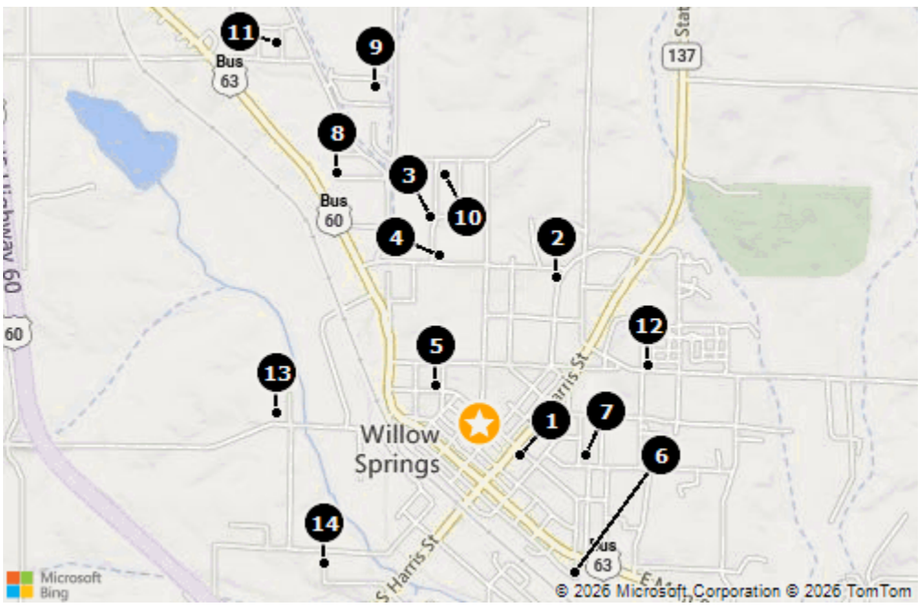
# ICE SiteX Report

**OrderID: 98665664**

## SiteX Property Information Report




## Subject Property Location

### 110 W 4TH ST, WILLOW SPRINGS, MO 65793-1117

| | | | |
|---|---|---|---|
| County: | **HOWELL MO** | Census Tract: | 290910901.022061 |
| Property Use: | Single Family Residential (Assumed) | Zoning: | |
| Parcel Number: | 03903000101700400000 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$129,000** | FSD: | 30 | Common Confidence Score: | 23 |
| Value Range: | $90,300 - $167,700 | ICE Confidence Score: | 70 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2026 | Market Value Year: | 2025 | Tax Rate Code Area: | |
| Assd Land Value: | $870 | Market Land Value: | $4,590 | Tax Year: | |
| Assd Improvement: | $11,630 | Market Improvment Value: | $61,220 | Total Taxable Value: | |
| Total Assessed Value: | $12,500 | Total Assessor Market Value: | $65,810 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Subdivision: FIRST ADD Sec/Twnship/Range: SEC 30 TWN 27N RNG 09W

## Property Characteristics

| | | |
|---|---|---|
| Lot Size: | Bedrooms: | Pool: |
| Building Area: | Baths: | Fireplace: |
| Year Built: | Partial Baths: | Type Const: |
| Number of Buildings: | Number of Rooms: | Ext Walls: |
| Number of Units: | Garage Type: | Heating: |
| Number of Stories: | Number of Cars: | A/C: |
| Style: | Basement: | Roof Cover: |
| | Foundation: | Elevator: |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/11/2026 | Sales Price: | $56,771 |
| Document #: | 2026R3562 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 01/06/2021 | Sales Price: | $66,331 |
| Document #: | 2021R0052 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

### Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 11/30/2020 | Loan Amount: | N/A |
| Document #: | 2020R5789 BK-PG - | Loan Type: | VA |
| TD Due Date: | 12/01/2050 | Type Finance: | |
| **Legal Description:** | | | |

Lot: 5 Block: 6 Subdivision: FIRST ADDITION TO THE CITY OF WILLOW SPRINGS

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/18/2016 | Sales Price: | N/A |
| Document #: | 2016R1799 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 05/13/2016 | | |
| Document Type: | | | |

# ICE SiteX Report

**OrderID: 98665664**

**Legal Description:**
Lot: 5 Block: 6 Subdivision: FIRST ADDITION TO THE CITY OF WILLOW SPRINGS

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/18/2016 | Sales Price: | N/A |
| Document #: | BK-PG B6 -1799 | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**
Subdivision: FIRST ADD Sec/Twnship/Range: SEC 30 TWN 27N RNG 09W

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | | Median # of Bedrooms | |
| Median Lot Size | SF | Median # of Baths | |
| Median Living Area | SF | Median Year Built | |
| Price Range - 2 Yrs | | Age Range | |
| Median Value | | Median Age | |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .13Mi. | **206 E 4TH ST**<br>**WILLOW SPRINGS, MO 65793-1307** | 08/31/2026 | | | | // | | SF | |
| | | APN: 0390300010150010000 Document #: 2026R3878<br>Document Type: Price Code:<br>Land Use: Single Family Residential (Assumed)<br>Legal: Lot: 1 Block: 1 Subdivision: MAXEYS ADDITION Abbreviated Description: Lot:1 Block:1 Subdivision:MAXEYS ADDITION Abbreviated Description:PORTION LOT1 City/Muni/Twp:WILLOW SPRINGS City/Muni/Twp: WILLOW SPRINGS | | | | | | | | |
| 2 | .43Mi. | **911 N CENTER ST**<br>**WILLOW SPRINGS, MO 65793-1231** | 08/20/2026 | | | | // | | SF | |
| | | APN: 0340190040050010000 Document #: 2026R3735<br>Document Type: Price Code:<br>Land Use: Single Family Residential (Assumed)<br>Legal: Sec/Twnship/Range: SE4SE4 S19T27NR09W Abbreviated Description: Sec/Twnship/Range:SE4SE4 S19T27NR09W | | | | | | | | |
| 3 | .55Mi. | **1013 SASSAFRAS ST**<br>**WILLOW SPRINGS, MO 65793-1059** | 08/20/2026 | | | | // | | SF | |
| | | APN: 0340190040020350000 Document #: 2026R3738<br>Document Type: Price Code:<br>Land Use: Single Family Residential (Assumed)<br>Legal: Lot: 17&18 Subdivision: QUAIL RUN SUBDIVISION MapRef: PL G PG 175 Abbreviated Description: Lot:17&18 Subdivision:QUAIL RUN SUBDIVISION Map Ref:PL G PG 175 | | | | | | | | |
| 4 | .44Mi. | **401 W 10TH ST**<br>**WILLOW SPRINGS, MO 65793-1028** | 07/27/2026 | | | | // | | SF | |
| | | APN: 0340190040020090000 Document #: 2026R3332<br>Document Type: Price Code:<br>Land Use: Single Family Residential (Assumed)<br>Legal: Sec/Twnship/Range: NE4NE4 S13T26NR10W Abbreviated Description: Sec/Twnship/Range:NE4NE4 S13T26NR10W | | | | | | | | |
| 5 | .15Mi. | **401 W 4TH ST**<br>**WILLOW SPRINGS, MO 65793-1122** | 04/15/2026 | | | | // | | SF | |
| | | APN: 0390300010210060000 Document #: 2026R1612<br>Document Type: Price Code:<br>Land Use: Single Family Residential (Assumed)<br>Legal: Lot: 10-12 Block: 3 Subdivision: FERGUSON ADDITION Abbreviated Description: Lot:10-12 Block:3 Subdivision:FERGUSON ADDITION Abbreviated Description:LOT : SOUTH 2 OF LOT 10-12 City/Muni/Twp:WILLOW SPRINGS City/Muni/Twp: WILLOW SPRINGS | | | | | | | | |
| 6 | .46Mi. | **615 SHORT ST**<br>**WILLOW SPRINGS, MO 65793-1448** | 04/06/2026 | | | | // | | SF | |
| | | APN: 0390300010330010100 Document #: 2026R1457<br>Document Type: Price Code:<br>Land Use: Single Family Residential (Assumed)<br>Legal: Lot: 1 Block: 7 Subdivision: NETTLETONS ADDITION TO WILLOW SPRINGS Abbreviated Description: Lot:1 Block:7 Subdivision:NETTLETONS ADDITION TO WILLOW SPRINGS Abbreviated Description:LOT : PART OF LOT 1 | | | | | | | | |
| 7 | .29Mi. | **504 N GRAND ST**<br>**WILLOW SPRINGS, MO 65793-1313** | 03/04/2026 | | | | // | | SF | |
| | | APN: 0390290020050080000 Document #: 2026R0920<br>Document Type: Price Code:<br>Land Use: Single Family Residential (Assumed)<br>Legal: Lot: 3&4 Block: 3 Subdivision: RAULISONS ADDITION Abbreviated Description: Lot:3&4 Block:3 Subdivision:RAULISONS ADDITION City/Muni/Twp:WILLOW SPRINGS City/Muni/Twp: WILLOW SPRINGS | | | | | | | | |
| 8 | .74Mi. | **613 SPENCER LN**<br>**WILLOW SPRINGS, MO 65793-3420** | 02/27/2026 | | | | // | | SF | |
| | | APN: 0340190000000140200 0 Document #: 2026R0846<br>Document Type: Price Code:<br>Land Use: Single Family Residential (Assumed)<br>Legal: Sec/Twnship/Range: NE4SW4 S19T27NR09W Abbreviated Description: Sec/Twnship/Range:NE4SW4 S19T27NR09W | | | | | | | | |
| 9 | .91Mi. | **610 SCOTT ST**<br>**WILLOW SPRINGS, MO 65793-3459** | 10/06/2025 | | | | // | | SF | |
| | | APN: 0340190020080010400 0 Document #: 2025R4141<br>Document Type: Price Code:<br>Land Use: Single Family Residential (Assumed)<br>Legal: Lot: 3 Block: 2 Subdivision: WILLOW HEIGHTS ADDITION MapRef: PL G PG 19 Abbreviated Description: Lot:3 Block:2 Subdivision:WILLOW HEIGHTS ADDITION Map Ref:PL G PG 19City/Muni/Twp:WILLOW SPRINGS City/Muni/Twp: WILLOW SPRINGS | | | | | | | | |
| 10 | .65Mi. | **1024 SASSAFRAS ST**<br>**WILLOW SPRINGS, MO 65793-1058** | 10/03/2025 | | | | // | | 12,632 SF | |
| | | APN: 0340190040020190000 0 Document #: 2025R4087<br>Document Type: Price Code:<br>Land Use: Single Family Residential (Assumed)<br>Legal: Sec/Twnship/Range: E2S2NE4 S12T26R10 Abbreviated Description: Sec/Twnship/Range:E2S2NE4 S12T26R10 | | | | | | | | |
| 11 | 1.13Mi. | **1213 ELMWOOD DR**<br>**WILLOW SPRINGS, MO 65793-3460** | 09/25/2025 | | | | // | | SF | |
| | | APN: 0340190020050010000 0 Document #: 2025R3920<br>Document Type: Price Code:<br>Land Use: Single Family Residential (Assumed)<br>Legal: Lot: 4&5 Block: 2 Subdivision: HICKORY HILLS ESTATES Sec/Twnship/Range: NW4 S19T27NR09W Abbreviated Description: Lot:4&5 Block:2 Subdivision:HICKORY HILLS ESTATES Sec/Twnship/Range:NW4 S19T27NR09W Abbreviated Description:LOT : NORTH 80 FT OF LOT 5 | | | | | | | | |

# ICE SiteX Report

**OrderID: 98665664**

| | | | | | |
|---|---|---|---|---|---|
| 12 | .46Mi. | **702 PINE ST**<br>**WILLOW SPRINGS, MO 65793-3446** | 09/02/2025 | // | SF |

APN: 03402000000006200000 Document #: 2025R3564
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 6 Block: 5 Subdivision: YARDLEYS SUBDIVISION MapRef: MB D PG 128&129 Sec/Twnship/Range: SW4SW4 S20T27NR09W Abbreviated Description: Lot:6 Block:5 Subdivision:YARDLEYS SUBDIVISION Map Ref:MB D PG 128&129Sec/Twnship/Range:SW4SW4 S20T27NR09W City/Muni/Twp:WILLOW SPRINGS City/Muni/Twp: WILLOW SPRINGS

| | | | | | |
|---|---|---|---|---|---|
| 13 | .53Mi. | **305 PINE GROVE RD**<br>**WILLOW SPRINGS, MO 65793-9280** | 07/31/2025 | // | SF |

APN: 03903000200200900000 Document #: 2025R3037
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 2 Sec/Twnship/Range: NW4 S30T27NR09W Abbreviated Description: Lot:2 Sec/Twnship/Range:NW4 S30T27NR09W Abbreviated Description:LOT: PART OF N 2 OF LOT 2

| | | | | | |
|---|---|---|---|---|---|
| 14 | .57Mi. | **18 HILL ST**<br>**WILLOW SPRINGS, MO 65793-9251** | 06/23/2025 | // | 21,780 SF |

APN: 03903000000000800000 Document #: 2025R2399
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 4 Subdivision: J M MCLUCAS SUBDIVISION Sec/Twnship/Range: NE4SW4S30T27NR09W Abbreviated Description: Lot:4 Subdivision:J M MCLUCAS SUBDIVISION Sec/Twnship/Range:NE4SW4S30T27NR09W

## 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.

## 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. | **110 W 4TH ST** | **05/18/2016** | $65,810 | $12,500 | | | | | |
| .01Mi. | **112 W 4TH ST** | **12/04/2009** | $47,820 | $9,080 | | | | | |
| .03Mi. | **200 W 4TH ST** | **08/07/2019** | $18,350 | $3,490 | | | | | |
| .04Mi. | **111 W 4TH ST** | **10/29/2007** | $55,260 | $10,500 | | | | | |
| .05Mi. | **101 W 4TH ST** | **09/29/2016** | $156,000 | $29,640 | | | | 41,382 SF | |
| .05Mi. | **101 W 3RD ST** | **03/06/2009** | $143,570 | $27,280 | | | | | |
| .05Mi. | **204 W 4TH ST** | **05/17/2006** | $19,070 | $3,630 | | | | | |
| .07Mi. | **207 W 3RD ST** | **06/30/1999** | $16,960 | $3,220 | | | | | |
| .07Mi. | **405 N CENTER ST** | **12/27/2001** | $47,900 | $9,100 | | | | | |
| .08Mi. | **106 E 4TH ST** | **09/17/2020** | $58,710 | $11,150 | | | | | |
| .08Mi. | **211 W 3RD ST** | **07/16/2020** | $62,860 | $11,940 | | | | | |
| .08Mi. | **105 E 3RD ST** | **01/04/2017** | $96,120 | $18,260 | | | | | |
| .08Mi. | **406 N CENTER ST** | **08/08/1974** | $31,020 | $5,900 | | | | | |
| .09Mi. | **107 E 4TH ST** | **08/04/2009** | | | | | | | |
| .09Mi. | **104 E 3RD ST** | | $26,510 | $5,030 | | | | | |
| .1Mi. | **304 W 4TH ST** | **12/29/2009** | $35,780 | $6,800 | | | | | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 25% | Households Occupied by Owners: | 62% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 42.3 years old | Households: | 2,727 |
| Median Household Income: | $43,614 | Households w/Family: | 67% |
| Household Income Per Capita: | $25,458 | Households w/Family Married: | 53% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 26% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Willow Springs R-Iv School District | Students: | 1,171 |
| Number of Schools: | 3 | Rating: | A- |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|

# ICE SiteX Report

**OrderID: 98665664**

| | | | | |
|---|---|---|---|---|
| 0.10Mi. **Willow Springs Middle School**<br>Number of Students: 355<br>Student-Teacher Ratio: 10.4 | B+ | Public | 5 - 8 |
| 0.10Mi. **Willow Springs High School**<br>Number of Students: 370<br>Student-Teacher Ratio: 10.68 | C+ | Public | 9 - 12 |
| 0.10Mi. **Willow Springs Elementary School**<br>Number of Students: 446<br>Student-Teacher Ratio: 10.19 | C+ | Public | PK - 4 |

## Crime Risk

| Type | Risk Index Score | Compared to National Average (=100%) |
|---|---|---|
| **LARCENY** | 68% | NOTABLY LOWER |
| **BURGLARY** | 159% | NOTABLY HIGHER |
| **MOTOR VEHICLE THEFT** | 90% | LOWER |
| **FORCIBLE ROBBERY** | 131% | NOTABLY HIGHER |
| **AGGRAVATED ASSAULT** | 111% | HIGHER |
| **FORCIBLE RAPE** | 148% | NOTABLY HIGHER |
| **MURDER** | 121% | HIGHER |
| **OVERALL** | 122% | HIGHER |

## Disaster Alerts

11/3/2024 - Severe Tornados, Flooding 3/14/2025 - Severe Storm, Tornados 3/30/2025 - Severe Tornados, Flooding

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