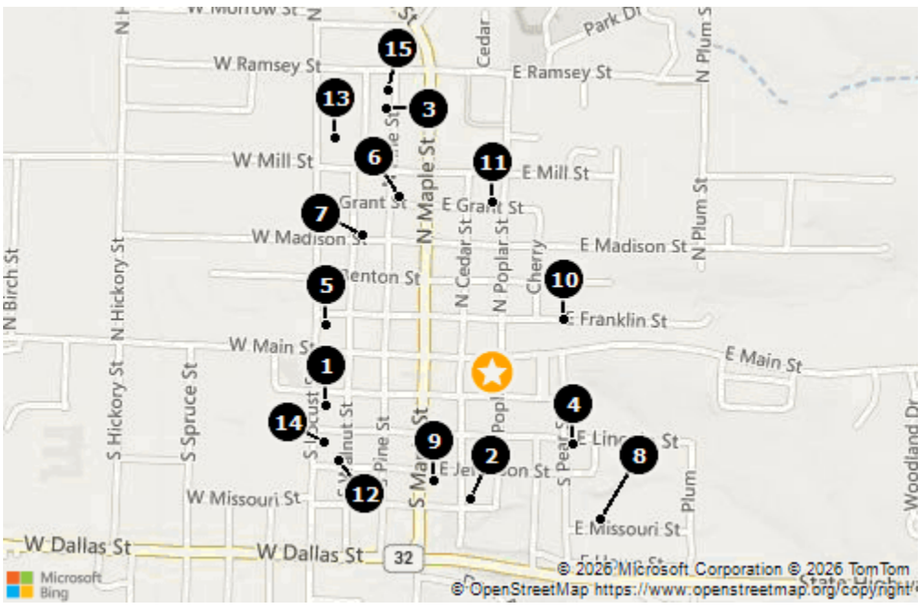
ICE SiteX Report

OrderID: 97784791

SiteX Property Information Report



Subject Property Location

105 S POPLAR ST, BUFFALO, MO 65622-9491

County:	**DALLAS MO**	Census Tract:	290594802.002023
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	09-7.0-26-103-001-001.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$146,000**	FSD:	32	Common Confidence Score:	21
Value Range:	$99,280 - $192,720	ICE Confidence Score:	68		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$5,400	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$43,400	Total Taxable Value:	$413
Total Assessed Value:	$9,280	Total Assessor Market Value:	$48,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1-6 District: 9 Sec/Twnship/Range: SEC 26 TWN 34N RNG 20W
Abbreviated Description: LOT 1 & N 25' LOT 6 ORIGINAL SURVEY; LOT SIZE: 66' X 124'

Property Characteristics

Lot Size:	8,184 SF	Bedrooms:		Pool:	
Building Area:	1083 SF	Baths:	1	Fireplace:	
Year Built:	1950	Partial Baths:	1	Type Const:	Block
Number of Buildings:	2	Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/20/2026	Sales Price:	$125,335
Document #:	202601217 BK-PG 2022-1345	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/11/2022	Sales Price:	N/A
Document #:	202201344 BK-PG 2022 -1344	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/06/2022		
Document Type:			

Legal Description:
Lot: 1&6 Block: 8 Subdivision: ORIGINAL SURVEY OF THE TOWN OF BUFFALO Sec/Twnship/Range: W2NE4 S26T34R20
Abbreviated Description: PORTION LOT6

Prior Transfer

Recording Date:	05/11/2022	Sales Price:	N/A
Document #:	BK-PG 2022 -1344	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1-6 District: 9 Sec/Twnship/Range: SEC 26 TWN 34N RNG 20W
Abbreviated Description: LOT 1 & N 25' LOT 6 ORIGINAL SURVEY; LOT SIZE: 66' X 124'

ICE SiteX Report

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Prior Transfer

Recording Date:	05/10/2022	Sales Price:	N/A
Document #:	202201321 BK-PG 359-468	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/05/2009	Sales Price:	N/A
Document #:	2009-1891 BK-PG 350-0059	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/17/2009	Sales Price:	N/A
Document #:	2009-1719 BK-PG 359 -0465	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/17/2009		
Document Type:			

Legal Description:
Lot: 1&6 Block: 8 Sec/Twnship/Range: W2NE4 S26T34R20
Abbreviated Description: 25FT N END LOT6
City/Muni/Twp: BUFFALO

Mortgage Record

Recording Date:	01/02/2008	Loan Amount:	N/A
Document #:	2008-0010 BK-PG 350-0059	Loan Type:	New Conventional
TD Due Date:	01/03/2011	Type Finance:	

Legal Description:
Lot: 1&6 Block: 8 Sec/Twnship/Range: W2NE4 S26T34R20
Abbreviated Description: 25FT N END LOT6
City/Muni/Twp: BUFFALO

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	9,120 SF	Median # of Baths	1
Median Living Area	1,176 SF	Median Year Built	1950
Price Range - 2 Yrs		Age Range	2 years to 126 years
Median Value		Median Age	76 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.22Mi.	**312 W COMMERCIAL ST** **BUFFALO, MO 65622-9406**	05/11/2026			1318	//1	1910	8,640 SF	
		APN: 09-7.0-26-103-006-002.000 Document #: 202601101 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Abbreviated Description: Lot:10 City/Muni/Twp:BUFFALO City/Muni/Twp: BUFFALO								
2	.16Mi.	**416 S CEDAR ST** **BUFFALO, MO 65622-5430**	05/04/2026			1107	//1	1930	19,404 SF	
		APN: 09-7.0-26-103-020-002.000 Document #: 202601078 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 15 Abbreviated Description: Lot:15 City/Muni/Twp:BUFFALO City/Muni/Twp: BUFFALO								
3	.36Mi.	**701 N PINE ST** **BUFFALO, MO 65622-9499**	04/09/2026			1120	//1	1970	6,300 SF	
		APN: 09-6.0-23-004-004-017.000 Document #: 202600818 Document Type: Price Code: Land Use: Single Family Residential Legal:								
4	.14Mi.	**500 E LINCOLN ST** **BUFFALO, MO 65622-5413**	03/09/2026			824	//1	1953	8,000 SF	
		APN: 09-7.0-26-001-014-002.000 Document #: 202600524 Document Type: Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BUFFALO City/Muni/Twp: BUFFALO								
5	.22Mi.	**118 N LOCUST ST** **BUFFALO, MO 65622-7514**	12/19/2025			1198	//1	1950	8,640 SF	
		APN: 09-7.0-26-102-025-002.000 Document #: 202503212 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Subdivision: OLD SURVEY Abbreviated Description: Lot:8 Subdivision:OLD SURVEY Abbreviated Description:NORTH80FT LOT8 City/Muni/Twp:BUFFALO City/Muni/Twp: BUFFALO								
6	.26Mi.	**115 W GRANT ST** **BUFFALO, MO 65622-9409**	12/11/2025			1908	//1	1970	13,068 SF	
		APN: 09-7.0-26-102-003-002.000 Document #: 202503127 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4&5 Block: 1 Subdivision: GAMMONS ADDITION Sec/Twnship/Range: NW4NE4 S26T34R20 Abbreviated Description: Lot:4&5 Block:1 Subdivision:GAMMONS ADDITION Sec/Twnship/Range:NW4NE4 S26T34R20 City/Muni/Twp:BUFFALO City/Muni/Twp: BUFFALO								
7	.24Mi.	**209 W MADISON ST** **BUFFALO, MO 65622-7462**	09/30/2025			1176	//1	1995	6,204 SF	
		APN: 09-7.0-26-102-007-002.010 Document #: 202502455 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 5 Subdivision: GAMMONS ADDITION Abbreviated Description: Lot:4 Block:5 Subdivision:GAMMONS ADDITION City/Muni/Twp:BUFFALO City/Muni/Twp: BUFFALO								
8	.23Mi.	**601 E MISSOURI ST** **BUFFALO, MO 65622-5420**	09/24/2025			1140	//1	1950	32,600 SF	
		APN: 09-7.0-26-001-015-006.010 Document #: 202502387 Document Type: Price Code: Land Use: Single Family Residential								

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	Legal:						
9	.16Mi.	**402 S MAPLE ST** **BUFFALO, MO 65622-5459**	08/20/2025	1176	//1	1910	9,120 SF
	APN: 09-7.0-26-103-019-002.000 Document #: 202502027 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 15 Abbreviated Description: Lot:15 Abbreviated Description:NORTH3 LOT15 City/Muni/Twp:BUFFALO City/Muni/Twp: BUFFALO						
10	.1Mi.	**409 E FRANKLIN ST** **BUFFALO, MO 65622-8500**	08/19/2025	1200	//1	2024	9,801 SF
	APN: 09-7.0-26-001-005-024.000 Document #: 202501995 Document Type: Price Code: Land Use: Single Family Residential Legal: Block: 7 Subdivision: WILKINSONS SECOND ADDITION Abbreviated Description: Block:7 Subdivision:WILKINSONS SECOND ADDITION City/Muni/Twp:BUFFALO City/Muni/Twp: BUFFALO						
11	.22Mi.	**505 N POPLAR ST** **BUFFALO, MO 65622-8714**	08/01/2025	1444	//1	1930	5,940 SF
	APN: 09-7.0-26-102-001-006.000 Document #: 202501844 Document Type: Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BUFFALO City/Muni/Twp: BUFFALO						
12	.23Mi.	**305 W JEFFERSON ST** **BUFFALO, MO 65622-5436**	07/23/2025	1222	//1	1920	11,280 SF
	APN: 09-7.0-26-103-015-004.000 Document #: 202501744 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 11 Abbreviated Description: Lot:11 City/Muni/Twp:BUFFALO City/Muni/Twp: BUFFALO						
13	.36Mi.	**622 N LOCUST ST** **BUFFALO, MO 65622-7519**	07/17/2025	1045	//1	1900	26,136 SF
	APN: 09-6.0-23-004-004-027.000 Document #: 202501693 Document Type: Price Code: Land Use: Single Family Residential Legal: Sec/Twnship/Range: SW4 S23T34R20 Abbreviated Description: Sec/Twnship/Range:SW4 S23T34R20						
14	.23Mi.	**306 S LOCUST ST** **BUFFALO, MO 65622-9476**	07/11/2025	984	//1	1940	9,306 SF
	APN: 09-7.0-26-103-015-002.000 Document #: 202501638 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 11 Subdivision: OLD SURVEY Abbreviated Description: Lot:11 Subdivision:OLD SURVEY Abbreviated Description:NORTH2 LOT11 City/Muni/Twp:BUFFALO City/Muni/Twp: BUFFALO						
15	.38Mi.	**715 N PINE ST** **BUFFALO, MO 65622-9499**	07/08/2025	960	//1	1997	4,950 SF
	APN: 09-6.0-23-004-004-012.000 Document #: 202501606 Document Type: Price Code: Land Use: Single Family Residential Legal:						

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

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Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**105 S POPLAR ST**	**05/11/2022**	$48,800	$9,280	1,083	//1	1950	8,184 SF	
.02Mi.	**104 S POPLAR ST**	**10/05/1995**	$44,800	$8,510	1,176	//1	1970	4,320 SF	
.03Mi.	**301 E COMMERCIAL ST**	**09/20/2023**	$47,300	$8,990	660		1983	7,260 SF	
.04Mi.	**308 E MAIN ST**	**12/23/2019**	$16,500	$3,130	1,092	//1	1950	3,300 SF	
.05Mi.	**315 E COMMERCIAL ST**	**06/18/2025**	$19,900	$3,780	1,026	//1	1950	7,260 SF	
.06Mi.	**103 S CHERRY ST**	**06/18/2025**	$1,600	$300				1,980 SF	
.06Mi.	**E OF 314 E MAIN ST**	**06/18/2025**	$1,600	$300				2,079 SF	
.06Mi.	**111 S CHERRY ST**	**06/18/2025**	$1,700	$320				1,815 SF	
.06Mi.	**118 N POPLAR ST**	**03/08/2017**	$37,300	$7,080	920	//1	1900	8,811 SF	
.06Mi.	**113 S CHERRY ST**	**06/18/2025**	$1,600	$300				1,980 SF	
.06Mi.	**315 E MAIN ST**	**09/21/2022**	$62,800	$11,930	1,167	//1	1910		
.07Mi.	**& 112 S CHERRY ST**	**06/18/2025**	$10,200	$1,940					
.09Mi.	**317 E FRANKLIN ST**	**10/18/2006**	$22,900	$4,350	1,094	//1	1900	9,801 SF	
.1Mi.	**208 E LINCOLN ST**	**06/09/2006**	$23,000	$4,370	760	//1	1970	3,762 SF	
.1Mi.	**214 N CEDAR ST**	**03/01/2024**	$37,000	$7,030	986	//1	1965	3,915 SF	
.1Mi.	**304 E LINCOLN ST**	**07/27/2012**	$36,000	$6,840	1,384	//1	1890	9,801 SF	

Rent vs. Own

Households Occupied by Renters:	31%	Households Occupied by Owners:	59%

Demographics & Income

Median Age:	41.0 years old	Households:	3,622
Median Household Income:	$45,678	Households w/Family:	70%
Household Income Per Capita:	$27,063	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Dallas County R-I School District	Students:	1,689
Number of Schools:	4	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.32Mi.	**Buffalo High School** Number of Students: 511 Student-Teacher Ratio: 15.68	B-	Public	9 - 12
0.55Mi.	**Mallory Elementary School** Number of Students: 599 Student-Teacher Ratio: 12.81	B-	Public	KG - 4
1.25Mi.	**Buffalo Middle School** Number of Students: 466 Student-Teacher Ratio: 12.71	B	Public	5 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	113%	HIGHER
BURGLARY	127%	HIGHER
MOTOR VEHICLE THEFT	105%	SIMILAR
FORCIBLE ROBBERY	100%	SIMILAR
AGGRAVATED ASSAULT	113%	HIGHER
FORCIBLE RAPE	112%	HIGHER
MURDER	119%	HIGHER
OVERALL	108%	SIMILAR

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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