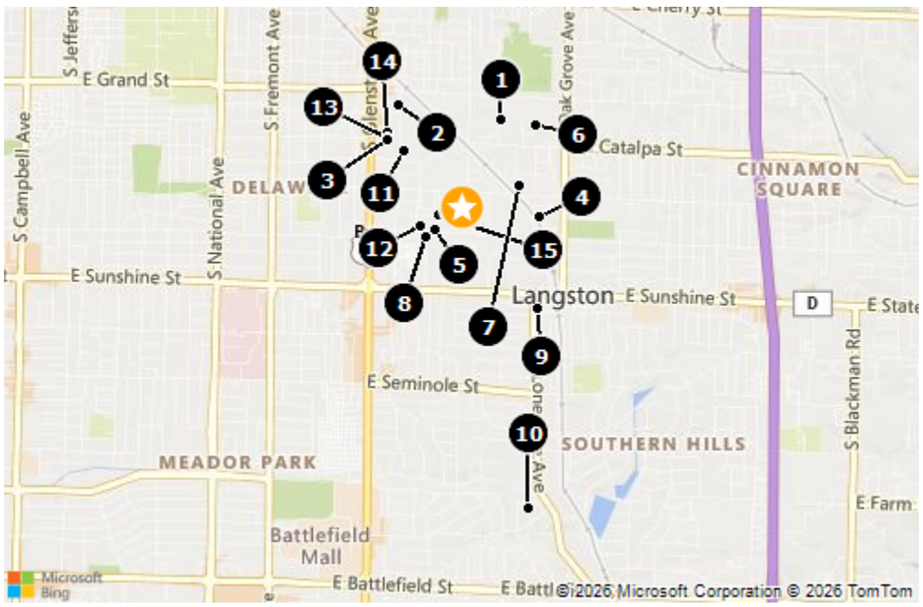
ICE SiteX Report

OrderID: 96385137

SiteX Property Information Report



Subject Property Location

1438 S LUSTER AVE, SPRINGFIELD, MO 65804-1712

County:	**GREENE MO**	Census Tract:	290770057.004001
Property Use:	Single Family Residential	Zoning:	INC
Parcel Number:	1229301006	Thomas Bros Pg-Grid:	

Valuation

Value:	**$176,000**	FSD:	14
Value Range:	$151,360 - $200,640	Confidence Score:	86

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$4,710	Market Land Value:	$24,800	Tax Year:	2025
Assd Improvement:	$15,050	Market Improvment Value:	$79,200	Total Taxable Value:	$984
Total Assessed Value:	$19,760	Total Assessor Market Value:	$104,000	Delinquent Year:	
				Tax Account ID:	881229301006
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 27 Block: C Subdivision: COUNTRY CLUB TERR Sec/Twnship/Range: SEC 29 TWN 29N RNG 21W
Abbreviated Description: COUNTRY CLUB TERR LOT 27 BLK C

Property Characteristics

Lot Size:	12,502 SF	Bedrooms:	3	Pool:	
Building Area:	1244 SF	Baths:	1	Fireplace:	1
Year Built:	1953	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	
Number of Stories:	1+B	Number of Cars:	1	A/C:	
Style:		Basement:	Yes	Roof Cover:	
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	04/20/2023	Loan Amount:	N/A
Document #:	11857-23 BK-PG 2023-11857-23	Loan Type:	FHA
TD Due Date:	04/01/2053	Type Finance:	

Legal Description:
Lot: 27 Block: C Subdivision: COUNTRY CLUB TERRACE
City/Muni/Twp: SPRINGFIELD

Prior Transfer

Recording Date:	10/28/2022	Sales Price:	$82,621
Document #:	44707-22 BK-PG 2009-40088-09	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/08/2009	Sales Price:	N/A
Document #:	040384-09 BK-PG 2007-051788-07	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/04/2009	Loan Amount:	N/A
Document #:	040088-09 BK-PG 2009-040088-09	Loan Type:	FHA
TD Due Date:	09/01/2039	Type Finance:	

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Legal Description:
Lot: 27 Block: C Subdivision: COUNTRY CLUB TERRAC
City/Muni/Twp: SPRINGFIELD

Prior Transfer

Recording Date:	11/14/2007	Sales Price:	$73,719
Document #:	055542-07 BK-PG 2005-047692-05	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/22/2007	Loan Amount:	N/A
Document #:	051788-07 BK-PG 2007-051788-07	Loan Type:	FHA
TD Due Date:	11/01/2037	Type Finance:	

Legal Description:
Lot: 27 Block: C Subdivision: COUNTRY CLUB TERRACE
City/Muni/Twp: SPRINGFIELD

Mortgage Record

Recording Date:	08/26/2005	Loan Amount:	N/A
Document #:	047692-05 BK-PG 2005-047692-05	Loan Type:	ARM (Adjustable Rate Mortgage)
TD Due Date:	09/01/2035	Type Finance:	ADJ

Legal Description:
Lot: 27 Block: C Subdivision: COUNTY CLUB TERRACE
City/Muni/Twp: SPRINGFIELD

Prior Transfer

Recording Date:	06/01/1994	Sales Price:	N/A
Document #:	BK-PG 2330 -485	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 27 Block: C Subdivision: COUNTRY CLUB TERR Sec/Twnship/Range: SEC 29 TWN 29N RNG 21W
Abbreviated Description: COUNTRY CLUB TERR LOT 27 BLK C

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	10,498 SF	Median # of Baths	1
Median Living Area	1,208 SF	Median Year Built	1952
Price Range - 2 Yrs		Age Range	12 years to 78 years
Median Value		Median Age	74 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.49Mi.	**1141 S MAPLE GROVE AVE SPRINGFIELD, MO 65804-0408**	12/05/2025			2142	7/3/2	2014	9,060 SF	
		APN: 1229101142 Document #: 40306-25 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 22 Subdivision: ENCHANTED WOODLANDS SUBDIVISION MapRef: MB ZZ PG 94 Abbreviated Description: Lot:22 Subdivision:ENCHANTED WOODLANDS SUBDIVISION Map Ref:MB ZZ PG 94								
2	.63Mi.	**1033 S CRUTCHER AVE SPRINGFIELD, MO 65804-0305**	11/20/2025			816	4/2/2	1952	11,064 SF	
		APN: 1229202022 Document #: 38369-25 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Subdivision: BRENTWOOD Abbreviated Description: Lot:6 Subdivision:BRENTWOOD City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
3	.51Mi.	**1202 S STEWART AVE SPRINGFIELD, MO 65804-0327**	07/03/2025			1642	7/2/1	1950	10,498 SF	
		APN: 1229204014 Document #: 21526-25 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 38 Subdivision: GLENCOE PLACE MapRef: MB L PG 39 Abbreviated Description: Lot:38 Subdivision:GLENCOE PLACE Map Ref:MB L PG 39City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
4	.4Mi.	**1459 S LONE PINE AVE SPRINGFIELD, MO 65804-1975**	06/12/2025			1218	5/3/2	1999	6,273 SF	
		APN: 1229401041 Document #: 18839-25 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Subdivision: LANGSTON STATION Abbreviated Description: Lot:10 Subdivision:LANGSTON STATION								
5	.18Mi.	**2043 E CINDERELLA RD SPRINGFIELD, MO 65804-1705**	05/28/2025			1208	5/3/1	1953	13,112 SF	
		APN: 1229307020 Document #: 16644-25 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: F Subdivision: COUNTRY CLUB VILLAGE MapRef: MB N PG 2 Abbreviated Description: Lot:6 Block:F Subdivision:COUNTRY CLUB VILLAGE Map Ref:MB N PG 2City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
6	.57Mi.	**2501 E PINE GROVE PL SPRINGFIELD, MO 65804-0420**	05/02/2025			1050	5/3/2	1973	7,013 SF	
		APN: 1229101062 Document #: 13580-25 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 28 Subdivision: CATALINA PLACE Abbreviated Description: Lot:28 Subdivision:CATALINA PLACE City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
7	.32Mi.	**1330 S WILLOW LN SPRINGFIELD, MO 65804-0425**	04/28/2025			1104	5/3/1	1950	12,676 SF	
		APN: 1229104010 Document #: 12754-25 Document Type: Price Code: Land Use: Single Family Residential								

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Legal: Lot: 5 Block: 2 Subdivision: MAPLE LANE EXTENSION Abbreviated Description: Lot:5 Block:2 Subdivision:MAPLE LANE EXTENSION City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD

8	.24Mi.	**2024 E CINDERELLA RD** **SPRINGFIELD, MO 65804-1706**	04/08/2025	1312	5/3/1	1954	13,504 SF

APN: 1229308016 Document #: 10403-25
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 11 Block: A Subdivision: COUNTRY CLUB VILLAGE Abbreviated Description: Lot:11 Block:A Subdivision:COUNTRY CLUB VILLAGE City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD

9	.65Mi.	**2507 E OTTAWA ST** **SPRINGFIELD, MO 65804-2678**	04/07/2025	1889	6/3/2	2002	7,231 SF

APN: 1232102064 Document #: 10240-25
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: OAK TERRACE Abbreviated Description: Lot:1 Subdivision:OAK TERRACE City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD

10	.51Mi.	**2444 E LOREN ST** **SPRINGFIELD, MO 65804-0419**	03/25/2025	1008	5/3/2	1972	11,195 SF

APN: 1229101071 Document #: 8788-25
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: CATALINA PLACE Abbreviated Description: Lot:1 Subdivision:CATALINA PLACE

11	.42Mi.	**1226 S CRUTCHER AVE** **SPRINGFIELD, MO 65804-0310**	03/21/2025	1104	4/2/1	1948	10,019 SF

APN: 1229205038 Document #: 8481-25
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: CRUTCHERS SECOND COUNTRY CLUB DISTRICT Abbreviated Description: Lot:5 Subdivision:CRUTCHERS SECOND COUNTRY CLUB DISTRICT City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD

12	.24Mi.	**1520 S WILDAN AVE** **SPRINGFIELD, MO 65804-1416**	03/04/2025	1538	5/3/1	1951	7,579 SF

APN: 1229307014 Document #: 6422-25
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: F Subdivision: COUNTRY CLUB VILLAGE Abbreviated Description: Lot:1 Block:F Subdivision:COUNTRY CLUB VILLAGE City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD

13	.52Mi.	**1156 S STEWART AVE** **SPRINGFIELD, MO 65804-0325**	02/26/2025	1034	5/2/1	1952	10,498 SF

APN: 1229204013 Document #: 5653-25
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 37 Subdivision: GLENCOE PLACE ADDITION Abbreviated Description: Lot:37 Subdivision:GLENCOE PLACE ADDITION City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD

14	.55Mi.	**1140 S STEWART AVE** **SPRINGFIELD, MO 65804-0325**	02/03/2025	1288	5/2/1	1950	8,407 SF

APN: 1229204010 Document #: 3302-25
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 34 Subdivision: GLENCOE PLACE ADDITION Abbreviated Description: Lot:34 Subdivision:GLENCOE PLACE ADDITION City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD

15	.13Mi.	**2051 E MARSA DR** **SPRINGFIELD, MO 65804-1719**	12/13/2024	1200	7/3/1	1949	12,066 SF

APN: 1229302015 Document #: 39572-24
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Block: E Subdivision: COUNTRY CLUB VILLAGE Abbreviated Description: Lot:7 Block:E Subdivision:COUNTRY CLUB VILLAGE

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.	**1438 S LUSTER AVE**	**06/01/1994**	$104,000	$19,760	1,244	5/3/1	1953	12,502 SF	
.01Mi.	**1440 S LUSTER AVE**	**09/23/2021**	$104,500	$19,850	1,108	6/2/1	1955	12,502 SF	
.01Mi.	**1430 S LUSTER AVE**	**03/01/2016**	$93,900	$17,840	1,011	5/2/1	1963	12,502 SF	
.03Mi.	**1446 S LUSTER AVE**	**06/26/2015**	$146,700	$27,870	1,470	6/3/1	1954	12,502 SF	
.03Mi.	**1424 S LUSTER AVE**	**12/31/2018**	$107,000	$20,330	1,400	6/3/2	1963	12,502 SF	
.03Mi.	**1433 S BARNES AVE**	**04/22/2016**	$94,300	$17,920	954	5/3/1	1955	12,502 SF	
.04Mi.	**1441 S BARNES AVE**	**09/28/2020**	$129,600	$24,620	1,343	8/3/1	1955	12,502 SF	
.04Mi.	**1427 S BARNES AVE**	**03/04/2002**	$132,900	$25,250	1,336	6/3/1	1955	12,502 SF	
.04Mi.	**1456 S LUSTER AVE**	**10/19/2015**	$100,200	$19,040	1,171	4/2/1	1955	12,502 SF	
.04Mi.	**1418 S LUSTER AVE**	**08/01/1997**	$118,300	$22,480	1,219	5/3/2	1964	12,502 SF	
.04Mi.	**1447 S BARNES AVE**	**08/01/1996**	$127,500	$24,220	1,697	7/4/2	1955	12,458 SF	
.04Mi.	**1421 S BARNES AVE**	**01/01/1960**	$106,500	$20,230	1,107	6/3/1	1964	12,502 SF	
.05Mi.	**1439 S LUSTER AVE**	**07/03/2018**	$112,600	$21,390	1,608	6/3/1	1954	12,284 SF	
.05Mi.	**1431 S LUSTER AVE**	**05/10/2018**	$102,900	$19,550	1,176	5/2/1	1959	12,284 SF	
.05Mi.	**1445 S LUSTER AVE**	**10/01/1992**	$111,600	$21,200	1,380	7/2/1	1951	12,284 SF	
.05Mi.	**1462 S LUSTER AVE**	**05/03/2002**	$95,600	$18,160	1,264	7/3/1	1953	12,502 SF	

Rent vs. Own

Households Occupied by Renters:	45%	Households Occupied by Owners:	49%

Demographics & Income

Median Age:	40.0 years old	Households:	19,929
Median Household Income:	$63,444	Households w/Family:	50%
Household Income Per Capita:	$39,925	Households w/Family Married:	39%
Most Common Education Level:	High School Graduate	Households w/Family Children:	19%

School District

School District Zone:	Springfield Public Schools	Students:	23,731
Number of Schools:	54	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.21Mi.	**Glendale High School** Number of Students: 1,399 Student-Teacher Ratio: 19.27 Advanced Placement: Yes	A-	Public	9 - 12
3.97Mi.	**Hickory Hills K-8 School** Number of Students: 523 Student-Teacher Ratio: 17.52	A+	Public	KG - 8
4.96Mi.	**Westport K-8 School** Number of Students: 412 Student-Teacher Ratio: 11.34	D	Public	KG - 8
1.05Mi.	**Bingham Elementary School** Number of Students: 351 Student-Teacher Ratio: 8.33	C+	Public	KG - 5

Flood Report

The Subject Property of **1438 S LUSTER AVE, SPRINGFIELD, MO 65804-1712** 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	113%	HIGHER
MOTOR VEHICLE THEFT	124%	HIGHER
FORCIBLE ROBBERY	78%	LOWER
AGGRAVATED ASSAULT	125%	HIGHER
FORCIBLE RAPE	75%	NOTABLY LOWER
MURDER	103%	SIMILAR
OVERALL	105%	SIMILAR

Disaster Alerts

4/29/2025 - Severe Tornados, Flooding

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