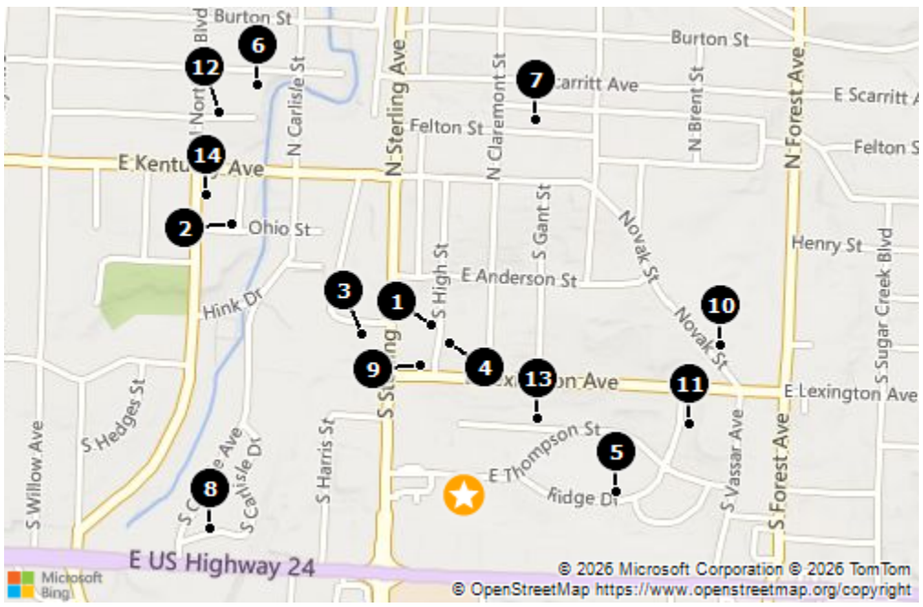
ICE SiteX Report

OrderID: 96501470

SiteX Property Information Report



Subject Property Location

11227 E THOMPSON ST, SUGAR CREEK, MO 64054-1544

County:	**JACKSON MO**	Census Tract:	290950111.003044
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	14-740-22-09	Thomas Bros Pg-Grid:	

Valuation

Value:	**$298,000**	FSD:	23
Value Range:	$229,460 - $366,540	Confidence Score:	77

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	128
Assd Land Value:	$4,402	Market Land Value:		Tax Year:	2024
Assd Improvement:	$31,213	Market Improvment Value:		Total Taxable Value:	$2,305
Total Assessed Value:	$35,615	Total Assessor Market Value:	$187,450	Delinquent Year:	
				Tax Account ID:	727920
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 69-70 Subdivision: FAIRMOUNT HILLS
Abbreviated Description: FAIRMOUNT HILLS E 15' LOT 69 & ALL LOT 70

Property Characteristics

Lot Size:	16,553 SF	Bedrooms:	4	Pool:	
Building Area:	3137 SF	Baths:	2	Fireplace:	1
Year Built:	1962	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	1.5+B	Number of Cars:	2	A/C:	Central
Style:	Convention	Basement:	Yes	Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/23/2024	Sales Price:	N/A
Document #:	2024A0087522 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/13/2024	Sales Price:	$78,500
Document #:	2024A0077446 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	07/30/2007	Loan Amount:	N/A
Document #:	2007E0100222 BK-PG -	Loan Type:	Unknown
TD Due Date:	07/15/2032	Type Finance:	

Legal Description:
Lot: 68-71 Subdivision: FAIRMOUNT HILLS
Abbreviated Description: EAST15 FT LOT69: LOT68 EXC E20 FT & E20 FT LOT68 & ALL LOT69 EXC E15 FT

Prior Transfer

Recording Date:	07/09/2007	Sales Price:	N/A
Document #:	2007E0089767 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/26/2007		

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Document Type:
Legal Description:
Lot: 68-71 Subdivision: FAIRMOUNT HILLS
Abbreviated Description: EAST15 FT LOT69 ALL LOT70: LOT68 EXC E20 FT: E20 FT LOT68 ALL LOT69 EXC E15 FT LOT69 & LOT71

Prior Transfer

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

Document Type:
Legal Description:
Lot: 69-70 Subdivision: FAIRMOUNT HILLS
Abbreviated Description: FAIRMOUNT HILLS E 15' LOT 69 & ALL LOT 70

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	9,148 SF	Median # of Baths	1
Median Living Area	1,071 SF	Median Year Built	1949
Price Range - 2 Yrs		Age Range	29 years to 126 years
Median Value		Median Age	77 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.22Mi.	**212 S HIGH ST** **SUGAR CREEK, MO 64054-1415**	09/18/2025			1272	/3/1	1949	11,326 SF	
		APN: 14-740-12-18 Document #: 2025E0069370 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 32-34 Subdivision: SUGAR CREEK ANNEX Abbreviated Description: Lot:32-34 Subdivision:SUGAR CREEK ANNEX Abbreviated Description:LOT: NORTH 8 FT OF LOT 32 City/Muni/Twp:SUGAR CREEK City/Muni/Twp: SUGAR CREEK								
2	.45Mi.	**114 S APPLETON ST** **SUGAR CREEK, MO 64054-1006**	09/08/2025			905	/2/1	1950	5,227 SF	
		APN: 14-740-08-08 Document #: 2025E0066499 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6,7&14 Block: 2 Subdivision: LAKEVIEW Abbreviated Description: Lot:6,7&14 Block:2 Subdivision:LAKEVIEW Abbreviated Description:SOUTH 5 FT OF LOT 6 City/Muni/Twp:SUGAR CREEK City/Muni/Twp: SUGAR CREEK								
3	.24Mi.	**11111 LAKE ST** **SUGAR CREEK, MO 64054-1401**	09/08/2025			672	/2/1	1959	3,920 SF	
		APN: 14-740-16-02 Document #: 2025E0066136 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: 7 Subdivision: LAKEVIEW Abbreviated Description: Subdivision:LAKEVIEW Abbreviated Description:LOT: EAST 45FT OF N 70FT OF LOT 6								
4	.19Mi.	**221 S HIGH ST** **SUGAR CREEK, MO 64054-1414**	09/02/2025			864	/3/1	1956	10,890 SF	
		APN: 14-740-13-19 Document #: 2025E0064587 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 82&83 Subdivision: SUGAR CREEK ANNEX Abbreviated Description: Lot:82&83 Subdivision:SUGAR CREEK ANNEX City/Muni/Twp:SUGAR CREEK City/Muni/Twp: SUGAR CREEK								
5	.19Mi.	**11510 RIDGE DR** **SUGAR CREEK, MO 64054-1532**	08/22/2025			1278	/3/2	1965	8,712 SF	
		APN: 15-930-18-10 Document #: 2025E0061538 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 61&62 Subdivision: FAIRMOUNT HILLS Abbreviated Description: Lot:61&62 Subdivision:FAIRMOUNT HILLS Abbreviated Description:LOT: EAST 10 FT OF LOT 62 City/Muni/Twp:SUGAR CREEK City/Muni/Twp: SUGAR CREEK								
6	.58Mi.	**10815 E SCARRITT AVE** **SUGAR CREEK, MO 64054-1064**	07/30/2025			1498	/3/1	1948	16,553 SF	
		APN: 14-710-22-02 Document #: 2025E0054490 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 146-148 Subdivision: SUGAR CREEK PARK Abbreviated Description: Lot:146-148 Subdivision:SUGAR CREEK PARK City/Muni/Twp:SUGAR CREEK City/Muni/Twp: SUGAR CREEK								
7	.48Mi.	**11408 FELTON ST** **SUGAR CREEK, MO 64054-1230**	07/10/2025			757	/1/1	1900	16,117 SF	
		APN: 14-710-19-12 Document #: 2025E0048223 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 25-27 Block: 9 Subdivision: SUGAR CREEK TOWNSITE Abbreviated Description: Lot:25-27 Block:9 Subdivision:SUGAR CREEK TOWNSITE City/Muni/Twp:SUGAR CREEK City/Muni/Twp: SUGAR CREEK								
8	.33Mi.	**556 S CARLISLE DR** **SUGAR CREEK, MO 64054-1070**	06/27/2025			802	/2/1	1917	3,485 SF	
		APN: 14-740-17-12 Document #: 2025E0045050 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Subdivision: BALLARDS FIRST ADDITION Abbreviated Description: Lot:7 Subdivision:BALLARDS FIRST ADDITION City/Muni/Twp:SUGAR CREEK City/Muni/Twp: SUGAR CREEK								
9	.17Mi.	**11214 E LEXINGTON AVE** **SUGAR CREEK, MO 64054-1430**	06/23/2025			768	/2/1	1961	6,970 SF	
		APN: 14-740-12-14 Document #: 2025E0043200 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Subdivision: HINDE PARK Abbreviated Description: Lot:4 Subdivision:HINDE PARK								
10	.38Mi.	**175 NOVAK ST** **SUGAR CREEK, MO 64054-1443**	06/20/2025			1079	/3/1	1947	8,276 SF	
		APN: 15-930-03-13 Document #: 2025E0042923 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Subdivision: MAPLE CREST Abbreviated Description: Lot:3 Subdivision:MAPLE CREST City/Muni/Twp:SUGAR CREEK City/Muni/Twp: SUGAR CREEK								
11	.31Mi.	**405 RIDGE DR** **SUGAR CREEK, MO 64054-1527**	06/10/2025			1456	/3/2	1997	13,068 SF	

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APN: 15-930-16-19 Document #: 2025E0040324
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 23 Subdivision: FAIRMOUNT HILLSS Abbreviated Description: Lot:23 Subdivision:FAIRMOUNT HILLSS City/Muni/Twp:SUGAR CREEK City/Muni/Twp: SUGAR CREEK

12	.58Mi.	**10804 FELTON ST** **SUGAR CREEK, MO 64054-1027**	04/18/2025	1063	/2/1	1915	5,227 SF

APN: 14-710-22-12 Document #: 2025E0026232
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 185 Subdivision: SUGAR CREEK PARK Abbreviated Description: Lot:185 Subdivision:SUGAR CREEK PARK City/Muni/Twp:SUGAR CREEK City/Muni/Twp: SUGAR CREEK

13	.13Mi.	**11304 E SMART AVE** **SUGAR CREEK, MO 64054-1557**	01/27/2025	1375	/3/2	1965	9,583 SF

APN: 14-740-15-36 Document #: 2025E0006237
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 37 Subdivision: FAIRMOUNT HILLS Abbreviated Description: Lot:37 Subdivision:FAIRMOUNT HILLS City/Muni/Twp:SUGAR CREEK City/Muni/Twp: SUGAR CREEK

14	.5Mi.	**109 S NORTHERN BLVD** **SUGAR CREEK, MO 64054-1049**	01/24/2025	1523	/3/2	1912	11,326 SF

APN: 14-740-08-04 Document #: 2025E0005960
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 3&4 Block: 2 Subdivision: LAKEVIEW Abbreviated Description: Lot:3&4 Block:2 Subdivision:LAKEVIEW City/Muni/Twp:SUGAR CREEK City/Muni/Twp: SUGAR CREEK

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.	**11227 E THOMPSON ST**		$187,450	$35,615	3,137	/4/2	1962	16,553 SF	
.03Mi.	**11231 E THOMPSON ST**	**10/26/2007**	$120,340	$22,864	1,302	/3/2	1962	14,810 SF	
.04Mi.	**11230 E THOMPSON ST**		$171,590	$32,602	1,831	/3/1	1961	19,602 SF	
.04Mi.	**11220 E THOMPSON ST**	**10/01/1996**	$198,370	$37,690	2,584	/5/2	1968	16,988 SF	
.05Mi.	**11235 E THOMPSON ST**		$122,990	$23,368	1,226	/3/2	1964	16,117 SF	
.05Mi.	**11232 E THOMPSON ST**	**04/01/1978**	$158,700	$30,153	1,280	/3/1	1963	18,731 SF	
.06Mi.	**11301 RIDGE DR**	**01/25/2018**	$208,950	$39,701	1,250	/3/2	1960	20,038 SF	Yes
.07Mi.	**11236 E THOMPSON ST**	**02/25/2013**	$167,340	$31,794	1,138	/3/1	2001	17,424 SF	
.07Mi.	**11229 E SMART AVE**		$119,020	$22,614	1,298	/3/2	1978	7,841 SF	
.07Mi.	**11227 E SMART AVE**		$134,890	$25,629	960	/2/2	1988	7,841 SF	
.07Mi.	**11231 E SMART AVE**	**12/01/1996**	$117,700	$22,363	1,316	/3/2	1977	7,841 SF	
.08Mi.	**11233 E SMART AVE**		$124,310	$23,619	1,250	/3/2	1976	7,841 SF	
.08Mi.	**11237 E SMART AVE**		$138,860	$26,384	1,114	/3/2	1975	7,841 SF	
.08Mi.	**11300 E THOMPSON ST**	**12/08/2015**	$44,960	$8,542	1,144	/2/1	1961	14,810 SF	
.1Mi.	**11230 E SMART AVE**	**01/29/2019**	$134,450	$25,546	1,102	/3/1	1977	25,265 SF	
.11Mi.	**11238 E SMART AVE**		$110,630	$21,020	912	/3/1	1986	8,276 SF	

Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	38.4 years old	Households:	1,802
Median Household Income:	$49,087	Households w/Family:	60%
Household Income Per Capita:	$25,854	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Independence 30 School District	Students:	14,240
Number of Schools:	31	Rating:	B-

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.85Mi.	**Abraham Mallinson Elementary School** Number of Students: 299 Student-Teacher Ratio: 14.96	D+	Public	2 - 5
1.20Mi.	**Van Horn High School** Number of Students: 1,083 Student-Teacher Ratio: 18.6 Advanced Placement: Yes	D	Public	9 - 12
0.72Mi.	**Sugar Creek Elementary School** Number of Students: 135 Student-Teacher Ratio: 13.64	NA	Public	KG - 1
2.38Mi.	**Clifford H. Nowlin Middle School** Number of Students: 908 Student-Teacher Ratio: 16.54	B-	Public	6 - 8
1.13Mi.	**Day Treatment** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 12

Flood Report

The Subject Property of **11227 E THOMPSON ST, SUGAR CREEK, MO 64054-1544** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	126%	HIGHER
BURGLARY	117%	HIGHER
MOTOR VEHICLE THEFT	117%	HIGHER
FORCIBLE ROBBERY	52%	NOTABLY LOWER
AGGRAVATED ASSAULT	118%	HIGHER
FORCIBLE RAPE	69%	NOTABLY LOWER
MURDER	117%	HIGHER
OVERALL	132%	NOTABLY HIGHER

Disaster Alerts

No alerts noted

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