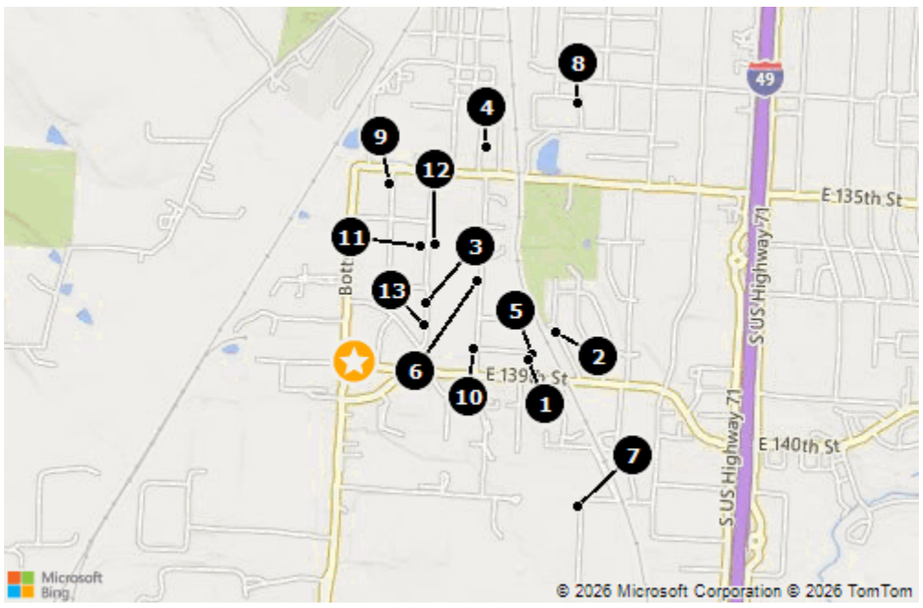
ICE SiteX Report

OrderID: 98697824

SiteX Property Information Report



Subject Property Location

13835 BOTTS RD, GRANDVIEW, MO 64030-2855

County:	**JACKSON MO**	Census Tract:	290950133.012014
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	67-230-09-14	Thomas Bros Pg-Grid:	

Valuation

Value:	**$207,000**	FSD:	17	Common Confidence Score:	43
Value Range:	$171,810 - $242,190	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	024
Assd Land Value:	$6,688	Market Land Value:		Tax Year:	2025
Assd Improvement:	$21,455	Market Improvment Value:		Total Taxable Value:	$2,270
Total Assessed Value:	$28,143	Total Assessor Market Value:	$148,120	Delinquent Year:	
				Tax Account ID:	1034103
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 15 Subdivision: CLARKHAVEN
Abbreviated Description: CLARKHAVEN LOT 15

Property Characteristics

Lot Size:	14,810 SF	Bedrooms:	2	Pool:	
Building Area:	864 SF	Baths:	1	Fireplace:	1
Year Built:	1955	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	4
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:	1	A/C:	Central
Style:	Ranch	Basement:	Yes	Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	09/04/2026	Loan Amount:	N/A
Document #:	2026E0067392 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2682	Type Finance:	

Legal Description:
Lot: 15 Subdivision: CLARKHAVEN
City/Muni/Twp: GRANDVIEW

Prior Transfer

Recording Date:	08/28/2026	Sales Price:	$97,273
Document #:	2026E0065738 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/08/2022	Sales Price:	$72,525
Document #:	2022E0012665 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/22/2021	Sales Price:	N/A
Document #:	2021E0139441 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/22/2021		

ICE SiteX Report

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Document Type:
Legal Description:
Lot: 15 Subdivision: CLARKHAVEN
City/Muni/Twp: GRANDVIEW

Prior Transfer

Recording Date:	07/11/2019	Sales Price:	N/A
Document #:	2019E0052957 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/27/2019		
Document Type:			

Legal Description:
Lot: 15 Subdivision: CLARK HAVEN
City/Muni/Twp: GRANDVIEW

Mortgage Record

Recording Date:	04/06/2018	Loan Amount:	N/A
Document #:	2018E0028700 BK-PG -	Loan Type:	New Conventional
TD Due Date:	04/01/2048	Type Finance:	

Legal Description:
Lot: 15 Subdivision: CLARKHAEVEN

Prior Transfer

Recording Date:	03/01/2018	Sales Price:	N/A
Document #:	2018E0016407 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/23/2018		
Document Type:			

Legal Description:
Lot: 15 Subdivision: CLARKHAVEN

Prior Transfer

Recording Date:	11/10/2014	Sales Price:	N/A
Document #:	2014E0094021 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/09/2014		
Document Type:			

Legal Description:
Lot: 15 Subdivision: CLARKHAVEN
City/Muni/Twp: GRANDVIEW

Prior Transfer

Recording Date:	09/09/2014	Sales Price:	N/A
Document #:	2014E0094021 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 15 Subdivision: CLARKHAVEN
Abbreviated Description: CLARKHAVEN LOT 15

Mortgage Record

Recording Date:	12/03/2013	Loan Amount:	N/A
Document #:	2013E0123150 BK-PG -	Loan Type:	New Conventional
TD Due Date:	12/01/2028	Type Finance:	

Legal Description:
Lot: 15 Subdivision: CLARKHAVEN
City/Muni/Twp: GRANDVIEW

Prior Transfer

Recording Date:	11/03/1998	Sales Price:	N/A
Document #:	K0057947 BK-PG K3304-P2173	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/29/1998		
Document Type:			

Legal Description:
Subdivision: CLARKHAVEN
Abbreviated Description: LOT 15

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	16,988 SF	Median # of Baths	2
Median Living Area	1,144 SF	Median Year Built	1958
Price Range - 2 Yrs		Age Range	40 years to 76 years
Median Value		Median Age	68 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.45Mi.	**4721 E 138TH TER** **GRANDVIEW, MO 64030-3682**	09/22/2026			2032	/3/2	1966	14,375 SF	
		APN: 67-230-11-15 Document #: 2026E0071118 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Subdivision: CLARK VIEW HEIGHTS Abbreviated Description: Lot:4 Subdivision:CLARK VIEW HEIGHTS City/Muni/Twp:GRANDVIEW City/Muni/Twp: GRANDVIEW								
2	.51Mi.	**13716 10TH TER** **GRANDVIEW, MO 64030-3689**	08/13/2026			912	/3/1	1961	7,841 SF	
		APN: 67-240-06-03 Document #: 2026E0060780 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 121 Subdivision: SUBURBAN ACRES Abbreviated Description: Lot:121 Subdivision:SUBURBAN ACRES City/Muni/Twp:GRANDVIEW City/Muni/Twp: GRANDVIEW								
3	.23Mi.	**13714 CYPRESS AVE** **GRANDVIEW, MO 64030-2874**	07/06/2026			1050	/3/1	1958	16,553 SF	

ICE SiteX Report

OrderID: 98697824

APN: 67-230-08-19 Document #: 2026E0049240
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 56 Subdivision: CLARKHAVEN Abbreviated Description: Lot:56 Subdivision:CLARKHAVEN

4	.64Mi.	**13403 6TH ST** **GRANDVIEW, MO 64030-2927**	06/30/2026	912	/3/2	1962	8,276 SF

APN: 67-220-23-06 Document #: 2026E0048225
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 39 Subdivision: SOUTH LAKESIDE ADDITION Abbreviated Description: Lot:39 Subdivision:SOUTH LAKESIDE ADDITION

5	.46Mi.	**4723 E 138TH TER** **GRANDVIEW, MO 64030-3682**	06/02/2026	1144	/3/2	1966	16,553 SF

APN: 67-230-11-14 Document #: 2026E0040648
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: CLARK VIEW HEIGHTS Tract No: 1 MapRef: DOC 1994K1160141 Sec/Twnship/Range: SE4 S23T47NR33W 5PM Abbreviated Description: Lot:5 Subdivision:CLARK VIEW HEIGHTS Tract No:1 Map Ref:DOC 1994K1160141Sec/Twnship/Range:SE4 S23T47NR33W 5PM City/Muni/Twp:GRANDVIEW City/Muni/Twp: GRANDVIEW

6	.35Mi.	**13704 NORBY RD** **GRANDVIEW, MO 64030-3655**	05/29/2026	1255	/2/1	1955	39,204 SF

APN: 67-230-03-44 Document #: 2026E0039900
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: GREENE M SHELTON ESTATE Abbreviated Description: Subdivision:GREENE M SHELTON ESTATE Abbreviated Description:LOT: NORTH 92.5 FT OF LOT 14 City/Muni/Twp:GRANDVIEW City/Muni/Twp: GRANDVIEW

7	.66Mi.	**14102 DENVER RD** **GRANDVIEW, MO 64030-4037**	04/20/2026	2290	/6/3	1986	36,155 SF

APN: 67-510-08-06 Document #: 2026E0028568
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 29 Subdivision: SOUTHERN ACRES Tract No: 2 MapRef: DOC K696007 Abbreviated Description: Subdivision:SOUTHERN ACRES Map Ref:DOC K696007Abbreviated Description:LOT; NORTH 150 FT OF EAST 245.0 FT OF LOT 29 City/Muni/Twp:GRANDVIEW City/Muni/Twp: GRANDVIEW

8	.85Mi.	**13300 10TH ST** **GRANDVIEW, MO 64030-2904**	04/10/2026	816	/3/1	1957	16,988 SF

APN: 67-210-09-01 Document #: 2026E0026018
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: BURNSWORTH ADDITION Abbreviated Description: Lot:6 Subdivision:BURNSWORTH ADDITION City/Muni/Twp:GRANDVIEW City/Muni/Twp: GRANDVIEW

9	.46Mi.	**13504 SPRUCE AVE** **GRANDVIEW, MO 64030-2866**	03/26/2026	1248	/2/2	1955	23,958 SF

APN: 67-230-05-10 Document #: 2026E0021737
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 23 Subdivision: JOHN M STOMPS SUBDIVISION Abbreviated Description: Lot:23 Subdivision:JOHN M STOMPS SUBDIVISION City/Muni/Twp:GRANDVIEW City/Muni/Twp: GRANDVIEW

10	.27Mi.	**13808 NORBY RD** **GRANDVIEW, MO 64030-3657**	03/03/2026	1104	/4/1	1960	49,223 SF

APN: 67-230-03-78 Document #: 2026E0015647
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 23&24 Subdivision: GREENE M SHKLTON ESTATES MapRef: DOC 2021E0111349 Abbreviated Description: Subdivision:GREENE M SHKLTON ESTATES Map Ref:DOC 2021E0111349Abbreviated Description:LOT: PART OF LOTS 23&24 City/Muni/Twp:GRANDVIEW City/Muni/Twp: GRANDVIEW

11	.34Mi.	**13606 CYPRESS AVE** **GRANDVIEW, MO 64030-2817**	02/04/2026	1742	/3/2	1950	23,958 SF

APN: 67-230-07-16 Document #: 2026E0008536
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 40 Subdivision: JOHN M STOMPS SUBDIVISION Abbreviated Description: Lot:40 Subdivision:JOHN M STOMPS SUBDIVISION City/Muni/Twp:GRANDVIEW City/Muni/Twp: GRANDVIEW

12	.37Mi.	**13609 CYPRESS AVE** **GRANDVIEW, MO 64030-2816**	01/16/2026	936	/3/2	1955	23,958 SF

APN: 67-230-03-12 Document #: 2026E0004039
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 57 Subdivision: JOHN M STOMPS SUBDIVISION Abbreviated Description: Lot:57 Subdivision:JOHN M STOMPS SUBDIVISION City/Muni/Twp:GRANDVIEW City/Muni/Twp: GRANDVIEW

13	.19Mi.	**13726 CYPRESS AVE** **GRANDVIEW, MO 64030-2874**	12/03/2025	1282	/3/1	1958	15,246 SF

APN: 67-230-08-15 Document #: 2025E0088981
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 52 Subdivision: CLARKHAVEN Abbreviated Description: Lot:52 Subdivision:CLARKHAVEN City/Muni/Twp:GRANDVIEW City/Muni/Twp: GRANDVIEW

Comparable Sales Chart



ICE SiteX Report

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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.	**13835 BOTTS RD**	**09/09/2014**	$148,120	$28,143	864	/2/1	1955	14,810 SF	
.02Mi.	**13831 BOTTS RD**	**10/17/2007**	$127,790	$24,280	932	/3/1	1953	14,810 SF	
.03Mi.	**13827 BOTTS RD**		$163,790	$31,120	1,289	/3/1	1954	15,246 SF	
.04Mi.	**13834 8TH ST**	**01/24/2014**	$127,670	$24,258	888	/3/2	1955	15,682 SF	
.04Mi.	**13830 8TH ST**		$133,570	$25,378	1,008	/3/1	1955	15,246 SF	
.05Mi.	**13823 BOTTS RD**	**05/25/2005**	$132,370	$25,150	864	/3/1	1953	14,810 SF	
.05Mi.	**13826 8TH ST**		$142,270	$27,031	984	/3/2	1955	15,246 SF	
.06Mi.	**13822 8TH ST**	**12/21/2015**	$136,210	$25,880	1,296	/3/1	1955	15,246 SF	
.06Mi.	**13819 BOTTS RD**		$144,800	$27,512	912	/3/1	1955	14,810 SF	Yes
.07Mi.	**13818 8TH ST**	**11/27/2000**	$152,340	$28,944	1,161	/3/1	1955	19,166 SF	
.08Mi.	**13815 BOTTS RD**		$173,240	$32,916	1,404	/3/1	1953	14,810 SF	
.08Mi.	**13829 8TH ST**	**06/04/1986**	$108,350	$20,587	864	/3/1	1955	14,810 SF	
.08Mi.	**13823 8TH ST**		$163,990	$31,158	1,492	/2/2	1955	14,810 SF	
.09Mi.	**13814 8TH ST**	**07/01/2016**	$170,000	$32,300	1,296	/3/1	1955	21,780 SF	
.09Mi.	**13811 BOTTS RD**	**05/02/2018**	$128,510	$24,417	912	/3/1	1953	14,810 SF	
.09Mi.	**13819 8TH ST**	**02/04/2004**	$153,410	$29,148	1,296	/2/1	1955	15,682 SF	

Rent vs. Own

Households Occupied by Renters:	47%	Households Occupied by Owners:	46%

Demographics & Income

Median Age:	37.3 years old	Households:	10,622
Median Household Income:	$53,658	Households w/Family:	51%
Household Income Per Capita:	$28,101	Households w/Family Married:	30%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

School District

School District Zone:	Grandview C-4 School District	Students:	3,665
Number of Schools:	9	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.89Mi.	**Grandview High School** Number of Students: 1,203 Student-Teacher Ratio: 17.5 Advanced Placement: Yes	D+	Public	9 - 12
0.68Mi.	**Butcher-Greene Elementary School** Number of Students: 253 Student-Teacher Ratio: 13.32	D	Public	KG - 5
2.72Mi.	**Grandview Middle School** Number of Students: 471 Student-Teacher Ratio: 13.46	C	Public	6 - 8

Flood Report

The Subject Property of **13835 BOTTS RD, GRANDVIEW, MO 64030-2855** 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	110%	HIGHER
BURGLARY	97%	SIMILAR
MOTOR VEHICLE THEFT	115%	HIGHER
FORCIBLE ROBBERY	93%	SIMILAR
AGGRAVATED ASSAULT	82%	LOWER
FORCIBLE RAPE	120%	HIGHER
MURDER	104%	SIMILAR
OVERALL	99%	SIMILAR

Disaster Alerts

No alerts noted

ICE SiteX Report

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