

- a. The Property or any portion thereof being located in a flood zone, wetlands area or proposed to be located in such as designated by FEMA which requires flood insurance? Yes ☐ No ☒
- b. Any drainage or flood problems on the Property or adjacent properties? Yes ☐ No ☒
- c. Any neighbors complaining Property causes drainage problems? Yes ☐ No ☒
- d. The Property having had a stake survey? Yes ☒ No ☐
- e. Any boundaries of the Property being marked in any way? Yes ☒ No ☐
- f. Having an Improvement Location Certificate (ILC) for the Property? Yes ☐ No ☒
- g. Any fencing/gates on the Property? Yes ☒ No ☐
If "Yes", does fencing/gates belong to the Property? Yes ☒ No ☐
- h. Any encroachments, boundary line disputes, or non-utility easements affecting the Property? Yes ☐ No ☒
- i. Any expansive soil, fill dirt, sliding, settling, earth movement, upheaval, or earth stability problems that have occurred on the Property or in the immediate vicinity? Yes ☐ No ☒
- j. Any diseased, dead, or damaged trees or shrubs on the Property? Yes ☐ No ☒
- k. Other applicable information: _____

If any of the answers in this section are "Yes" explain in detail or attach all warranty information and other documentation:

6. SEWAGE.

- a. Does the Property have any sewage facilities on or connected to it? Yes ☐ No ☒
If "Yes", are they:
☐ Public Sewer ☐ Private Sewer ☒ Septic System ☐ Cesspool
☐ Lagoon ☐ Grinder Pump ☐ Other _____
If applicable, when last serviced? _____
By whom? _____
Approximate location of septic tank and/or absorption field: South of house
Has Property had any surface or subsurface soil testing related to installation of sewage facility? N/A ☐ Yes ☐ No ☒
- b. Are you aware of any problems relating to the sewage facilities? Yes ☐ No ☒

If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation:

7. LEASEHOLD AND TENANT'S RIGHTS, INTERESTS, INCLUDING GAS AND OIL LEASES.

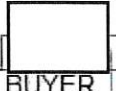
(Check and complete applicable box(es))

- a. Are there leasehold interests in the Property? Yes ☐ No ☒
If "Yes", complete the following:
Lessee is: _____
Contact number is: _____
Seller is responsible for: _____
Lessee is responsible for: _____
Split or Rent is: _____
Agreement between Seller and Lessee shall end on or before: _____
☐ Copy of Lease is attached.

 
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- b. Are there tenant's rights in the Property? Yes ☐ No ☒
- If "Yes", complete the following:
- Tenant/Tenant Farmer is: _____
- Contact number is: _____
- Seller is responsible for: _____
- Tenant/Tenant Farmer is responsible for: _____
- Split or Rent is: _____
- Agreement between Seller and Tenant shall end on or before: _____
- ☐ Copy of Agreement is attached.
- c. Do additional leasehold interests or tenant's rights exist? Yes ☐ No ☒
- If "Yes", explain: _____

8. MINERAL RIGHTS (unless superseded by local, state or federal laws).

- ☒ Pass unencumbered with the land to the Buyer.
- ☐ Remain with the Seller.
- ☐ Have been previously assigned as follows: _____

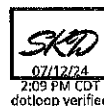
9. WATER RIGHTS (unless superseded by local, state or federal laws).

- ☒ Pass unencumbered with the land to the Buyer.
- ☐ Remain with the Seller.
- ☐ Have been previously assigned as follows: _____

10. CROPS (planted at time of sale).

- ☒ Pass with the land to the Buyer.
- ☐ Remain with the Seller.
- ☐ Have been previously assigned as follows: _____

NIA



11. GOVERNMENT PROGRAMS.

- a. Are you currently participating, or do you intend to participate, in any government farm program? Yes ☐ No ☒
- b. Are you aware of any interest in all or part of the Property that has been reserved by previous owner or government action to benefit any other property? Yes ☐ No ☒

If any of the answers in this section are "Yes", explain in detail or attach documentation:

12. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:

- a. Any underground storage tanks on or near Property? Yes ☐ No ☒
- b. Any previous or current existence of hazardous conditions (e.g., storage tanks, oil tanks, oil spills, tires, batteries, or other hazardous conditions)? Yes ☐ No ☒
- If "Yes", what is the location? _____
- c. Any previous environmental reports (e.g., Phase 1 Environmental reports)? Yes ☐ No ☒
- d. Any disposal of any hazardous waste products, chemicals, polychlorinated biphenyl's (PCB's), hydraulic fluids, solvents, paint, illegal or other drugs or insulation on the Property or adjacent property? Yes ☐ No ☒
- e. Environmental matters (e.g. discoloration of soil or vegetation or oil sheers in wet areas)? Yes ☐ No ☒
- f. Any existing hazardous conditions on the Property or adjacent properties (e.g. methane gas, radon gas, radioactive material, landfill, toxic materials)? Yes ☐ No ☒


SELLER

Initials

Initials


BUYER

- g. Gas/oil wells, lines or storage facilities on the Property or adjacent property? Yes ☐ No ☒
- h. Any other environmental conditions on the Property or adjacent properties? Yes ☐ No ☒
- i. Any tests conducted on the Property? Yes ☐ No ☒

If any of the answers in this section are "Yes" explain in detail or attach documentation:

13. OTHER MATTERS. ARE YOU AWARE OF:

- a. Any violation of zoning, setbacks or restrictions, or non-conforming use? Yes ☐ No ☒
- b. Any violation of laws or regulations affecting the Property? Yes ☐ No ☒
- c. Any existing or threatened legal action pertaining to the Property? Yes ☐ No ☒
- d. Any litigation or settlement pertaining to the Property? Yes ☐ No ☒
- e. Any current/pending bonds, assessments, or special taxes that apply to the Property? Yes ☐ No ☒
- f. Any burial grounds on the Property? Yes ☐ No ☒
- g. Any abandoned wells on the Property? Yes ☐ No ☒
- h. Any public authority contemplating condemnation proceedings? Yes ☐ No ☒
- i. Any government rule limiting the future use of the Property other than existing zoning and subdivision regulations? Yes ☐ No ☒
- j. Any condition or proposed change in surrounding area or received any notice of such? Yes ☐ No ☒
- k. Any government plans or discussion of public projects that could lead to special benefit assessment against the Property or any part thereof? Yes ☐ No ☒
- l. Any unrecorded interests affecting the Property? Yes ☐ No ☒
- m. Anything that would interfere with passing clear title to the Buyer? Yes ☐ No ☒
- n. The Property being subject to a right of first refusal? Yes ☐ No ☒
If "Yes", number of days required for notice: _____
- o. The Property subject to a Homeowner's Association fee? Yes ☐ No ☒
- p. Any other conditions that may materially and adversely affect the value or desirability of the Property? Yes ☐ No ☒
- q. Any other condition that may prevent you from completing the sale of the Property? Yes ☐ No ☒

If any of the answers in this section are "Yes", explain in detail or attach documentation:

14. UTILITIES. Identify the name and phone number for utilities listed below.

Electric Company Name: Evergy Phone # _____

Gas Company Name: _____ Phone # _____

Water Company Name: RW#2 - Drexel Phone # _____

Other: _____ Phone # _____

15. ELECTRONIC SYSTEMS AND COMPONENTS.

Any technology or systems staying with the Property? N/A ☐ Yes ☐ No ☒

If "Yes", list:

Upon Closing, SELLER will provide Buyer with codes and passwords, or items will be reset to factory settings.

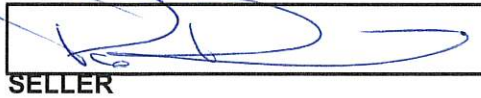
The undersigned SELLER represents, to the best of their knowledge, the information set forth in the foregoing Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or guarantee of any kind. SELLER hereby authorizes Licensee assisting SELLER to provide this information to prospective BUYER of the Property and to real estate brokers and licensees. **SELLER will promptly notify Licensee assisting the SELLER, in writing, if any information in this disclosure changes prior to Closing, and Licensee assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing, of such changes. (SELLER and BUYER initial and date any changes and/or any list of additional changes. If attached, # _____ of pages).**

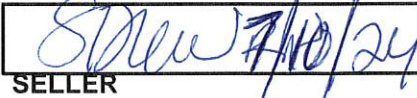
 
SELLER SELLER

Initials

 
BUYER BUYER

CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.

 7/10/24
SELLER DATE

 7/10/24
SELLER DATE

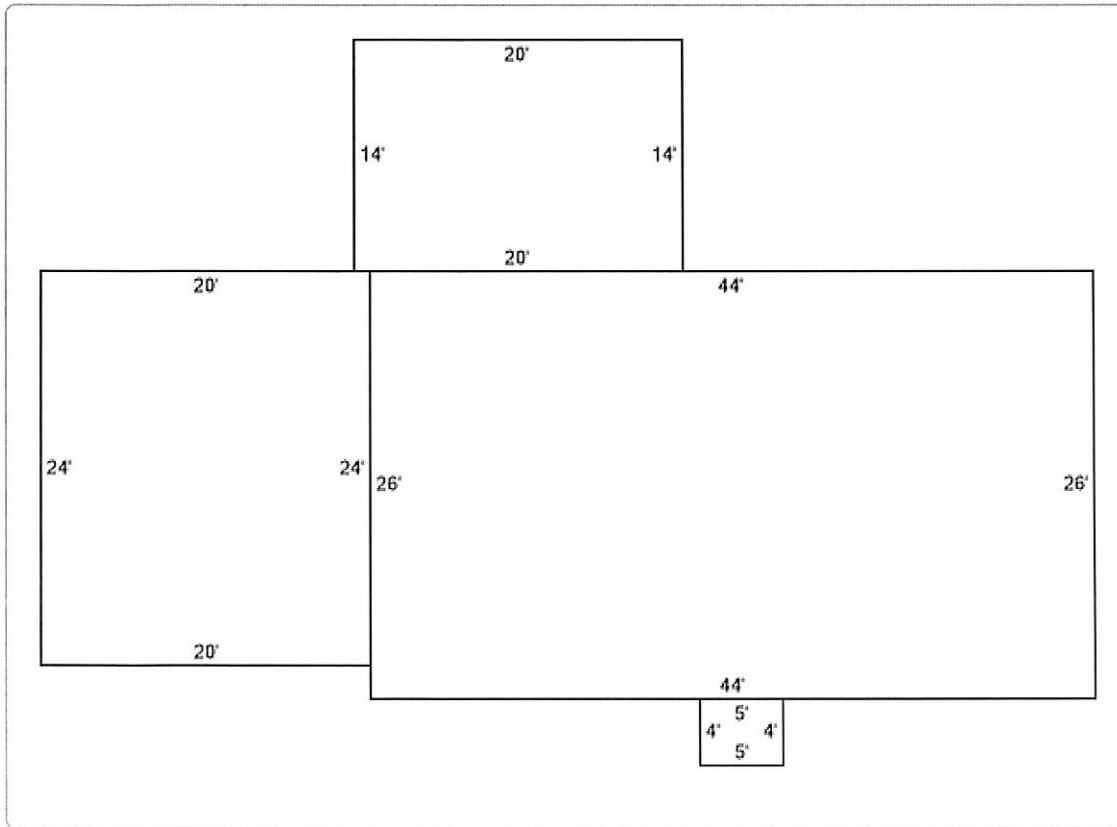
BUYER ACKNOWLEDGEMENT AND AGREEMENT

1. I understand and agree the information in this form is limited to information of which SELLER has actual knowledge and SELLER need only make an honest effort at fully revealing the information requested.
2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or Licensees concerning the condition or value of the Property.
3. I agree to verify any of the above information, and any other important information provided by SELLER or Broker(s) (including any information obtained through the Multiple Listing Service) by an independent investigation of my own. I have been specifically advised to have the Property examined by professional inspectors. Buyer assumes responsibility Property is suitable for their intended use.
4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in the Property.
5. I specifically represent there are no important representations concerning the condition or value of the Property made by SELLER or Broker(s) on which I am relying except as may be fully set forth in writing and signed by them.


BUYER DATE


BUYER DATE

Approved by Legal Counsel of the Kansas City Regional Association of REALTORS® for exclusive use by its REALTOR® members. No warranty is made or implied as to the legal validity or adequacy of this Contract, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practices, and differing circumstances in each transaction may dictate that amendments to this Contract be made. Last revised 10/21. All previous versions of this document may no longer be valid. Copyright January 2024.



No data available for the following modules: Agricultural Land, Manufactured Home Information, Commercial Information, Other Building Improvements, Photos.

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Developed by



BILL'S SEPTIC SERVICE
Onsite Wastewater System Inspection Report

Inspection Co: Bill's Septic Service
36609 Sunshine Rd.
Osawatomie, Ks 66064
913-755-4082

Homeowner: _____ Age of Property: _____ Occupied: Yes

File # _____ Date of Inspection: 3-28-24

Results: Passed

Comments:

Tank Appears to be in good shape, working
& Fully Functional

Section 1

Location of the system: East West North South

Water flow from house to tank normal: Yes No

Does the septic tank have a visible riser? Yes No

Estimated size of the tank: Gallons Basis for estimate

1250

What is the separation between the well and septic:

N/A

Does the separation of the well and septic meet local requirements? Yes No N/A

Section 2 Disposal Field

Any evidence of malfunction: Yes ☒ No (Please check all applicable observed conditions)

Wet Areas

Unusual green/lush vegetation

Liquid discharges to surface : Yes ☒ No

Discharge pipe of unknown origin

Localized surface settling: Yes ☒ No

Other (described above)

Based on a visual evaluation only-Is system working properly? ☒ Yes ☐ No

IF TANK IS BEING OPENED AND PUMPED PLEASE ANSWER THE FOLLOWING QUESTIONS:

Septic Tank Material: CONCRETE

FIBERGLASS

OTHER

Liquid level in tank: Normal Below Normal Above Normal

Access openings in the tank: One Two Three None

Number of risers: One Two Three None

Conditions of baffles a/o Sanitary tees:

Inlet baffle or "T": Present & Functional Not Functional None Present Not Visible

Outlet baffle or "T": Present & Functional Not Functional None Present Not Visible

Tank was pumped? Yes No (If no, explain under comments)

System working properly? Yes No

Septic systems are subterranean, therefore, it is impossible to determine their overall condition. Also, when no water is entering the field lines, ie, if the house is vacant, a determination of their status is difficult. No prediction can be made as to when or if a system might fail. This report comments on the workability of the system on the day of the inspection only, and is in no way intended to be a warranty.

Workability can alter by factors such as excessive rainfall, heavy water usage, faulty plumbing, neglect of physical damage to the system.

ALL TANKS REQUIRE PUMPING MAINTENANCE.

SERVICE AGREEMENT

Bill's Septic Service
36609 Sunshine Rd.
Osawatomie, KS 66064
(913) 755-4082

DATE: 3-28-24

This statement is for services rendered to said property.

Customer:

Address:

32589 Rockville Rd

Phone:

Job Description

Cost

Located Septic Tank

Dig Up

Cleaned Septic Tank

375.00

Inlet Line Cleaned and/or Repaired

Lateral Lines Cleaned and/or Repaired

Cleaned Holding Tank

Septic System Inspection

150.00

Additional Work:

TOTAL AMOUNT DUE:

525.00

OUR GUARANTEE:

Customer's Signature


Bill's Septic Service Signature



RESIDENTIAL SEPTIC SYSTEM ADDENDUM

SELLER: Patrick R. Drew (ASP) and Shanna K. Drew (ASP)

BUYER:

PROPERTY: 32589 Rockville Road, Louisburg, KS 66053

The Property which is the subject of this Contract is not connected to a municipal or public sewer system. Sewage disposal is accomplished with a septic tank or similar installation. Septic systems may be subject to local, state and federal regulation. Installations which were proper at the time of original construction may not comply with governmental regulations which have been enacted since that time. **It is recommended that BUYER check with lender and/or local government authority regarding septic system inspection.**

Lenders are becoming more sensitive to environmental regulations, and it should be anticipated the BUYER'S financing may be conditioned upon proof that the septic system meets current regulatory requirements.

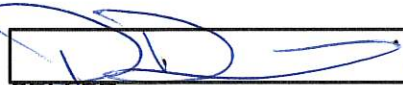
Even if a septic inspection is not required by lender or local government, BUYER is advised to consider an independent inspection of the septic system.

In the event proof of regulatory compliance of the septic system is required by a lender, or is sought for any other reason, and it is determined the system does not comply, it may be necessary to bring the system into compliance. Significant expense may be involved.

The cost of uncovering and recovering the septic tank lid(s), if needed, for purposes of this inspection will be paid by: **(Check One)** ☐ SELLER ☒ BUYER.

The cost of pumping the septic tank(s), if needed, for purposes of this inspection will be paid by: **(Check One)** ☐ SELLER ☒ BUYER.

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SELLER DATE BUYER DATE

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SELLER DATE BUYER DATE

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32589 Rockville Rd, Louisburg, KS 66053-7193, Miami County

APN: 118-28-0-00-00-004.09-0 CLIP: 2781717854

MLS Beds
3MLS Full Baths
2Half Baths
N/AMLS Sale Price
\$110,400MLS Sale Date
05/28/1997MLS Sq Ft
1,200Lot Sq Ft
167,706Yr Built
1993Type
SFR**COMMUNITY INSIGHTS**

Median Home Value	\$388,508
Median Home Value Rating	6 / 10
Total Crime Risk Score (for the neighborhood, relative to the nation)	68 / 100
Total Incidents (1 yr)	50
Standardized Test Rank	83 / 100

School District	LOUISBURG
Family Friendly Score	87 / 100
Walkable Score	18 / 100
Q1 Home Price Forecast	\$391,660
Last 2 Yr Home Appreciation	24%

LOCATION INFORMATION

School District Name	416
Census Tract	1004.00
Carrier Route	R081
Neighborhood Code	110's 120's 190's 200's 210's-0082
Zoning	CS
Township	Middle Crk Twp
Topography	Flat/Level

Township #	17
Range	25
Section	28
Flood Zone Code	X
Flood Zone Panel	20121C0220D
Flood Zone Date	01/16/2014
Within 250 Feet of Multiple Flood Zone	No

TAX INFORMATION

Parcel	118-28-0-00-00-004.09-0
KUP #	061-118-28-0-00-00-004.090
Reference #	1182800000004090
Legal Description	S28, T17, R25, ACRES 3.85, TR BE G 1848.6S NW/4 SW/4 TH E659.7 S2 64 W659.7 N264 TO POB LESS RD ROW

Tax Area	141
% Improved	73%

ASSESSMENT & TAX

Assessment Year	2023	2022	2021
Assessed Value - Total	\$36,628	\$30,567	\$27,060
Assessed Value - Land	\$9,972	\$8,280	\$5,900
Assessed Value - Improved	\$26,656	\$22,287	\$21,160
Market Value - Total	\$318,500	\$265,800	\$235,300
Market Value - Land	\$86,710	\$72,000	\$51,300
Market Value - Improved	\$231,790	\$193,800	\$184,000
YOY Assessed Change (\$)	\$6,061	\$3,507	
YOY Assessed Change (%)	19.83%	12.96%	

Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$2,900		
2022	\$3,005	\$105	3.61%
2023	\$3,399	\$395	13.13%

CHARACTERISTICS

Land Use - County	Residential	Garage Sq Ft	480
Land Use - CoreLogic	SFR	No. Parking Spaces	MLS: 2
Style	Ranch	Water	Public
Year Built	1993	Sewer	Septic Tank
# of Buildings	1	Cooling Type	Central
Building Sq Ft	Tax: 1,144 MLS: 1,200	Heat Type	Heat Pump
Gross Area	2,768	Porch	Raised Porch
Ground Floor Area	1,144	No. of Porches	2
Above Gnd Sq Ft	1,144	Porch Type	Raised Porch
Stories	1	Porch 1 Area	20
Total Units	1	Patio/Deck 2 Area	16
Total Rooms	5	Roof Material	Composition Shingle
Bedrooms	3	Interior Wall	Drywall
Total Baths	2	Exterior	Frame Hardboard

MLS Total Baths	2	Floor Cover	Carpet
Full Baths	2	Foundation	Concrete
Bath Fixtures	8	Quality	Average
Basement Type	Full	Lot Sq Ft	167,706
Basement Sq Feet	1,144	Condition	Average
Parking Type	Attached Garage	Lot Acres	3.85
Garage Type	Attached Garage	Lot Frontage	264
Garage Capacity	MLS: 2	Lot Depth	659.7

FEATURES	
Building Description	Building Size
Attached Garage (Sf)	480
Garage Finish	480
Attached (Sf)	20
Raised Slab Porch (Sf) With Ro	
Frame Hardboard Sheets	
Composition Shingle	1,144
Total Basement Area (Sf)	1,144
Raised Subfloor(% Or Sf) Floor	
Heat Pump	8
Plumbing Fixtures (#)	1
Plumbing Rough-Ins (#)	

SELL SCORE			
Rating	Moderate	Value As Of	2024-03-17 04:37:51
Sell Score	611		

ESTIMATED VALUE			
RealAVM™	\$413,100	Confidence Score	70
RealAVM™ Range	\$369,500 - \$456,700	Forecast Standard Deviation	11
Value As Of	03/04/2024		

(1) RealAVM™ Is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

RENTAL TRENDS			
Estimated Value	1875	Cap Rate	3.1%
Estimated Value High	2227	Forecast Standard Deviation (FSD)	0.19
Estimated Value Low	1523		

(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

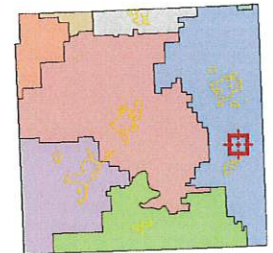
LISTING INFORMATION			
MLS Listing Number	734971	Closing Date	05/28/1997
MLS Status	Closed	Closing Price	\$110,400
Listing Date	03/10/1997	Pending Date	03/10/1997
Current Listing Price	\$112,000	Listing Agent Name	Bowesdo-Doug Bowes
Original Listing Price	\$112,000	Listing Broker Name	CROWN REALTY
MLS Status Change Date	05/28/1997		

LAST MARKET SALE & SALES HISTORY			
Settle Date	MLS: 05/28/1997	Owner Name 2	Drew Shanna K
Owner Name	Drew Patrick R		

MORTGAGE HISTORY	
Mortgage Date	03/30/2021
Mortgage Amount	\$158,000
Mortgage Lender	Landmark Nat'l Bk
Mortgage Code	Conventional
Mortgage Type	Refi
Mortgage Term	20
Mortgage Term Code	Years



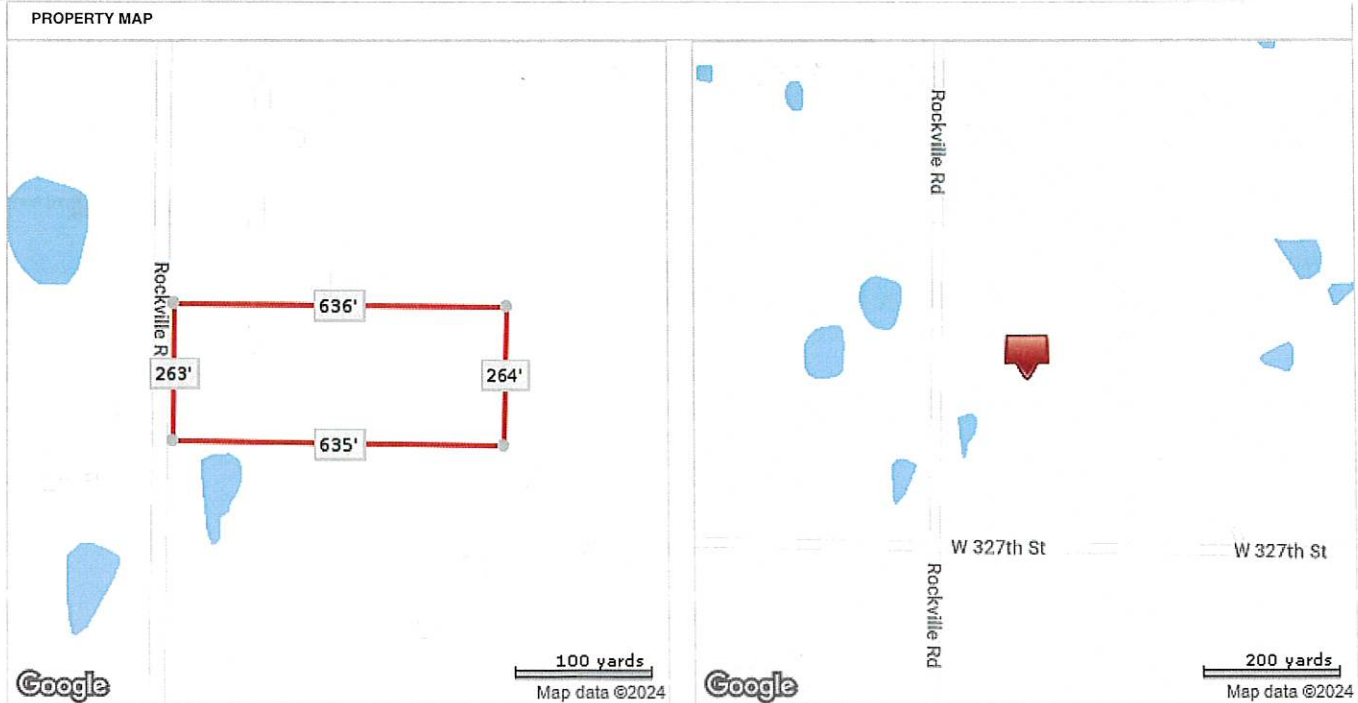
Overview



Legend

- City Limits
- Centerlines
- Parcels
- Lakes
- Flood Zones**
 - 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
 - A
 - AE

Parcel ID= 1182800000004090



*Lot Dimensions are Estimated