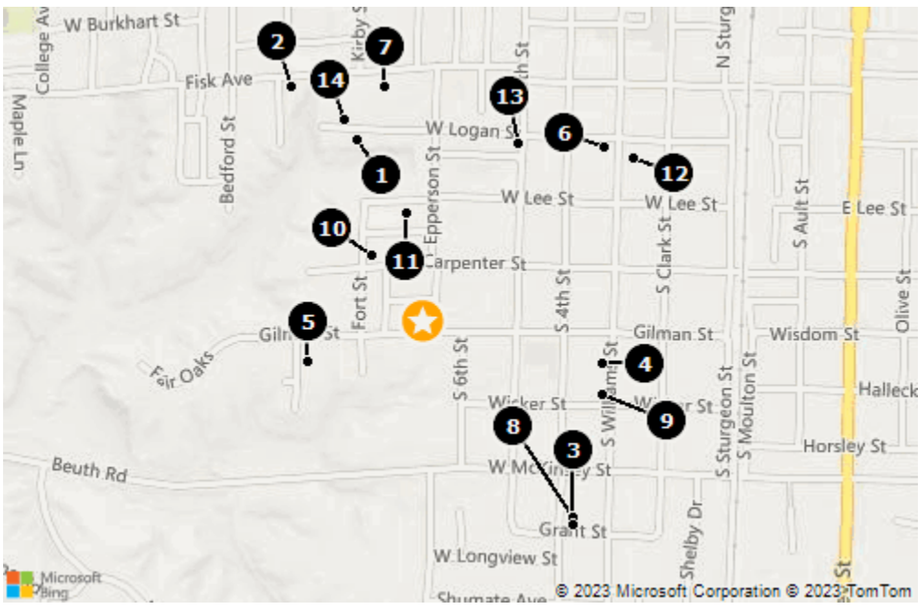
BLACK KNIGHT™

SiteX™ Report

**OrderID: 89714628**

## SiteX Property Information Report




## Subject Property Location

### 607 GILMAN ST, MOBERLY, MO 65270-1739

| | | | |
|---|---|---|---|
| County: | **RANDOLPH MO** | Census Tract: | 291754904.001004 |
| Property Use: | Single Family Residential | Zoning: | |
| Parcel Number: | 10-1.0-02.0-4.0-001-123.000 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | |
|---|---|---|---|
| Value: | **$246,000** | FSD: | 22 |
| Value Range: | $191,880 - $300,120 | Confidence Score: | 78 |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2022 | Market Value Year: | 2022 | Tax Rate Code Area: | |
| Assd Land Value: | $950 | Market Land Value: | $5,000 | Tax Year: | 2019 |
| Assd Improvement: | $8,200 | Market Improvment Value: | $43,140 | Total Taxable Value: | $657 |
| Total Assessed Value: | $9,150 | Total Assessor Market Value: | $48,140 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Lot: 10 Block: 2 District: 7 Subdivision: SOUTH PARK ADD Sec/Twnship/Range: SEC 02 TWN 53N RNG 14W
Abbreviated Description: SOUTH PARK ADD...MOBERLY: SOUTH 125' OF LOT 10, BLOCK 2
City/Muni/Twp: MOBERLY

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 6,098 SF | Bedrooms: | 3 | Pool: | |
| Building Area: | 1396 SF | Baths: | 1 | Fireplace: | 1 |
| Year Built: | 1920 | Partial Baths: | | Type Const: | Wood |
| Number of Buildings: | | Number of Rooms: | | Ext Walls: | Siding (alum/vinyl) |
| Number of Units: | | Garage Type: | | Heating: | Gravity |
| Number of Stories: | 2 | Number of Cars: | | A/C: | Central |
| Style: | Bungalow | Basement: | Full | Roof Cover: | Shingle |
| | | Foundation: | Other | Elevator: | |

## Subject Property Deed/Transfer History

### Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 09/02/2022 | Loan Amount: | N/A |
| Document #: | 20223253 BK-PG 938-1225 | Loan Type: | Purchase Money Mortgage |
| TD Due Date: | 10/01/2052 | Type Finance: | |

**Legal Description:**
City/Muni/Twp: MOBERLY

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 09/02/2022 | Sales Price: | $243,200 |
| Document #: | 20223252 BK-PG 938 -1223 | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 08/31/2022 | | |
| Document Type: | Warranty Deed | | |

**Legal Description:**
City/Muni/Twp: MOBERLY

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 12/10/2018 | Sales Price: | N/A |
| Document #: | 20184106 BK-PG 909 -46 | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 12/07/2018 | | |
| Document Type: | Warranty Deed | | |

**Legal Description:**
City/Muni/Twp: MOBERLY

SiteX™ Report

**OrderID: 89714628**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 12/07/2018 | Sales Price: | N/A |
| Document #: | BK-PG 909 -46 | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**
Lot: 10 Block: 2 District: 7 Subdivision: SOUTH PARK ADD Sec/Twnship/Range: SEC 02 TWN 53N RNG 14W
Abbreviated Description: SOUTH PARK ADD...MOBERLY: SOUTH 125' OF LOT 10, BLOCK 2
City/Muni/Twp: MOBERLY

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 12/12/2017 | Sales Price: | $165,000 |
| Document #: | 20174001 BK-PG 0885 -0641 | Type of Sale: | Full Amount on Deed |
| Contract Date: | 12/12/2017 | | |
| Document Type: | Warranty Deed | | |

**Legal Description:**
Lot: 10 Block: 2 Subdivision: SOUTH PARK

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 12/12/2017 | Sales Price: | $165,000 |
| Document #: | 20174000 BK-PG 0885 -0640 | Type of Sale: | Full Amount on Deed |
| Contract Date: | 12/06/2017 | | |
| Document Type: | Warranty Deed | | |

**Legal Description:**
Lot: 10 Block: 2 Subdivision: SOUTH PARK

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/10/2017 | Sales Price: | N/A |
| Document #: | 20172643 BK-PG 0878 -0291 | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 08/08/2017 | | |
| Document Type: | Quit Claim Deed | | |

**Legal Description:**
Lot: 10 Block: 2 Subdivision: SOUTH PARK

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 02/17/2016 | Sales Price: | N/A |
| Document #: | 20160479 BK-PG 0847 -0565 | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 02/16/2016 | | |
| Document Type: | Warranty Deed | | |

**Legal Description:**
Lot: 10 Block: 2 Subdivision: SOUTH PARK

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 02/18/2015 | Loan Amount: | N/A |
| Document #: | 20150416 BK-PG 0828-0209 | Loan Type: | Stand Alone First |
| TD Due Date: | | Type Finance: | |

**Legal Description:**
Lot: 10 Block: 2 Subdivision: SOUTH PARK

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 02/02/2015 | Sales Price: | N/A |
| Document #: | 20150301 BK-PG 0827 -0530 | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 01/30/2015 | | |
| Document Type: | Warranty Deed | | |

**Legal Description:**
Lot: 10 Block: 2 Subdivision: SOUTH PARK

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $48,991 | Median # of Bedrooms | 3 |
| Median Lot Size | 7,841 SF | Median # of Baths | 1 |
| Median Living Area | 1,901 SF | Median Year Built | 1921 |
| Price Range - 2 Yrs | to $48,991 | Age Range | 67 years to 142 years |
| Median Value | | Median Age | 102 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .22Mi. | **636 W LOGAN ST**<br>**MOBERLY, MO 65270-1665** | 07/10/2023 | | | 1898 | /3/1 | 1920 | 17,424 SF | |
| | | APN: 10-1.0-02.0-4.0-001-057.000 Document #: 20231981<br>Document Type: Warranty Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:MOBERLY City/Muni/Twp: MOBERLY | | | | | | | | |
| 2 | .34Mi. | **2 WINDSOR PL**<br>**MOBERLY, MO 65270-1638** | 06/30/2023 | | | 1292 | /2/1 | 1922 | 6,098 SF | |
| | | APN: 10-1.0-02.0-4.0-001-012.000 Document #: 20231917<br>Document Type: Warranty Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:MOBERLY City/Muni/Twp: MOBERLY | | | | | | | | |
| 3 | .32Mi. | **922 S 4TH ST**<br>**MOBERLY, MO 65270-1839** | 06/20/2023 | | | 1126 | /3/1 | 1930 | 6,970 SF | |
| | | APN: 10-1.0-12.0-2.0-000-063.000 Document #: 20231817<br>Document Type: Warranty Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:MOBERLY City/Muni/Twp: MOBERLY | | | | | | | | |
| 4 | .23Mi. | **713 S WILLIAMS ST**<br>**MOBERLY, MO 65270-1817** | 06/08/2023 | | | 1920 | /3/2 | 1925 | 10,019 SF | |
| | | APN: 10-1.0-01.0-3.0-003-011.000 Document #: 20231671<br>Document Type: Warranty Deed Price Code:<br>Land Use: Single Family Residential | | | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Legal: Abbreviated Description: City/Muni/Twp:MOBERLY City/Muni/Twp: MOBERLY | | | | | | | | |
| 5 | .15Mi. | **700 FLOWER LN**<br>**MOBERLY, MO 65270-1807** | 06/05/2023 | | 2367 | /3/3 | 1956 | 23,522 SF |
| | APN: 10-1.0-02.0-4.0-003-026.000 Document #: 20231608<br>Document Type: Warranty Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:MOBERLY City/Muni/Twp: MOBERLY | | | | | | | | |
| 6 | .31Mi. | **401 S WILLIAMS ST**<br>**MOBERLY, MO 65270-1727** | 05/01/2023 | | 3196 | /3/3 | 1920 | 6,970 SF |
| | APN: 10-1.0-01.0-3.0-002-008.000 Document #: 20231207<br>Document Type: Warranty Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:MOBERLY City/Muni/Twp: MOBERLY | | | | | | | | |
| 7 | .3Mi. | **626 FISK AVE**<br>**MOBERLY, MO 65270-1625** | 04/05/2023 | | 1904 | /3/2 | 1881 | 15,682 SF |
| | APN: 10-1.0-02.0-4.0-001-006.000 Document #: 20230968<br>Document Type: Warranty Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:MOBERLY City/Muni/Twp: MOBERLY | | | | | | | | |
| 8 | .31Mi. | **920 S 4TH ST**<br>**MOBERLY, MO 65270-1839** | 03/31/2023 | | 684 | /2/1 | 1930 | 5,227 SF |
| | APN: 10-1.0-12.0-2.0-000-064.000 Document #: 20230903<br>Document Type: Warranty Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:MOBERLY City/Muni/Twp: MOBERLY | | | | | | | | |
| 9 | .24Mi. | **727 S WILLIAMS ST**<br>**MOBERLY, MO 65270-1817** | 03/29/2023 | | 1365 | /2/1 | 1920 | 6,098 SF |
| | APN: 10-1.0-01.0-3.0-003-015.000 Document #: 20230857<br>Document Type: Warranty Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:MOBERLY City/Muni/Twp: MOBERLY | | | | | | | | |
| 10 | .11Mi. | **625 W CARPENTER ST**<br>**MOBERLY, MO 65270-1753** | 03/28/2023 | $48,991 $33 | 1484 | /3/1 | 1901 | 6,534 SF |
| | APN: 10-1.0-02.0-4.0-001-084.000 Document #: 20230845<br>Document Type: Deed Price Code: D<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:MOBERLY City/Muni/Twp: MOBERLY | | | | | | | | |
| 11 | .13Mi. | **612 W LEE ST**<br>**MOBERLY, MO 65270-1743** | 03/27/2023 | | 1849 | /3/1 | 1925 | 9,148 SF |
| | APN: 10-1.0-02.0-4.0-001-073.000 Document #: 20230828<br>Document Type: Warranty Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:MOBERLY City/Muni/Twp: MOBERLY | | | | | | | | |
| 12 | .33Mi. | **406 S WILLIAMS ST**<br>**MOBERLY, MO 65270-1728** | 03/20/2023 | | 2768 | /3/2 | 1890 | 7,841 SF |
| | APN: 10-1.0-01.0-3.0-001-117.000 Document #: 20230754<br>Document Type: Warranty Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:MOBERLY City/Muni/Twp: MOBERLY | | | | | | | | |
| 13 | .25Mi. | **500 W LOGAN ST**<br>**MOBERLY, MO 65270-1631** | 03/03/2023 | | 1904 | /4/1 | 1920 | 7,841 SF |
| | APN: 10-1.0-01.0-3.0-002-114.000 Document #: 20230614<br>Document Type: Warranty Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:MOBERLY City/Muni/Twp: MOBERLY | | | | | | | | |
| 14 | .27Mi. | **641 W LOGAN ST**<br>**MOBERLY, MO 65270-1666** | 02/27/2023 | | 2160 | /3/2 | 1925 | 10,019 SF |
| | APN: 10-1.0-02.0-4.0-001-040.000 Document #: 20230542<br>Document Type: Warranty Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: City/Muni/Twp:MOBERLY City/Muni/Twp: MOBERLY | | | | | | | | |

## 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.

# SiteX™ Report

**OrderID: 89714628**

## 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. | **607 GILMAN ST** | **12/07/2018** | $48,140 | $9,150 | 1,396 | /3/1 | 1920 | 6,098 SF | |
| .01Mi. | **605 GILMAN ST** | **03/04/2022** | $37,340 | $7,090 | 2,033 | | 1920 | 4,792 SF | |
| .01Mi. | **609 GILMAN ST** | **04/23/2012** | $35,890 | $6,820 | 1,056 | /3/1 | 1930 | 6,970 SF | |
| .02Mi. | **619 EPPERSON ST** | **11/22/2021** | $33,940 | $6,450 | 1,520 | /3/2 | 1920 | 8,712 SF | |
| .02Mi. | **617 GILMAN ST** | **08/23/2003** | $39,440 | $7,490 | 1,800 | /3/1 | 1920 | 8,712 SF | |
| .03Mi. | **621 GILMAN ST** | **03/06/2020** | $66,860 | $12,700 | 1,674 | /3/1 | 1920 | 8,712 SF | |
| .04Mi. | **604 GILMAN ST** | **10/19/2017** | $17,480 | $3,320 | 1,176 | /4/1 | 1935 | 5,227 SF | |
| .04Mi. | **625 GILMAN ST** | **10/08/2015** | $49,510 | $9,410 | 1,381 | /3/2 | 1920 | 10,890 SF | |
| .04Mi. | **608 GILMAN ST** | **05/12/2015** | $73,140 | $13,900 | 1,028 | /3/1 | 1977 | 20,038 SF | |
| .04Mi. | **610 GILMAN ST** | **04/20/2015** | $47,160 | $8,960 | 1,309 | /2/1 | 1920 | 13,939 SF | |
| .04Mi. | **604 W CARPENTER ST** | **07/07/2017** | $90,370 | $17,170 | 2,192 | /3/1 | 1915 | 6,534 SF | |
| .04Mi. | **608 W CARPENTER ST** | **12/01/2014** | $44,100 | $8,380 | 1,993 | /3/1 | 1915 | 10,019 SF | |
| .05Mi. | **600 W CARPENTER ST** | **01/19/2018** | $65,630 | $12,470 | 3,463 | /3/3 | 1880 | 13,068 SF | |
| .05Mi. | **612 W CARPENTER ST** | **05/26/2009** | $49,470 | $9,400 | 908 | /2/1 | 1946 | 10,019 SF | |
| .05Mi. | **612 GILMAN ST** | **03/21/2011** | $46,240 | $8,790 | 1,640 | /4/1 | 1915 | 10,890 SF | |
| .05Mi. | **602 GILMAN ST** | **05/01/2007** | $116,705 | $22,170 | 1,378 | /3/3 | 2006 | 3,485 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 35% | Households Occupied by Owners: | 53% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 37.8 years old | Households: | 6,409 |
| Median Household Income: | $53,157 | Households w/Family: | 63% |
| Household Income Per Capita: | $25,817 | Households w/Family Married: | 41% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 31% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Moberly School District | Students: | 2,215 |
| Number of Schools: | 8 | Rating: | C- |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 0.15Mi. | **South Park Elementary School**<br>Number of Students: 225<br>Student-Teacher Ratio: 11.44 | NA | Public | KG - 2 |
| 1.42Mi. | **Moberly High School**<br>Number of Students: 749<br>Student-Teacher Ratio: 16.41<br>Advanced Placement: Yes | C- | Public | 9 - 12 |
| 1.39Mi. | **Gratz Brown Elementary School**<br>Number of Students: 454<br>Student-Teacher Ratio: 11.51 | C- | Public | 3 - 5 |
| 1.26Mi. | **Moberly Middle School**<br>Number of Students: 466<br>Student-Teacher Ratio: 11.75 | C- | Public | 6 - 8 |

## Crime Risk

| Type | Risk Index Score | Compared to National Average (=100%) |
|---|---|---|
| **LARCENY** | 141% | NOTABLY HIGHER |
| **BURGLARY** | 127% | HIGHER |
| **MOTOR VEHICLE THEFT** | 130% | NOTABLY HIGHER |
| **FORCIBLE ROBBERY** | 116% | HIGHER |
| **AGGRAVATED ASSAULT** | 117% | HIGHER |
| **FORCIBLE RAPE** | 134% | NOTABLY HIGHER |
| **MURDER** | 114% | HIGHER |
| **OVERALL** | 105% | 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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