

PROPERTY INFORMATION PACKET

THE DETAILS



5310 N. Meridian | Wichita, KS 67204

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





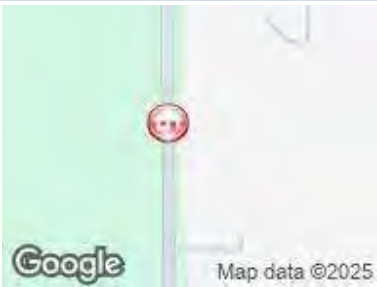
Table of Contents

PROPERTY DETAIL PAGE
PROPERTY REPORT CARD
TAXES
COMMERCIAL PROPERTY DISCLOSURE
LIMITED KNOWLEDGE SELLERS DISCLOSURE
LEAD BASED PAINT DISCLOSURE
WELL FORM
GROUNDWATER ADDENDUM
NOTICE OF VIOLATION – WELL INSPECTION
WATER METER CONNECTION QUOTE – CITY OF WICHITA
ZONING MAP
FLOOD ZONE MAP
AERIAL MAP
UTILITY MAP

STANDARD



MLS # 656436
Status Active
Contingency Reason
Property Type Other
Address 5310 N Meridian
Address 2
City Wichita
State KS
Zip 67204
County Sedgwick
Area SCKMLS
Asking Price \$500,000
Class Commercial/Ind/Bus
For Sale/Auction/For Rent For Sale
Associated Document Count 0
Picture Count 31



GENERAL

List Agent Braden McCurdy - OFF: 316-683-0612
List Office McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600
Co-List Agent
Co-List Office
Showing Phone 1-888-874-0581
Sale/Lease
Building Size SqFt 3,001 - 5,000
Number of Acres 4.57
Zoning Limited Comm
Parcel ID 094-19-0-22-02-009.00
of Stories 1
Apx Gross Building SqFt 3,387.00
Apx Net Rentable SqFt
Apx Min Available SqFt 3,387.00
Apx Max Contiguous SqFt 3,387.00
Apx Vacant SqFt 3,387.00
Land SqFt 199,224.00
Present Use of Bldg Vacant
Bldg on Leased Land
Invest Package Available No
Year Built 1932
Subdivision
Legal BEG 331.6 FT S NW COR NW1/4 E 656.1 FT TO PT 332.31 FT S OF N LI NW1/4 S 332.31 FT W 656.1 FT N 331.
Original Price \$0
Term of Lease
Virtual Tour 3 Label
Previous Status
Owner Name 2
Tax Revitalization Project Y/N
Sign On Property Y/N
Apx Office SqFt
Apx Warehouse SqFt
Level of Service Full Service
Present Use
On Market Date
Doc Manager 0
Geocode Quality Exact Match
Sold Price Per SQFT
Tax ID
Update Date 8/14/2025 4:06 PM
Unique Property Identifier
Showing Start Date

List Date 4/28/2025
Realtor.com Y/N Yes
Display on Public Websites Yes
Display Address Yes
VOW: Allow AVM Yes
VOW: Allow 3rd Party Comm No
Virtual Tour Y/N
Days On Market 65
Cumulative DOM 65
Cumulative DOMLS
Input Date 6/3/2025 12:05 PM
Update Date 8/14/2025
Off Market Date
Status Date 8/14/2025
HotSheet Date 8/14/2025
Price Date 8/14/2025
BusinessName
Virtual Tour 2 Label
Virtual Tour 4 Label
Owner Name
of Restrooms
FIPS Code 20173
Apx Industrial SqFt
Apx Retail SqFt
BasementYN
Great Plains Navica
Possible Use
COO Date
Listing Visibility Type MLS Listing
Price Per SQFT
Mapping
Input Date 6/3/2025 12:05 PM
RESO Universal Property Identifier

DIRECTIONS

Directions W. 53rd St. N. & N. Meridian Ave - South to Home.

FEATURES

LOADING DOCK

None

RAIL

None

OVERHEAD DOORS

None

PARKING

Street Parking

ROAD FRONTAGE

City Secondary

LOCATION

Freestanding

CONSTRUCTION

Concrete-Block

SIDEWALL HEIGHT

11 Ft to 13 Ft

ROOF

Metal

UTILITIES AVAILABLE

Gas

Electric

Water Well

FLOORS

Other/See Remarks

HEATING

None

COOLING

None

TENANT PAID EXPENSES

None

OWNER PAID EXPENSES

None

ELECTRICAL

110 Volt

MISCELLANEOUS FEATURES

None

PROPOSED FINANCING

Other/See Remarks

TERMS OF LEASE

No Leases

DOCUMENTS ON FILE

Ground Water Addendum

Photographs

Sellers Prop. Disclosure

OWNERSHIP

Trust

SHOWING INSTRUCTIONS

Call Showing #

LOCKBOX

Combination

TYPE OF LISTING

Excl Right w/o Reserve

AGENT TYPE

Sellers Agent

FLOOD INSURANCE

Unknown

POSSESSION

At Closing

FINANCIAL

Assumable Y/N

No

With Financing

Value Land

Value Improved

0

General Property Taxes

\$0.00

General Tax Year

2024

Special Taxes

5.00

Special Tax Year

2024

Special Balance

5.00

Gross Income

Earnest \$ Deposited With Security 1st Title

PUBLIC REMARKS

Public Remarks Great redevelopment opportunity with this 3,387 square foot commercial building and 840 square foot home! This property sits on 4.5+/- acres right off North Meridian, close to West 53rd Street in Wichita! Surrounded by substantial commercial development immediately nearby to include Wal-Mart, McDonald's, Braums, Taco Bell, O'Reilly's, and many more. 4.5+/- Acres - Redevelopment opportunity Mixed Zoning: Limited Commercial & SF-5 Single Family Daily traffic count of approximately 6000+/- Curb cutout to allow for off-street parking 3,387 +/- Square foot commercial building Concrete block exterior with metal roof (Extreme deferred maintenance) 840+/- Square foot home 2-Bedroom/1-Bath 53 x 9 Older manufactured home Excellent frontage and access make this property ideal for investors, developers, or entrepreneurs looking for a high-traffic location with mixed-use potential. Any personal property remaining in the property at closing will be considered abandoned property. The property includes Limited Commercial Zoning and Single Family SF-5 Zoning. Caution on loose floorboards and entering bldgs. The manufactured or mobile home does NOT have a visible data plate nor a title and is offered together with the real estate. Seller will only provide a bill of sale. Buyer may be required to complete a quiet title action to obtain a title if the mobile home/ trailer is utilized, should they desire. All or some of the utilities to the property are currently off. It will be the responsibility of the buyer to comply with any requirements imposed by the utility companies to return service to the property. There is currently no public sewer connection to the property, however there may reasonably be some sort of septic system on the property although the seller cannot confirm it, or its whereabouts. Currently, the property is not connected to public water, however City of Wichita has provided a connection estimate which is on file and included in the property information packet. The current well was inspected and a report of non-compliance is on file and included in the property information packet. The buyer will be required to comply with the City of Wichita Notice of Violation. *Buyer should verify school assignments as they are subject to change.

MARKETING REMARKS

Marketing Remarks

PRIVATE REMARKS

Private Remarks Any personal property remaining in the property at closing will be considered abandoned property. The property includes Limited Commercial Zoning and Single Family SF-5 Zoning. Caution on loose floorboards and entering bldgs. The manufactured or mobile home does NOT have a visible data plate nor a title and is offered together with the real estate. Seller will only provide a bill of sale. Buyer may be required to complete a quiet title action to obtain a title if the mobile home/ trailer is utilized, should they desire. All or some of the utilities to the property are currently off. It will be the responsibility of the buyer to comply with any requirements imposed by the utility companies to return service to the property. There is currently no public sewer connection to the property, however there may reasonably be some sort of septic system on the property although the seller cannot confirm it or its whereabouts. Currently, the property is not connected to public water, however City of Wichita has provided a connection estimate which is on file and included in the property information packet. The current well was inspected and a report of non-compliance is on file and included in the property information packet. The buyer will be required to comply with the City of Wichita Notice of Violation.

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 %/\$

1 - Open Start Time
1 - Open End Time
2 - Open for Preview
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

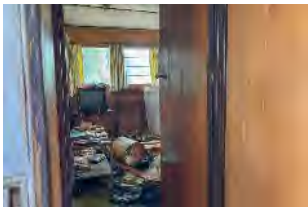
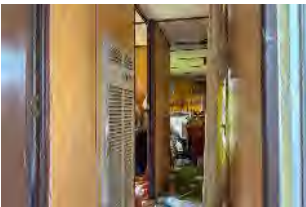
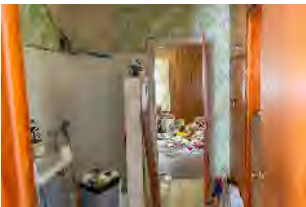
PERSONAL PROPERTY

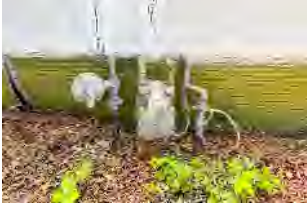
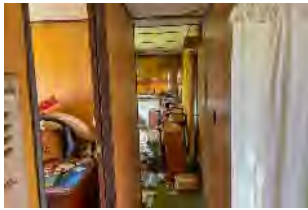
Personal Property

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

This information is not verified for authenticity or accuracy and is not guaranteed. You should independently verify the information before making a decision to purchase. © Copyright 2024 South Central Kansas MLS, Inc. All rights reserved. Please be aware, property may have audio/video recording devices in use.

OWNER NAME AND MAILING ADDRESS

WENTWORTH ROBERT J & LILLIE P

5310 N MERIDIAN

WICHITA, KS 67204-2415

PROPERTY SITUS ADDRESS

5310 N MERIDIAN AVE
WICHITA, KS 67204

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: LC,SF-5
Multi-Zoning: Y Non-Conforming: N
Neighborhood: 452.0 452.0
Economic Adj. Factor:
Map / Routing: /
School District: 0602 USD 259
Legacy ID: 00465770
Investment Class:
Tax Unit Group: 6702-6702 001 WICHITA U-259

TRACT DESCRIPTION

BEG 331.6 FT S NW COR NW1/4 E 656.1 FT
TO PT 332.31 FT S OF N LI NW1/4 S 332.31 FT
W 656.1 FT N 331.6 FT TO BEG EXC RD ON W
SEC 19-26-1E



Image Date: 08/01/2023

PROPERTY FACTORS

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

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
08/09/2023	9:32 AM	17	RE	591/600		
04/12/2023	9:30 AM	11	RE	593		
09/16/2021	8:00 AM	9	MU	542		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2024 APPRAISED VALUE

Cls	Land	Building	Total
R	31,700	33,120	64,820

Total	31,700	33,120	64,820
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2023 APPRAISED VALUE

Cls	Land	Building	Total
R	31,700	33,120	64,820

Total	31,700	33,120	64,820
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MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
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NEW CONSTRUCTION

Class	Value	Reason Code
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MARKET LAND INFORMATION

Size	Type	AC/SF	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	199,224				4	40						R0157	20,000.00	1.59	0.27	0.27	0.16	31,700

Total Market Land Value 31,700

DWELLING INFORMATION			COMP SALES INFORMATION			CALCULATED VALUES				
Situs: 5310 N MERIDIAN AVE WICHITA, KS (Arch Style: 09-Old Style			Cost Land:			31,700	
Res Type: 1-Single-Family Residence			Bsmt Type: 2-Crawl - 2			Cost Building:			38,380	
Quality: 3,00-AV			Total Rooms: 4			Bedrooms: 2			Cost Total:	70,080
Year Blt: 1932			Family Rooms:			Half Baths:			Ag Use Land:	0
Est:			Full Baths: 1			Garage Cap:			Ag Buildings:	0
Eff Year:			Foundation: Block - 3			Model/Mkt Area: 04			Misc. Buildings:	0
MS Style: 1-One Story			No. of Units:			Income Value:			0	
LBCSStruct: 1110-Detached SFR unit			Total Living Area:			Market Value:			113,700	
			Calculated Area:			MRA Value:			105,100	
			Main Floor Living Area:			Weighted Estimate:			115,500	
			Upper Floor Living Area Pct:			New Construction:			0	
CDU: FR CDU Rsn: PM			IMPROVEMENT COST SUMMARY			Indexed Value:			0	
Phys/Func/Econ: AV- / /			Dwelling RCN:			Value Method:			PRIOR	
			Percent Good:			Land Value:			31,700	
Ovr Pct Gd/Rsn:			Mkt Adj: 100			Building Value:			33,120	
Remodel:			Eco Adj: 100			Final Value:			64,820	
Remodel Descrip: 1940			Building Value:			Prior Value:				
Percent Complete:			Other Improvement RCN:							
Assessment Class:			Other Improvement Value:							
MU CIs/Pct:										

OTHER BUILDING IMPROVEMENTS																						
No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	% Comp	RCN	%Gd	Value
	477-Farm Utility Building	C	2.00	1	1940			3,387		14		1	1	2					0	100,760	6	6,050
	133-Prefabricated Storage Shc	D	2.00	1	1970			477	124	8	53 X 9	1	0	0					0	10,660	0	0

DWELLING COMPONENTS						OTHER BUILDING IMPROVEMENT COMPONENTS							
No.	Code	Units	Pct	Quality	Year	No.	Code	Units	Pct	Size	Other	Rank	Year
1	104-Frame, Plywood or Hardboard		100				812-Concrete Block		100				
2	208-Composition Shingle		100										
3	313-Wall Furnace		100										
4	402-Automatic Floor Cover Allowance												
5	601-Plumbing Fixtures	5											
6	602-Plumbing Rough-ins	1											
7	622-Raised Subfloor	840											
8	901-Open Slab Porch	48		3.00	1950								



Parcel ID: 087-094-19-0-22-02-009.00-

SGORIONPROD Expanded Appraisal Card

Quick Ref: R21921



Tax Year: 2024

Run Date: 2/24/2025 10:34:08 AM

Situs: 5310 N MERIDIAN AVE WICHITA, KS 67204

094190220200900



24'

901

1110/CRWL

35'

Sketch by Aker Sketch

[Home](#)

5310 N MERIDIAN AVE WICHITA

Property Description

Legal Description	BEG 331.6 FT S NW COR NW1/4 E 656.1 FT TO PT 332.31 FT S OF N LI NW1/4 S 332.31 FT W 656.1 FT N 331.6 FT TO BEG EXC RD ON W SEC 19-26-1E
Owner	SCHLACHTER L PATRICIA TR
Mailing Address	1109 W 34TH CIR N WICHITA KS 67204-4264
Geo Code	A 0050300UP
PIN	00465770
AIN	094190220200900
Tax Unit	6702 001 WICHITA U-259
Land Use	1101 Single family detached dwelling
Market Land Square Feet	199,224
2024 Total Acres	4.57
2024 Appraisal	\$64,820
2024 Assessment	\$7,455

Assessment Values

Year	Class	Land	Improvements	Total	Change
2024	Residential		\$3,646	\$3,809	\$7,455

Residential Structure Characteristics

Year Built	1932
Bedrooms	2
Living Sq. Ft.	840
Full Baths	1
Half Baths	
Architectural Style	Old Style
Basement Sq. Ft.	

Finished Basement Sq. Ft.

The Trust Company of Kansas
by: Paul Fowler

Basement Type	Crawl - 2
Condition	FAIR
More Details	View the Property Record Card for full property details *

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

Appraisal Values

Year	Class	Land	Improvements		Total	Change					
2024	Residential		\$31,700	\$33,120	\$64,820						
2023	Residential		\$31,700	\$33,120	\$64,820	+6%					
2022	Residential		\$29,900	\$31,400	\$61,300	+6%					
2021	Residential		\$29,900	\$27,690	\$57,590						
2020	Residential		\$29,900	\$27,690	\$57,590	-8%					
2019	Residential		\$42,200	\$20,340	\$62,540						
2018	Residential		\$42,200	\$20,340	\$62,540	-3%					
2017	Residential		\$39,100	\$25,200	\$64,300	+3%					
2016	Residential		\$39,100	\$23,360	\$62,460						
2015	Residential		\$39,100	\$23,360	\$62,460						
2023	Residential	\$3,646	\$3,809	\$7,455	+6%	2022	Residential	\$3,439	\$3,611	\$7,050	+6%
2021	Residential	\$3,439	\$3,184	\$6,623		2020	Residential	\$3,439	\$3,184	\$6,623	-8%

The Trust Company of Kansas
bx: Paul Towler

2019	Residential	\$4,853	\$2,339	\$7,192	2018	Residential	\$4,853	\$2,339	\$7,192	-3%
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2017	Residential	\$4,497	\$2,898	\$7,395	+3%	2016	Residential	\$4,497	\$2,686	\$7,183
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2015	Residential	\$4,497	\$2,686	\$7,183
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2024 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$5.00
Totals:		\$0.00	\$0.00	\$5.00

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2024	114.404000	\$703.78	\$5.00	\$0.00	\$0.00	\$708.78	\$708.78	\$0.00
2023	115.185000	\$761.99	\$8.38	\$0.00	\$0.00	\$770.37	\$770.37	\$0.00
2022	115.114000	\$719.58	\$8.38	\$0.00	\$0.00	\$727.96	\$727.96	\$0.00
2021	116.142000	\$723.20	\$7.90	\$0.00	\$0.00	\$731.10	\$731.10	\$0.00
2020	116.599000	\$726.22	\$7.80	\$0.00	\$0.00	\$734.02	\$734.02	\$0.00
2019	116.788000	\$793.95	\$7.80	\$0.00	\$0.00	\$801.75	\$801.75	\$0.00
2018	117.213000	\$797.00	\$5.88	\$0.00	\$0.00	\$802.88	\$802.88	\$0.00
2017	117.293000	\$821.37	\$5.88	\$0.00	\$0.00	\$827.25	\$827.25	\$0.00
2016	117.201000	\$795.83	\$4.88	\$0.00	\$0.00	\$800.71	\$800.71	\$0.00
2015	119.847000	\$814.83	\$4.88	\$0.00	\$0.00	\$819.71	\$819.71	\$0.00

Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000

The Trust Company of Kansas
bx: Paul Fowler

Total: 114.404000

0201 COUNTY	28.701000
0518 CITY OF WICHITA	32.816000
0602 USD 259	15.876000
0602 USD 259 SC	8.000000
0602 USD 259 SG	20.000000
0754 USD 259 BOND	7.511000
Total: 114.404000	



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The Trust Company of Kansas
by: *[Signature]*



COMMERCIAL PROPERTY DISCLOSURE STATEMENT

Document updated:
April 2015

SELLER:

L. PATRICIA SCHLACHTER TRUST

DATE:

PROPERTY ADDRESS:

5310 N MERIDIAN AVE - WICHITA, KS 67204

Part 1. MESSAGE TO THE SELLER:

1. SELLER'S AGREEMENT AND AUTHORIZATIONS:

- A. This form is designed to assist you in making disclosures to the BUYER. If you have actual knowledge of a condition on or affecting the Property, then you must disclose that information to the BUYER on this Commercial Property Disclosure Statement (the "Statement").
- B. SELLER discloses the information on this Statement with the knowledge that even though it is not a warranty or guarantee of the condition of the Property, prospective BUYER(S) may rely on the information contained in this Statement in deciding whether, and on what terms and conditions, to purchase the Property.
- C. SELLER authorizes any real estate licensees involved in this transaction to provide a copy of this Statement to any person or entity in connection with any actual or possible purchase of the Property.

2. SELLER'S INSTRUCTIONS:

- A. SELLER has an obligation under this Statement to:
 - (1) Review this Statement and any attachments carefully;
 - (2) Verify all the important information concerning the Property;
 - (3) Attach all available supporting documentation on the Property;
 - (4) Use explanations lines as requested and when necessary; and
 - (5) Use the explanation lines to explain when the SELLER does not have the personal knowledge to answer a question.
- B. By signing this Statement, the SELLER agrees and acknowledges that the failure to disclose known material facts about the Property may result in liability to the BUYER for fraud and misrepresentation.

3. SELLER'S INDEMNIFICATION OF REAL ESTATE LICENSEES:

- A. SELLER agrees to hold harmless, indemnify and defend any real estate licensees involved in this transaction and their agents, subagents, employees and independent contractors from and against any and all claims, demands, suits, damages, losses or expenses arising out of the discovery of property conditions in the Property of which the real estate licensees had no actual knowledge prior to the signing of the Contract to sell the Property.

SELLER'S INITIALS

SELLER'S INITIALS

Part 2. MESSAGE TO THE BUYER:

1. BUYER'S AGREEMENT AND AUTHORIZATIONS:

- A. This Statement is a disclosure of the condition of the Property as it is actually known by the SELLER on the date that the Statement was signed.
- B. BUYER agrees and acknowledges that this Statement is not a warranty or guarantee of any kind by the SELLER or any real estate licensees involved in this transaction regarding the condition of the Property and should not be used as a substitute for any inspections or warranties the BUYER(S) may wish to obtain on the Property.

2. BUYER'S INSTRUCTIONS:

- A. BUYER has an obligation under this Statement to:
- (1) Review this Statement and any attachments carefully;
 - (2) Verify all the important information about the condition of the Property contained in this Statement;
 - (3) Ask the SELLER about any incomplete or inadequate responses;
 - (4) Inquire about any concerns about the condition of the Property not addressed on this Statement;
 - (5) Review all other applicable documents concerning the Property;
 - (6) Conduct personal or professional inspections of the Property; and
 - (7) Investigate the surrounding areas of the Property to determine suitability for the BUYER.
- B. By signing this Agreement, the BUYER agrees and acknowledges that the failure to exercise due diligence to inspect the Property and verify the information about the condition of the Property contained in this Statement may affect the ability of the BUYER to hold the SELLER liable for conditions on the Property.

3. BUYER'S AGREEMENT TO HOLD REAL ESTATE LICENSEES HARMLESS:

- A. BUYER agrees that any real estate licensees involved in this transaction are not experts at detecting or repairing physical defects in and on the Property. BUYER agrees to hold harmless any real estate licensees involved in this lease transaction and their agents, subagents, employees and independent contractors from and against any and all claims, demands, suits, damages, losses or expenses arising out of the discovery of property conditions in the Property of which the real estate licensees had no actual knowledge prior to the signing of the Contract to purchase the Property.

BUYER'S INITIALS

BUYER'S INITIALS

Part 3. GENERAL PROPERTY INFORMATION:

1. Approximate age of the Property: Unknown
2. Appropriate date that SELLER acquired the Property: Unknown
3. Does the SELLER currently occupy the Property? ☐ Yes ☒ No
- A. If No, has the SELLER ever occupied the Property? ☐ Yes ☒ No
4. Is the SELLER current on the following assessments, charges, fees or payments relating to the Property:
- A. Mortgage payments? ☐ Yes ☐ No
- B. Property taxes? ☒ Yes ☐ No
- C. Special assessments? ☐ Yes ☐ No
- D. Other: _____ ☐ Yes ☐ No
5. What is the current zoning of the Property?
Limited commercial and single family
6. Are you aware of:
- A. Any violation of zoning, setbacks or restrictions or of a non-conforming use on the Property? ☐ Yes ☐ No
- B. Any declarations, deed restrictions, plan or plat requirements that have authority over the Property? ☐ Yes ☐ No
- C. Any violation of laws or regulations affecting the Property? ☐ Yes ☐ No
- D. Any existing or threatened legal action pertaining to the Property? ☐ Yes ☐ No
- E. Any litigation or settlement pertaining to the Property? ☐ Yes ☐ No
- F. Any current or future special assessments pertaining to the Property? ☐ Yes ☐ No
- G. Any other conditions that may materially and adversely affect the value or desirability of the Property? ☐ Yes ☐ No
- H. Any other condition that may prevent you from completing the sale of the Property? ☐ Yes ☐ No

I. Any leases on the Property?

☐ Yes ☒ No

If Yes, please attach a copy of each lease agreement and describe the tenant's rights and obligations under the leases:

J. Any party currently in possession of the Property or a portion of the Property other than the SELLER?

☐ Yes ☒ No

K. Any construction, landscaping or surveying done on the Property within the last six months?

☐ Yes ☒ No

L. Any additions, alterations, repairs or structural modifications made without the necessary permits?

☐ Yes ☒ No

M. Any nuisance or other problems originating within the general vicinity of the Property?

☐ Yes ☒ No

N. Any notices of nuisance abatement, citations or investigations regarding the Property?

☐ Yes ☒ No

O. Any recent reappraisal, reclassification or revaluation of the Property for property tax purposes?

☐ Yes ☒ No

P. Any public authority contemplating condemnation proceedings?

☐ Yes ☒ No

Q. Any government rule limiting the future use of the Property other than existing zoning regulations?

☐ Yes ☒ No

R. Any government plans or discussion of public projects that could lead to the formation of a special benefit assessment district covering the Property or any portion of the Property?

☐ Yes ☒ No

S. Any interest in all or part of the Property that has been reserved by the previous owner?

☐ Yes ☒ No

T. Any unrecorded interests affecting the Property?

☐ Yes ☒ No

U. Anything that would interfere in passing clear title to the BUYER?

☐ Yes ☒ No

V. If you have answered "Yes" to any of the questions in 6(A) through (V), please attach documentation and explain here:

W. Additional Comments:

Part 4. STRUCTURAL CONDITIONS:

1. Have there been any leaking or other problems with the roof, flashing or rain gutters?

☐ Yes ☒ No

A. If Yes, what was the date of the occurrence?: _____

2. Have there been any repairs to the roof, flashing or rain gutters?

☐ Yes ☒ No

A. If Yes, please provide the date of the repairs?: _____

3. Has there been any damage to the Property due to wind, fire or flood?

☐ Yes ☒ No

4. Are there any structural problems with the Property?

☐ Yes ☒ No

5. Is there any exposed wiring presently in any structures on the Property?

☐ Yes ☒ No

6. Are there any windows or doors that leak or have broken seals?

☐ Yes ☒ No

7. Do you have any knowledge of any damage to the Property caused by termites or wood infestation?

☐ Yes ☒ No

A. If Yes, is the Property currently under warranty?

☐ Yes ☒ No

B. If Yes, please name the company here: _____

8. Have you ever experienced or are you aware of any:

A. Movement, shifting, deterioration or other problems with the basement, foundation or walls?

☐ Yes ☒ No

B. Corrective action taken to remedy these conditions, including but not limited to bracing or piercing?

☐ Yes ☒ No

C. Water leakage or dampness in the Property?

☐ Yes ☒ No

D. Dry rot, wood rot or similar conditions on the wood of the Property?

☐ Yes ☒ No

E. Problems with driveways, fences, patios or retaining walls on the Property?

☐ Yes ☒ No

F. Any failure of the Property to comply with the Americans with Disabilities Act?

☐ Yes ☒ No

9. If you have answered Yes to any of the questions in this Part 4, attach any written documentation and explain here:

10. Additional Comments:

Part 5. LAND CONDITIONS:

1. Is the Property or any portion of the Property located in a flood zone, wetlands area or proposed to be located in such as designated by the Federal Emergency Management Agency(FEMA)? ☐ Yes ☒ No
2. Are you aware of any drainage or flood problems on the Property or adjacent properties? ☐ Yes ☒ No
3. Have any neighbors complained that the Property causes drainage problems? ☐ Yes ☒ No
4. Is there fencing on the Property?
If Yes, does the fencing belong to the Property? ☐ Yes ☒ No
5. Are you aware of any encroachments, boundary line disputes or non-utility easements affecting the Property? ☐ Yes ☒ No
6. Are there any features of the Property shared in common with adjoining landowners, such as walls, fences, roads or driveways? ☐ Yes ☒ No
If Yes, is the Property owner responsible for the maintenance of any such shared features? ☐ Yes ☒ No
7. Are you aware of 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 of the Property? ☐ Yes ☒ No
8. If you have answered Yes to any of the questions in this Part 5, attach any written documentation and explain here:

9. Additional Comments:

Part 6. WATER AND SEWAGE SYSTEMS:

1. What is the water source on the Property? ☐ Public Water ☐ Private Water ☒ Well ☐ Cistern ☐ Other ☐ None
2. Does the Property have any sewage facilities on or connected to it? ☐ Yes ☒ No
3. Are you aware of any problems relating to the water systems or sewage facilities on the Property? ☐ Yes ☒ No
If Yes, please explain:

4. Additional Comments:

Part 7. ELECTRICAL/GAS/HEATING AND COOLING SYSTEMS:

1. Is there electrical service connected to the Property? ☐ Yes ☒ No
2. Does the Property have heating systems? ☐ Yes ☒ No
- A. If Yes, please specify: ☐ Electrical ☐ Fuel Oil ☐ Natural Gas ☐ Heat Pump ☐ Propane ☒ Other Unknown
3. Does the Property have air conditioning? ☐ Yes ☒ No
- A. If Yes, please specify: ☐ Central Electric ☐ Central Gas ☐ Heat Pump ☐ Window Unit(s)
4. Does the Property have a water heater? ☐ Yes ☒ No
- A. If Yes, please specify: ☐ Electric ☐ Gas ☐ Solar
5. Are you aware of any problems relating to the electrical, gas or heating and cooling systems on the Property? ☐ Yes ☒ No
- If Yes, please explain:

6. Additional Comments:

Part 8. HAZARDOUS CONDITIONS:

1. Are you aware of any existing hazardous conditions on the Property or adjacent properties (e.g. methane gas, radon gas, mold, methamphetamine production, radioactive material, landfill or toxic materials)? ☐ Yes ☒ No
2. Are you aware of any methamphetamine or other controlled substances being manufactured, stored or used on the Property? ☐ Yes ☒ No
3. Are you aware of any previous disposal of any hazardous waste products, chemicals, polychlorinated biphenyls (PCBs), hydraulic fluids, solvents, paints, illegal or other drugs or insulation on the Property? ☐ Yes ☒ No
4. Are you aware of any other environmental conditions on the Property? ☐ Yes ☒ No
5. Have any other environmental inspections or tests been conducted on the Property? ☐ Yes ☒ No
6. Are you aware of any aboveground or underground storage tanks on this Property? ☐ Yes ☒ No
7. If you have answered Yes to any of the questions in this Part 8, attach any written documentation and explain here:

8. Additional Comments:

Part 9. APPLIANCES, EQUIPMENT AND FIXTURES:

Indicate the condition of the following items by marking the appropriate box. Check only one box.

	NOT INCLUDED	WORKING	NOT WORKING		NOT INCLUDED	WORKING	NOT WORKING
1. Air conditioning – central system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9. Lawn sprinkler(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Air conditioning – window units	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10. Security gate(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Air purifier system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11. Security system(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Dock leveler	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12. Smoke detector(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Elevator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	13. Wiring system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Exhaust fans – Bathrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	14. Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Fire alarm(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	15. Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Fire sprinkler(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16. Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Part 10. ACKNOWLEDGEMENT AND AGREEMENT:

1. The information provided in this Statement is the representation of the SELLER and not the representation of any real estate licensees involved in this transaction. Once the Statement is signed by both the BUYER and the SELLER, the information contained in the Statement will become part of any Contract to purchase the Property between the BUYER and SELLER.
2. The information provided in this Statement has been furnished by the SELLER, who certifies to the truth thereof to the best of SELLER'S belief and knowledge, as of the date signed by the SELLER. Any substantive changes subsequent to initial completion of the Statement will be disclosed by the SELLER to the BUYER prior to the signing of the Contract to purchase the Property.
3. BUYER acknowledges that BUYER has read and received a signed copy of the Statement from the SELLER, the SELLER'S agent or any real estate licensees involved in this transaction.
4. BUYER agrees that BUYER has carefully inspected the Property. Subject to any inspections allowed under the Contract to purchase the Property with the SELLER, BUYER agrees to purchase the Property in its present condition only and without warranties or guarantees of any kind by the SELLER or any real estate licensee concerning the condition of the Property.
5. BUYER agrees to verify any of the above information that is important to the BUYER by an independent investigation. BUYER has been advised to have the Property examined by professional inspectors.
6. BUYER acknowledges that neither the SELLER nor any real estate licensees involved in the transaction are experts at detecting or repairing physical defects in the Property. BUYER states that no important representations of the BUYER or any real estate licensees involved in this transaction concerning the condition of the Property are being relied upon by the BUYER except as disclosed above or as fully set forth as follows and signed by the SELLER in this Statement or by real estate licensees in a separate document:

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

*The Trust Company of Kansas, Co-Trustee
of the A. J. Schuchter Trust
by: [Signature] 4/28/2025*
SELLER'S SIGNATURE DATE

BUYER'S SIGNATURE DATE

SELLER'S SIGNATURE DATE

BUYER'S SIGNATURE DATE



Property Address: 5310 N MERIDIAN AVE - WICHITA, KS 67204 (the "Real Estate")

Please provide below, to the best of your knowledge, the requested information related to the Real Estate.

Occupancy: ☐ Tenant-Occupied ☐ Owner-Occupied ☒ Vacant

Lease information (if applicable):

Written Lease: ☐ Yes ☒ No

Term of Lease: ☐ Month-to-Month ☐ Fixed Expiration Date (Please provide date): _____

Rent Amount: _____ Tenant current on rent: ☐ Yes ☐ No

Deposit Amount: _____

Appliances Transferring with the Real Estate:

Refrigerator: ☐ Yes ☐ No ☒ None/Unknown
Stove/Oven: ☐ Yes ☐ No ☒ None/Unknown
Dishwasher: ☐ Yes ☐ No ☒ None/Unknown

Microwave: ☐ Yes ☐ No ☒ None/Unknown
Washer: ☐ Yes ☐ No ☒ None/Unknown
Dryer: ☐ Yes ☐ No ☒ None/Unknown

Utilities:	Utility Provider/Company	Utility On or Off	Utility Paid By
Electric:	_____	<input type="checkbox"/> On <input checked="" type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner
Water/Sewer:	_____	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner
Gas:	_____	<input type="checkbox"/> On <input checked="" type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner
Propane:	_____	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner

Propane tank information (if applicable): ☐ Owned ☐ Leased

If leased, please provide company name and monthly lease amount: _____

Other Utility: _____ ☐ On ☐ Off ☐ Tenant ☐ Owner

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

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

Code Violations:

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

If yes, please provide details: _____

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): _____

Explanation of Assessment or Fee: _____

Homeowners Association:

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

Dues Amount: _____ ☐ Yearly ☐ Monthly ☐ Quarterly

Initiation Fee: _____

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/unknown

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

SELLER:

*The Trust Company of Kansas, Co-trustee
of the L. Patricia Schlachter Trust*

by: *A. F. Fowler*

4/28/2025

Signature

Date

Signature

Date

Print

Senior Vice President

Print

Trust Officer

The Trust Company of Kansas

Title

Company

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

Property Address: 5310 N. Meridian Ave. Wichita KS 67204

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) ☒ BM 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.

Paul Fowler, VP & Trust Officer Seller L. Patricia Schlachter Trust, Paul F. Fowler Trustee		06/12/2025	Seller	Date
Purchaser	Braden McCurdy	06/11/2025	Purchaser	Date
Agent	Braden McCurdy		Agent	Date



WATER WELL INSPECTION REQUIREMENTS

Property Address: 5310 N MERIDIAN AVE - WICHITA, KS 67204

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 ☐

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

Location of Well: South side of frontage building

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

If yes, what type? Septic _____ Lagoon _____

Location of Lagoon/Septic Access: _____

The Trust Company of Kansas, Co-trustee
of the L. Patricia Schlachter Trust

by: Paul J. Fowler
Owner/Seller

4/28/2025
Date

Owner/Seller

Date

Buyer

Date

Buyer

Date

GROUNDWATER / ENVIRONMENTAL ADDENDUM

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

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

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

5310 N MERIDIAN AVE - WICHITA, KS 67204

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

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

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

1/1 Seller has no knowledge of groundwater contamination or other environmental concerns;
or
_____ Known groundwater contamination or other environmental concerns are:

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

1/1 Seller has no reports or records pertaining to groundwater contamination or other environmental concerns; or
_____ Seller has provided the Buyer with all available records and reports pertaining to groundwater contamination or other environmental concerns (list document below):

BUYER'S ACKNOWLEDGMENT (please complete c below)

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

CERTIFICATION

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

The Trust Company of Kansas, co-Trustee of the L. Patricia Schlachter Trust

by: J. and J. Fowler 4/28/2025

Seller _____ Date _____

Buyer _____ Date _____

Seller _____ Date _____

Buyer _____ Date _____

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Department of Public Works & Utilities
Environmental Health, 7th Floor
455 N Main St • Wichita, KS 67202
Phone: 316-268-8351 • Fax: 316-858-7787

☐ Notice of Violation

☒ Warning

1st Notification

Notification of Violation

Buyer: _____

Address: 5310 N Meridian Ave

City, State, Zip WICHITA, KS 67204

This Notification is issued this date pursuant to Section 7.30 of the City Code of Ordinances. You are hereby notified that the City has found this water well in violation of certain provisions of the referenced Permit and Section Code of the City Ordinance as selected below.

Buyer Acknowledgement: _____ Date: _____ Phone: _____

☒ ¶ 7.30.050 A Inspection of the water well on 05/30/2025 revealed noncompliant conditions because the well does not meet current construction, location, or plugging standards,* specifically: The well is abandoned and must be plugged.

*Current construction, location, and plugging standards are found in State of Kansas Article 30 – Water Well Contractor’s License; Water Well Construction – effective June 7, 2013, issued by the Kansas Department of Health and Environment

☐ ¶ _____

ORDER TO COMPLY: You are hereby ordered to abate the preceding violation(s). Failure to comply may result in penalties as provided by Title 7, Section 7.30.110, including a fine of up to \$500 per day per violation. The Property Owner is required to:

☒ Cause the well to be plugged according to Kansas regulation K.A.R. 28-30-7.

☒ Notify the inspector at 316-268-8358 when the repairs have been made, no later than July 17, 2025.

PENALTY:

☒ **A warning is being issued in lieu of a fine. A citation may be issued if there is failure to comply by July 17, 2025.**

☐ **Citation issued; follow up with Municipal Court as described on the citation.**

This order shall become final unless an appeal is made in writing within thirty (30) days from the date of issue to the Water Quality Program Manager, 455 N Main St., 7th floor, Wichita, KS 67202 requesting a hearing, pursuant to Title 7, Section 7.30.064 of the Municipal Code of the City of Wichita.

Philip Wagle Date 05/30/2025
(316) 268-8358
Water Quality Program Inspector

I hereby certify that the above notice of violation was served on the above listed individual / business entity by:

☒ Personal Service (by McCurdy Auction)

☐ Placing in the U.S. Mail, via regular mail, on this date:



To: _____
 Re: _____
 Date: _____
 Request: _____

Description	Meter	Cont. tap	Service Tap	Water Equity	Sewer Equity	Kills	ILOA's	Sub Total
Total								

Note: _____

Visa and MasterCard accepted in person or by phone. Checks can be made payable to the **Public Works & Utilities**. And mailed to **City Hall: Attn: 7th Floor Engineering, Christopher Stone, 455 N Main, Wichita, Ks, 67202**. If you plan to bring the check in person, you can drop the check off at the information desk located at the 1st floor at City Hall at 455 N Main St. Installation typically takes approximately 5 weeks after we receive payment. If you have additional questions or I may be of further assistance, please call me at 268-4641



Geographic Information Services
Sedgwick County...
working for you

Date: 2/24/2025

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

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

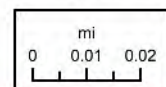
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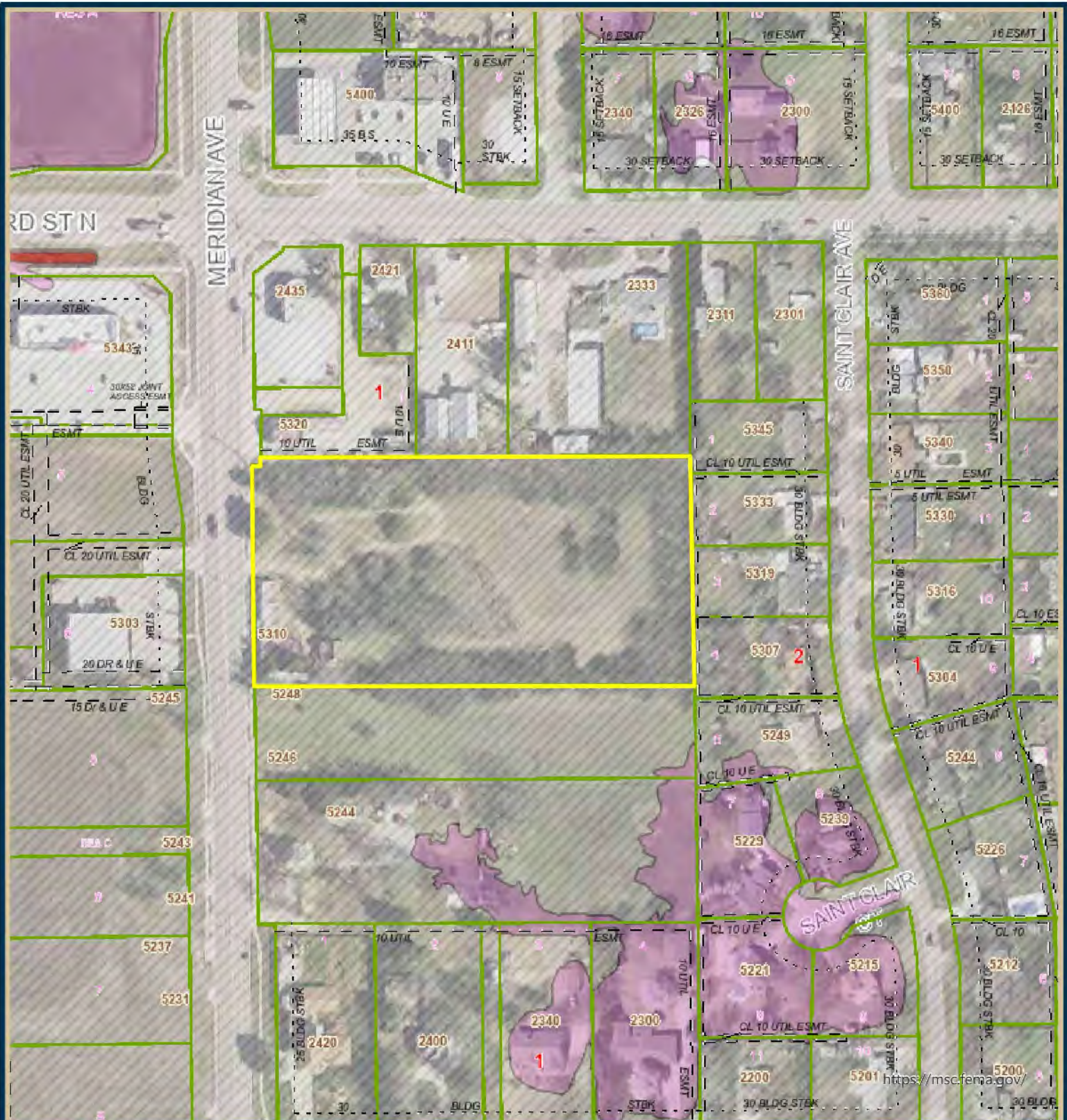
5310 N. Meridian - Aerial

Sedgwick County, Kansas



1:2,257





Geographic Information Services
Sedgwick County...
working for you

Date: 2/24/2025

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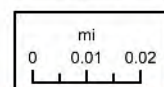
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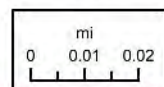
5310 N. Meridian - Flood

Sedgwick County, Kansas

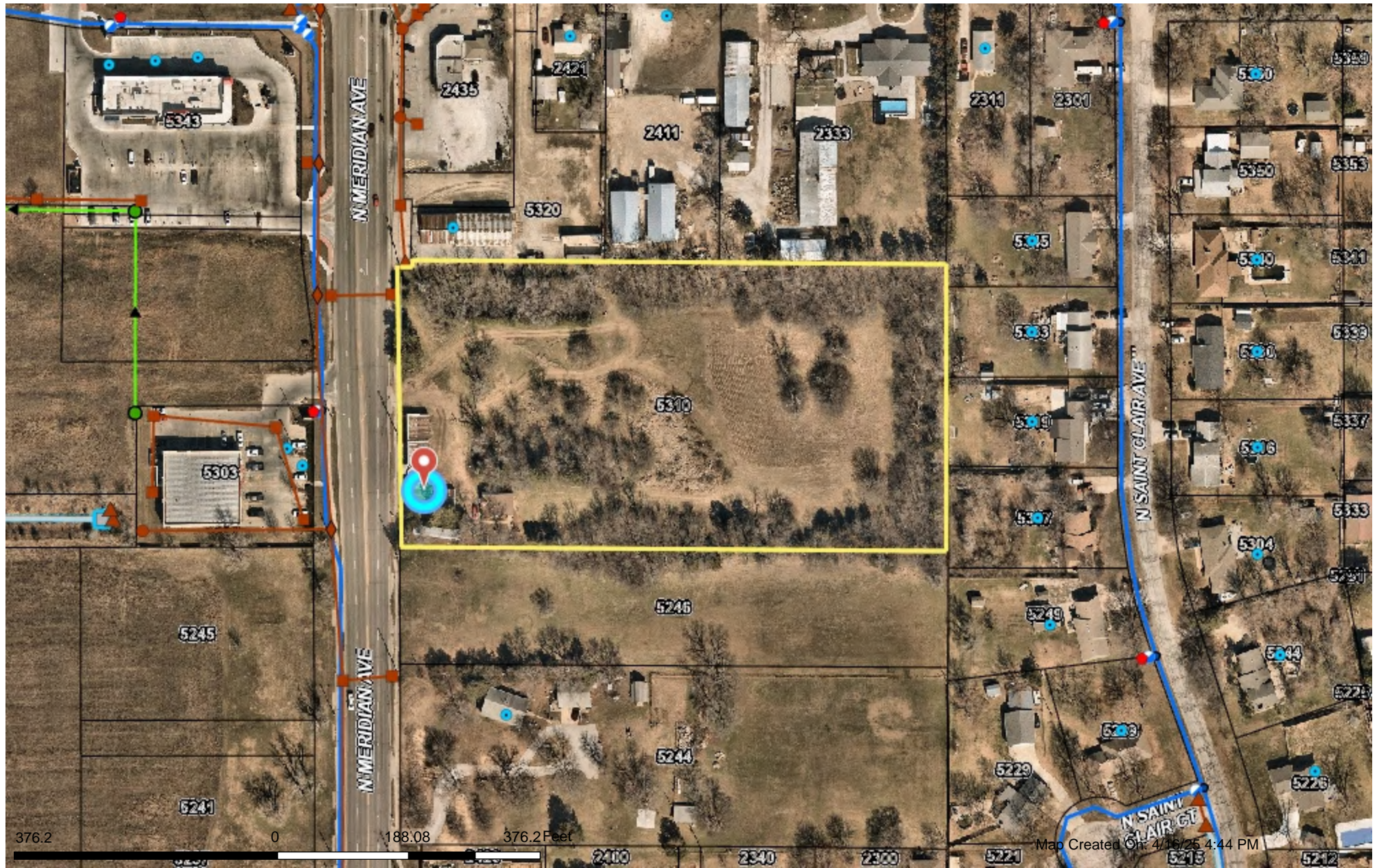


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5310 N Meridian., Wichita KS, 67204 - Utilities



This information is not an official record, and cannot be used as such. The user should rely only upon official records available from the custodian of records in the appropriate City and/or County department. Some data provided here and used for the preparation of these maps has been obtained from public records not created or maintained by the City of Wichita.

1:2,257

