

SALES COVER SHEET

COV Recorded Date: 10/24/2024 Qref ID: R19207 PID: 946506 MKT Area: 8

COV #: 324336 DEED TYPE: Warranty Deed - 1 NBHD: 510

CLASS: Agricultural Use LBCS: Farming / ranch land (no improvements) SPLIT: MULTI:

BOOK: 2024R PAGE: 12934 SALE TYPE: Land Only - 1

SALE DATE: 09/19/2024 SALE PRICE: \$545,000 APPRAISED VALUE: \$22130

APPR/SP RATIO: 4.06 COST RATIO: EXCLUDE FROM SALES RATIO:

BUYER: GREAT WESTERN MANUFACTURING INC **VERIFIED BY**

SELLER: TINER, GUY B BUYER [] SELLER [] AGENT []

SITUS: 11010 HOLLINGSWORTH RD LISTING [] FSBO [] SVQ []

Kansas City KS 66109 BUYERS LTR [] GREEN CARD []

COMMENT:

VALIDITY: T SOURCE: IF 7, EXPLAIN:

DAYS ON MARKET:

NEEDS SALES CALL: YES NO

CALLS CALL DATE CALL TIME CONTACT NAME/TYPE STATUS

1 Insp Date/Apr:

2 DE Date/Apr:

3 Reviewer:

Contact Name: _____ KUPN: 105-035-15-0-40-01-002.00-0

Appraiser: _____ Sale Price: 545,000 Date: _____

Sale Price Confirmation

What was the asking price? _____ What was the final sales price? _____ Notes: _____

Did the seller assist with any of the closing cost? _____ If yes, amount? _____

Was personal property included in the sales price? _____ If yes, are these items specified in the purchase agreement? _____

(Ex: Lawn Mowers, Farm Equipment, furniture, etc.)

If yes, what was the dollar amount of the items included? _____

Marketing

How was the sale price determined? _____

(Ex: comparable sales in area, previous county appraisal, fee appraisal, payoff of mortgage balance, etc.)

How was the property exposed? _____ Was there any relationship between the parties of the sale? _____

(RE Agent, For Sale by Owner, word-of-mouth, newspaper ad, seller approached by buyer, buyer approached seller, auction company, or website, etc.)

Was this a foreclosure or a short sale? _____ How long was the property on the market? _____

Was a fee appraisal completed on the property? _____ If yes, what was the concluded value of the property? _____

Was the property occupied at the time of the sale? _____ Will the property be used as a rental? _____ Is the property currently rented? _____

If yes, what is the proposed monthly rent? _____ Does the rent amount include any utilities? _____

Property Characteristics

Were any changes made to the property after January 1st of this year but prior to this sale? _____

If yes, when were those changes completed? _____

Have any changes been made to the property within the past two years that you are aware of? _____

Was the property in need of work at the time of the sale? _____

Have any changes been made to the property since the sale date? _____

What condition was the property in at the time of the sale? _____

Roof issues? _____ Foundation issues? _____ Water issues? _____ Mechanical issues? _____ Bedrooms? _____ Total Rooms? _____

Full Bathrooms? _____ Half Bathrooms? _____ Basement Finished? _____ If yes, approx. square footage? _____

2nd Floor Living Area? _____ Is there any unfinished area upstairs? _____ Are there permanent stairs that lead upstairs? _____

Heating and Cooling Type? _____ Fireplaces? _____ Extra Vanities/Spa Tubs/Sinks? _____ Garages? _____

Are there any outbuildings on the property and what condition are they in? _____

Is there anything that you feel that the County should know that would affect the value of this property? _____

WYCAMA2 Property Record Card

Parcel ID: 105-035-15-0-40-01-002.00-0

Quick Ref: R19207

Tax Year: 2025

Run Date: 10/31/2024 1:00:32 PM

OWNER NAME AND MAILING ADDRESS

TINER, GUY B
 GREAT WESTERN MANUFACTURING INC
 PO BOX 372
 BONNER SPRINGS, KS 66012

PROPERTY SITUS ADDRESS

11010 HOLLINGSWORTH RD
 Kansas City, KS 66109

LAND BASED CLASSIFICATION SYSTEM

Function: 9010 Farming / ranch **Sfx:**
Activity: 8100 Farming, blowing, tilling, harv
Ownership: 1100 Private-fee simple
Site: 3100 Dev Site - crops, arazing etc

GENERAL PROPERTY INFORMATION

Prop Class: A Agricultural Use - A
Living Units:
Zoning: AG
Neighborhood: 510 510
Economic Adj. Factor:
Map / Routing: 946506 / 46502
Tax Unit Group: 060-Kansas City - 060



Image Date: 11/02/2023

PROPERTY FACTORS

Topography: Above Street - 2, Rolling - 4
Utilities: Public Water - 3, Septic - 6, Gas - 7
Access: Paved Road - 1
Fronting: Residential Street - 4
Location: Neighborhood or Spot - 6
Parking Type: On Street - 2
Parking Quantity: Minimum - 1
Parking Proximity: Adjacent - 2
Parking Covered:
Parking Uncovered:

TRACT DESCRIPTION

9465, S15, T10, R23, ACRES 39.27, SW1/4 SE1/4
 LS S 30FT CONTG 39.08AC M/L

MISCELLANEOUS IMPROVEMENT VALUES

Value Reason Code

NEW CONSTRUCTION

Value Reason Code

MARKET LAND INFORMATION

Method	Type	AC/SF	Eff	FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	Value Est
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Total Market Land Value 0

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
10/23/2023	9:58 AM	0	Ag	RJD		
12/09/2022	10:55 AM	HR	Ag	RJD		
01/04/2019	1:42 PM	15	DTRvw	RJD		

SALES INFORMATION

Date	Type	Sale Amount	Src	Validity	Inst Type	COV
09/19/2024	1	545,000	T		Warrantv Deed - 1	324336
08/01/2000	1	202,000	8	1		235045

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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RECENT APPEAL HISTORY

Tax Year	Hearing Date	Appeal Level	Case Number	Status	Final Action	Results Code	Hearing Value
2008	PUPinf1		PUP-110124-1	C			0
2008	INF		INF-110126-2	C	N	NC	0

2025 APPRAISED VALUE

Cls	Land	Building	Total
A	22.130		22.130
Total	22.130	0	22.130

2024 APPRAISED VALUE

Cls	Land	Building	Total
A	22.130		22.130
Total	22.130	0	22.130

PARCEL COMMENTS

GenFlag: West of I-635, PIPER-SPEEDWAY REGION, COMMISSION DISTRICT 5; **Prop-NC:** SI; **Prop-Com:** SI- 8/00 INCL 949902; **App-Com:** PUP-110124-1989-TOTVC: 106300,, INF-110126-2001-TOTVC: 8400

WYCAMA2 Property Record Card

Parcel ID: 105-035-15-0-40-01-002.00-0

Quick Ref: R19207

Tax Year: 2025

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AGRICULTURAL LAND										COMMENTS		IMPROVEMENT COST SUMMARY		
Ag Type	Ag Acres	Soil Unit	Irr Type	Well Depth	Acre Feet	Acre F/Ac	Adj Code	Govt Prog	Base Rate	Adj Rate	Ag Value	AgCom: 2024 AR RJD	Other Improvement RCN:	Value
DR	0.30	7051			0.00	0.00			612	612	180		0	0
DR	2.80	7285			0.00	0.00			937	937	2,620		100	100
DR	3.80	7542			0.00	0.00			918	918	3,490			
DR	17.70	7955			0.00	0.00			746	746	13,200			
NG	5.40	7051			0.00	0.00			209	209	1,130			
NG	4.30	7850			0.00	0.00			209	209	900			
NG	5.20	7955			0.00	0.00			118	118	610			
AG LAND SUMMARY														
Dry Land Acres:												24.60		
Irrigated Acres:												0.00		
Native Grass Acres:												14.90		
Tame Grass Acres:												0.00		
Total Ag Acres:												39.50		
Total Ag Use Value:												22,130		
Total Ag Mkt Value:												422,650		

ONLY FOR USE IN COUNTIES APPROVED TO ACCEPT ONE-PART FORMS (See website information below)
 2024R-12631 KANSAS REAL ESTATE SALES VALIDATION QUESTIONNAIRE

FOR COUNTY USE ONLY:		# SVQ-324265								
DEED BOOK	PAGE	RECORDED 10/17/2024	CO. NO.	MAP	SEC	SHEET	QTR.	BLOCK	PARCEL	OWN
RECORDING DATE	TYPE OF INSTRUMENT		SPLIT		MO		YR		TY	
	CR RA DE		MULTI						AMOUNT S V	

SELLER (Grantor) NAME Kurt & Kimberly Cook BUYER (Grantee) NAME John & Debbie Christopher
 MAILING 12520 Donahoe Rd. MAILING 12510 Donahoe Rd.
 CITY/ST/ZIP Kansas City, KS CITY/ST/ZIP Kansas City, KS 66109
 PHONE NO. 913, 288-2838 PHONE NO. (402) 905-0241
 email (optional) _____ email (optional) _____

IF AN AGENT SIGNS THIS FORM, BOTH BUYER AND SELLER TELEPHONE NUMBERS MUST BE ENTERED.

BRIEF LEGAL DESCRIPTION
See Attached exhibit "A"

Property / Situs Address: 12510 Donahoe Rd.
 Name and Mailing Address for Tax Statements
American Mortgage Bank
3401 NW 13rd St
Oklahoma City, OK 73116

1. Check any special factors that apply:

Sale between immediate family members:
 Specify the relationship _____

Sale involved corporate affiliates or related entities
 Auction sale (absolute auction Yes No)
 Short sale (amount of lien(s) exceeds sale proceeds)
 Transfer in lieu of foreclosure or repossession
 Sale involved a build-to-suit or leaseback arrangement
 Sale by judicial order (by a guardian, executor, conservator, administrator, or trustee of an estate)
 Sale involved a government agency or public utility
 Buyer (new owner) is a religious, charitable, or benevolent organization, school or educational association
 Buyer (new owner) is a financial institution, insurance company, pension fund, or mortgage corporation
 Sale of only a partial interest in the real estate
 Sale involved a trade or exchange of properties
 None of the above

6. Were any changes made to the property since January 1st?
 Yes No
 Demolition New construction Remodeling Additions
 Date completed _____ Amount \$ _____

7. Were any delinquent property taxes paid by the buyer? Amt. \$ _____
 Yes AND the amount was included in the total sale price
 Yes but the amount was not included in the total sale price
 No delinquent property taxes were included in the sale

8. Method of financing (check all that apply):
 New loan(s) from a financial institution IRS 1031 Exchange
 Seller financing Assumption of an existing loan(s)
 All cash Trade of property Not applicable

9. Was the property offered to other potential buyers?
 Yes: Advertised (listed, Internet, yard sign, word-of-mouth, etc.)
 No: Private purchase (not offered on the open market)

10. Does the buyer hold title to any adjoining property?
 Yes No

11. Are there any additional facts that would cause this sale to be a distressed, forced, or non-arm's length exchange?
 Yes No If yes, please describe _____

K.S.A. 79-1437g. Same; penalty for violations. Any person who shall falsify the value of real estate transferred shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined not more than \$500.

2. Check use of property at the time of sale:

Single family residence Agricultural land
 Farm/Ranch with residence Mineral rights included?
 Condominium unit Yes No
 Vacant land Apartment building
 Other: (Specify) _____ Commercial/Industrial bldg.

3. Was the property rented or leased at the time of sale?
 Yes (number of years remaining on lease _____)
 Tenant is buyer No

4. Did the sale price include an operating business?
 Yes (estimated value \$ _____) No

5. Was any personal property included in the sale price (such as furniture, equipment, inventory, machinery, crops, etc.)?
 Yes No If yes, please describe _____

Estimated value of all personal property items included in the sale price \$ _____
 If Mobile Home: Year _____ Model _____

12. TOTAL SALE PRICE \$ 105,000
 DEED DATE 9/30/24

13. I have read the instructions for completing this form and certify that the above information is true and accurate.

Print name Megan Haggert

Signature [Signature]

Grantor (Seller) Grantee (Buyer)
 Agent Daytime phone number (817) 320-2192

Exhibit A

A portion of Lot 2, Cook Estates, a subdivision of land in the City of Kansas City, Wyandotte County, Kansas, prepared by Roger B. Dill PS 1408, on June 22nd, 2023, as follows:

Commencing at the Southwest corner of Lot 1 said Cook Estates; thence North $88^{\circ}24'06''$ East, along the South line of said Lot 1, a distance of 300.00 feet to a point on the South line of said Lot 2, also known to be the point of beginning of herein described tract; thence North $01^{\circ}57'27''$ West, a distance of 410.00 feet to a point of the North line of said Lot 2; thence North $88^{\circ}24'06''$ East, along said North line, a distance of 200.00 feet to a point of the Northeast corner of said Lot 2; thence South $01^{\circ}57'27''$ East, along the East line of said Lot 2, a distance of 410.00 feet to a point of the Southeast corner of said Lot 2; thence South $88^{\circ}24'06''$ West, along said South line, a distance of 200.00 feet to the point of beginning.

County tax rolls shows the property address as: 12510 Donahoo Road, Kansas City, KS 66109.