

Property Taxes and Appraisals

216 E MULVANE ST MULVANE

Property Description

Legal Description	LOTS 1-2 BLOCK 35 CITY OF MULVANE
Owner	RHYNARD CHARLOTTE E
Mailing Address	216 E MULVANE MULVANE KS 67110-1619
Geo Code	RO MU00078
PIN	00306774
AIN	239320330700600
Tax Unit	6401 215 MULVANE U-263-MLCD ROMU
Land Use	1101 Single family detached dwelling
Market Land Square Feet	10,423
Total Acres	.24
2017 Appraisal	\$97,100
2017 Assessment	\$11,167

Residential Structure Characteristics

Year Built	1920
Bedrooms	3
Living Sq. Ft.	2,188
Full Baths	1
Half Baths	1
Architectural Style	Old Style
Basement Sq. Ft.	
Finished Basement Sq. Ft.	
Basement Type	Crawl - 2
Condition	AVERAGE
More Details	View the Property Record Card for full property details

Wanda Rhynard
8-25-17

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2017	Residential	\$16,700	\$80,400	\$97,100	+4%
2016	Residential	\$16,700	\$76,700	\$93,400	
2015	Residential	\$16,700	\$76,700	\$93,400	
2014	Residential	\$17,000	\$76,400	\$93,400	+2%
2013	Residential	\$17,000	\$74,900	\$91,900	

Year	Class	Land	Improvements	Total	Change
2012	Residential	\$17,000	\$74,900	\$91,900	-3%
2011	Residential	\$17,000	\$77,700	\$94,700	
2010	Residential	\$17,000	\$77,700	\$94,700	
2009	Residential	\$17,000	\$77,700	\$94,700	
2008	Residential	\$17,000	\$77,700	\$94,700	

Assessment Values

Year	Class	Land	Improvements	Total	Change
2017	Residential	\$1,921	\$9,246	\$11,167	+4%
2016	Residential	\$1,921	\$8,821	\$10,742	
2015	Residential	\$1,921	\$8,821	\$10,742	+0%
2014	Residential	\$1,955	\$8,786	\$10,741	+2%
2013	Residential	\$1,955	\$8,614	\$10,569	
2012	Residential	\$1,955	\$8,614	\$10,569	-3%
2011	Residential	\$1,955	\$8,936	\$10,891	
2010	Residential	\$1,955	\$8,936	\$10,891	
2009	Residential	\$1,955	\$8,936	\$10,891	
2008	Residential	\$1,955	\$8,936	\$10,891	

2016 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$4.88
Totals:		\$0.00	\$0.00	\$4.88

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2016	139.588000	\$1,453.46	\$4.88	\$0.00	\$0.00	\$1,458.34	\$1,458.34	\$0.00
2015	138.917000	\$1,446.24	\$4.88	\$2.42	\$0.00	\$1,453.54	\$1,453.54	\$0.00
2014	135.755161	\$1,412.18	\$6.48	\$0.00	\$0.00	\$1,418.66	\$1,418.66	\$0.00
2013	129.179435	\$1,319.31	\$6.48	\$0.00	\$0.00	\$1,325.79	\$1,325.79	\$0.00
2012	131.800954	\$1,346.99	\$5.70	\$0.00	\$0.00	\$1,352.69	\$1,352.69	\$0.00
2011	141.995258	\$1,500.52	\$5.70	\$0.00	\$0.00	\$1,506.22	\$1,506.22	\$0.00
2010	142.014868	\$1,500.73	\$5.70	\$0.00	\$0.00	\$1,506.43	\$1,506.43	\$0.00
2009	141.786000	\$1,498.19	\$4.04	\$0.00	\$0.00	\$1,502.23	\$1,502.23	\$0.00
2008	143.395000	\$1,515.71	\$4.04	\$0.00	\$0.00	\$1,519.75	\$1,519.75	\$0.00
2007	138.760000	\$1,379.07	\$3.65	\$0.00	\$0.00	\$1,382.72	\$1,382.72	\$0.00

W. L. [Signature]
8-25-17

Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	29.393000
0514 CITY OF MULVANE	44.247000
0606 USD 263	25.373000
0606 USD 263 SG	20.000000
0711 USD 263 BOND	11.829000
0806 USD 263 REC COMM	5.754000
0906 MULVANE-LITTLETON CEMETERY	1.492000

Total: 139.588000

Dennis J. Dwyer 825-17

Property Address: 216 E Mulvane Mulvane, KS 67110

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

Certification of Accuracy

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

<u>[Signature]</u> Seller	<u>8-25-17</u> Date	_____	_____
_____	_____	_____	_____
<u>[Signature]</u> Agent	<u>8/25/17</u> Date	_____	_____

Mold Disclosure

(Buyer and Seller)

Printed Name(s) of Seller(s): Charlotte Rhynard Trust

Printed Name(s) of Buyer(s): _____

Property Address: 216 E moluone, moluone KS 67110

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

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

Buyer Date

[Signature] 8-25-17
Seller Date
Adm

Buyer Date

Seller Date

