

Exhibit "A"



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Ashton M Tidemann 02/13/25

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Bradley Tidemann 02/13/25

Exhibit "B"

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Property Taxes | Sedgewick County, Kansas



1620 N VERANDA ST WICHITA

Property Description

Legal Description	LOT 1 BLOCK 2 WATERFRONT RESIDENTIAL ADD
Owner	TIDEMANN BRADLEY J & ASHTON M
Mailing Address	1620 N VERANDA ST WICHITA KS 67206-6805
Geo Code	C 63718
PIN	00591335
AIN	112090420200300
Tax Unit	6702 001 WICHITA U-259
Land Use	1101 Single family detached dwelling
Market Land Square Feet	37,557
2024 Total Acres	.86
2024 Appraisal	\$1,705,800
2024 Assessment	\$196,167

Assessment Values

Year	Class	Land	Improvements	Total	Change
2024	Residential	\$22,402	\$173,765	\$196,167	+14%

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Residential Structure Characteristics

Year Built	2009
Bedrooms	5
Living Sq. Ft.	2,999
Full Baths	5
Half Baths	2
Architectural Style	Walkout Ranch
Basement Sq. Ft.	4,766
Finished Basement Sq. Ft.	3,155

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Basement Type	Walkout - 5
Condition	AVERAGE +
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	\$194,800	\$1,511,000	\$1,705,800	+14%
2023	Residential	\$194,800	\$1,301,220	\$1,496,020	
2022	Residential	\$183,800	\$1,312,220	\$1,496,020	+2%
2021	Residential	\$115,200	\$1,347,800	\$1,463,000	+2%
2020	Residential	\$115,200	\$1,325,050	\$1,440,250	+16%
2019	Residential	\$115,200	\$1,126,400	\$1,241,600	+14%
2018	Residential	\$164,600	\$923,300	\$1,087,900	
2017	Residential	\$165,800	\$922,100	\$1,087,900	+4%
2016	Residential	\$165,800	\$880,290	\$1,046,090	
2015	Residential	\$165,800	\$880,290	\$1,046,090	
2023	Residential	\$22,402	\$149,640	\$172,042	
2022	Residential	\$21,137	\$150,905	\$172,042	+2%
2021	Residential	\$13,248	\$154,997	\$168,245	+2%
2020	Residential	\$13,248	\$152,381	\$165,629	+16%

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2019 Residential \$13,248 \$129,536 \$142,784 +14% 2018 Residential \$18,929 \$106,180 \$125,109

2017 Residential \$19,067 \$106,042 \$125,109 +4% 2016 Residential \$19,067 \$101,233 \$120,300

2015 Residential \$19,067 \$101,233 \$120,300

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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
6721 A	SPEC CITY OF WICHITA FRONT STREET PAVING -- VERANDA, GREENWICH OFFICE PARK 48640	\$243.34	\$7.29	\$250.63
67281A	SPEC CITY OF WICHITA STORM SEWER -- SWD #334, WATERFRONT RESIDENTIAL 48488	\$155.17	\$5.12	\$160.29
67282A	SPEC CITY OF WICHITA STORM SEWER -- SWD #335, WATERFRONT RESIDENTIAL 48489	\$64.17	\$2.12	\$66.29
67283A	SPEC CITY OF WICHITA STORM SEWER -- SWS #638, WATERFRONT RESIDENTIAL 48685	\$939.79	\$28.13	\$967.92
67284A	SPEC CITY OF WICHITA STORM SEWER -- SWD #342, WATERFRONT RESIDENTIAL 48686	\$120.21	\$3.60	\$123.81
CITY OF WICHITA	SWD #658, WATERFRONT RESIDENTIAL ADDITION 49147	\$432.49	\$30.81	\$463.30
Totals:		\$1,955.17	\$77.07	\$2,032.24

2025 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
CITY OF WICHITA	SWD #658, WATERFRONT RESIDENTIAL ADDITION 49147	\$442.52	\$20.78	\$463.30
Totals:		\$442.52	\$20.78	\$463.30

2025 Through Payout Special Assessments

Project	Description	Begin Yr.	End Yr.	Principal	Interest	Total
Totals:				\$895.28	\$31.29	\$926.57

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Account Number	Description	Year 1	Year 2	Year 1 Amount	Year 2 Amount	Year 1 Total	Year 2 Total
14038A	COUNTY BOND AND INTEREST SEWER IMPROVEMENTS -- A1722 SEWER IMPROVEMENTS	2008	2009	\$0.00	\$0.00	\$0.00	\$0.00
6721 A	FRONT STREET PAVING -- VERANDA, GREENWICH OFFICE PARK 48640	2010	2024	\$0.00	\$0.00	\$0.00	\$0.00
6724 A	OTHER PAVING -- 13TH ST N LEFT TURN LANE, WATER 48295	2009	2023	\$0.00	\$0.00	\$0.00	\$0.00
6727 A	LATERAL SEWER -- LAT. 5, MAIN 10, FOUR MILE CREEK 47407	2007	2021	\$0.00	\$0.00	\$0.00	\$0.00
67271A	LATERAL SEWER -- LAT 54, MAIN 24, WAR INDUSTRIES 48251	2009	2023	\$0.00	\$0.00	\$0.00	\$0.00
6728 A	STORM SEWER -- SWS #635, WATERFRONT RESIDENTIA 48266	2009	2023	\$0.00	\$0.00	\$0.00	\$0.00
67281A	STORM SEWER -- SWD #334, WATERFRONT RESIDENTIA 48488	2010	2024	\$0.00	\$0.00	\$0.00	\$0.00
67282A	STORM SEWER -- SWD #335, WATERFRONT RESIDENTIA 48489	2010	2024	\$0.00	\$0.00	\$0.00	\$0.00
67283A	STORM SEWER -- SWS #630, WATERFRONT RESIDENTIA 48685	2010	2024	\$0.00	\$0.00	\$0.00	\$0.00
67284A	STORM SEWER -- SWD #342, WATERFRONT RESIDENTIA 48686	2010	2024	\$0.00	\$0.00	\$0.00	\$0.00
6729 A	WATER -- WDS/WATERFRONT 6TH, WATERFRONT 48230	2009	2023	\$0.00	\$0.00	\$0.00	\$0.00
67291A	WATER -- WDS/WATERFRONT RESIDENTIAL ADD 48228	2009	2023	\$0.00	\$0.00	\$0.00	\$0.00
CITY OF WICHITA	SWD #658, WATERFRONT RESIDENTIAL ADDITION 49147	2012	2026	\$895.28	\$31.29	\$926.57	\$926.57
Totals:				\$895.28	\$31.29	\$926.57	\$926.57

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2024	114.404000	\$22,269.79	\$2,037.24	\$0.00	\$0.00	\$24,307.03	\$0.00	\$24,307.03
2023	115.185000	\$19,719.95	\$2,818.11	\$1,713.24	\$16.00	\$24,267.30	\$12,123.01	\$12,144.29
2022	115.114000	\$19,712.44	\$2,817.82	\$709.75	\$16.00	\$23,256.01	\$23,256.01	\$0.00
2021	116.142000	\$19,494.31	\$2,831.71	\$83.72	\$0.00	\$22,409.74	\$22,409.74	\$0.00
2020	116.599000	\$19,266.14	\$2,831.62	\$0.00	\$0.00	\$22,097.76	\$22,097.76	\$0.00
2019	116.788000	\$16,629.46	\$2,831.62	\$0.00	\$0.00	\$19,461.08	\$19,461.08	\$0.00
2018	117.213000	\$14,618.41	\$2,829.70	\$0.00	\$0.00	\$17,448.11	\$17,448.11	\$0.00
2017	117.293000	\$14,628.40	\$2,829.70	\$0.00	\$0.00	\$17,458.10	\$17,458.10	\$0.00
2016	117.201000	\$14,053.28	\$2,828.70	\$0.00	\$0.00	\$16,881.98	\$16,881.98	\$0.00
2015	119.847000	\$14,371.59	\$2,828.70	\$0.00	\$0.00	\$17,200.29	\$17,200.29	\$0.00

Tax Authorities

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<https://scc.sedgwickcounty.org/propertytax/realpropertyprint.aspx?pin=00091335>

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Tax Authority	Tax Rate
0101 STATE	1.500000
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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 *Ashton M Tidemann* 02/13/25


 *Bradley Tidemann* 02/13/25

Exhibit "D"



GROUNDWATER / ENVIRONMENTAL ADDENDUM

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

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

5 The parties are proposing the sale and purchase of certain property, commonly known as:
6 1620 N. Veranda St., Wichita, KS

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

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

9 (a) Presence of groundwater contamination or other environmental concerns (initial one):
10 BT JWT Seller has no knowledge of groundwater contamination or other environmental concerns;
11 or
12 _____ Known groundwater contamination or other environmental concerns are:
13
14

15 (b) Records and reports in possession of Seller (initial one):
16 BT JWT Seller has no reports or records pertaining to groundwater contamination or other
17 environmental concerns; or
18 _____ Seller has provided the Buyer with all available records and reports pertaining to
19 groundwater contamination or other environmental concerns (list document below):
20
21

22 BUYER'S ACKNOWLEDGMENT (please complete c below)

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

24 CERTIFICATION

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

28	<u>Ashton M Tidemann</u>	<u>02/13/25</u>	_____	_____
29	<small>Seller</small>	Date	Buyer	Date
30	<u>Bradley Tidemann</u>	<u>02/13/25</u>	_____	_____
31	<small>Seller</small>	Date	Buyer	Date

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**Company/Franchise Disclosure
Addendum and Waiver**

(To be used as an attachment to all agency contracts and sales contracts)

ReeceNichols South Central Kansas ("BROKER") is an

independently owned and operated real estate brokerage and member of ReeceNichols Alliance, Inc.

BROKER is a franchisee and pursuant to the terms of its license agreement, ReeceNichols Alliance, Inc. and ReeceNichols Realtors, Inc. have no legal liability for the conduct and actions of BROKER. BROKER is authorized to use licensor's trade name and insignias.

Jury Waiver & Class Action Waiver. THE PARTIES WILL HAVE ALL THE RIGHTS AND BENEFITS OF ARBITRATION, BUT THEY ARE HEREBY GIVING UP THEIR RIGHTS TO RESOLVE THEIR CLAIMS IN A COURT OR JURY TRIAL. The parties submit their own, individual Claims for resolution in the arbitration. The parties hereby waive the following rights: (a) the right to represent the interests of any other person or join or consolidate any Claims by or against third parties; (b) the right to bring, join, or maintain any Claims (in arbitration or otherwise) where the party or another person seeks to act (i) as a representative or member of a class, collective, or mass action, (ii) in the general-public interest, or (iii) in any private-attorney-general capacity; and (c) the right to participate in a class-action lawsuit or class-wide arbitration; and (d) the right to participate as a representative or member in a class arbitration or any consolidation of individual arbitrations (collectively, the "Class Action Waivers"). The Class Action Waivers will control and supersede any contrary agreements, statements, or rules in the AAA Rules or other arbitration provider's rules. If any part of a section, other than the Class Action Waiver, is determined to be invalid or unenforceable, then the remaining parts will remain fully enforceable. If any part of the Class Action Waiver is determined to be unenforceable against a party or another person, then the party or the other person will have the unilateral right to determine whether to proceed in arbitration the Claims be brought in a court with jurisdiction over the Claims, on the condition that a determination that the Class Action Waivers are unenforceable will be subject to appeal.

CAREFULLY READ THE TERMS OF THIS FRANCHISE DISCLOSURE/WAIVER/ADDENDUM BEFORE SIGNING. WHEN SIGNED, THIS ADDENDUM BECOMES A PART OF LEGALLY BINDING AGENCY CONTRACTS AND SALES CONTRACTS.

Sign Where Applicable

<i>Ashton M Tidemann</i>	02/13/25	_____	_____
SELLER	Date	BUYER	Date
<i>Bradley Tidemann</i>	02/13/25	_____	_____
SELLER	Date	BUYER	Date

Approved for ReeceNichols Alliance members use in Kansas and Missouri. Feb 2017.