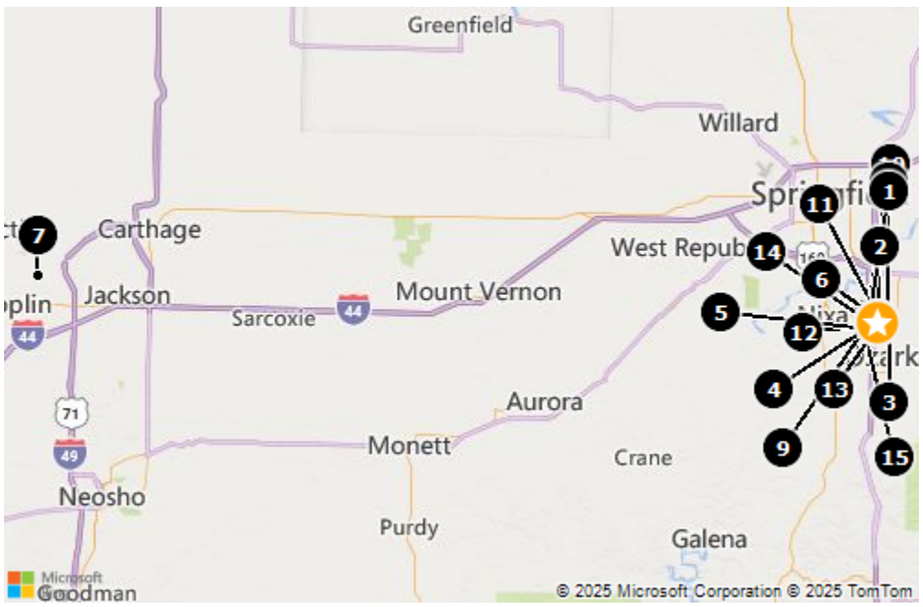
ICE SiteX Report

OrderID: 94088727

SiteX Property Information Report



Subject Property Location

1502 W KISSEE TRAILS LN, OZARK, MO 65721-7654

County:	**CHRISTIAN MO**	Census Tract:	290430203.091016
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	11-0.2-03-003-008-002.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$304,000**	FSD:	15
Value Range:	$258,400 - $349,600	Confidence Score:	85

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2023	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$25,000	Tax Year:	
Assd Improvement:		Market Improvment Value:	$199,400	Total Taxable Value:	
Total Assessed Value:	$42,640	Total Assessor Market Value:	$224,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 5A,2 Subdivision: HOPEDALE HEIGHTS Phase No: 1 Sec/Twnship/Range: SEC 03 TWN 27N RNG 21W
Abbreviated Description: LOT 5A HOPEDALE HEIGHTS PH 1 REPLAT OF LOT 2 4 5

Property Characteristics

Lot Size:	30,056 SF	Bedrooms:	3	Pool:	
Building Area:	3538 SF	Baths:	2	Fireplace:	1
Year Built:	1994	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:		Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Asbestos
		Foundation:	Retain Wall	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/21/2023	Sales Price:	N/A
Document #:	2023L09089 BK-PG 2021-15907	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	08/19/2022	Loan Amount:	N/A
Document #:	2022L12730 BK-PG 2022-12610	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR
Legal Description:			

Lot: 5-A Subdivision: HOPEDALE HEIGHTS PHASE 1

Prior Transfer

Recording Date:	09/15/2021	Sales Price:	$208,205
Document #:	2021L16935 BK-PG 2020-14162	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	08/31/2021	Loan Amount:	N/A
Document #:	2021L16049 BK-PG 2021-15907	Loan Type:	FHA
TD Due Date:	09/01/2051	Type Finance:	

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Legal Description:
Lot: 5-A Subdivision: HOPEDALE HEIGHTS PHASE 1

Prior Transfer

Recording Date:	09/22/2020	Sales Price:	$207,061
Document #:	2020L15689 BK-PG 2020-64	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/01/2020	Loan Amount:	N/A
Document #:	2020L14296 BK-PG 2020-14162	Loan Type:	FHA
TD Due Date:	09/01/2050	Type Finance:	

Legal Description:
Lot: 5-A Subdivision: HOPEDALE HEIGHTS PHASE 1

Prior Transfer

Recording Date:	01/21/2020	Sales Price:	$155,000
Document #:	2020L00738 BK-PG 2018-14842	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/03/2020	Loan Amount:	N/A
Document #:	2020L00064 BK-PG 2020-00064	Loan Type:	FHA
TD Due Date:	01/01/2050	Type Finance:	

Legal Description:
Lot: 5-A Subdivision: HOPEDALE HEIGHTS PHASE 1

Mortgage Record

Recording Date:	11/08/2018	Loan Amount:	N/A
Document #:	2018L14995 BK-PG 2018-14842	Loan Type:	ARM (Adjustable Rate Mortgage)
TD Due Date:	12/01/2048	Type Finance:	ADJ

Legal Description:
Lot: 5-A Subdivision: THE REPLAT OF LOTS 3-5 OF HOPEDALE HEIGHTS PHASE 1

Prior Transfer

Recording Date:	12/23/2013	Sales Price:	N/A
Document #:	2013-00016769 BK-PG 2013 -16632	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	12/16/2013		
Document Type:	Beneficiary Deed		

Legal Description:
Lot: 5-A Subdivision: HOPEDALE HEIGHTS Phase No: 1

Prior Transfer

Recording Date:	03/21/2013	Sales Price:	N/A
Document #:	2013-00003720 BK-PG 2011-02713	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/07/2011	Sales Price:	N/A
Document #:	2011-00006980 BK-PG 2011 -06919	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/06/2011		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 5-A Subdivision: HOPEDALE HEIGHTS Phase No: 1

Prior Transfer

Recording Date:	07/07/2011	Sales Price:	N/A
Document #:	BK-PG 2011 -006919	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 5A,2 Subdivision: HOPEDALE HEIGHTS Phase No: 1 Sec/Twnship/Range: SEC 03 TWN 27N RNG 21W
Abbreviated Description: LOT 5A HOPEDALE HEIGHTS PH 1 REPLAT OF LOT 2 4 5

Mortgage Record

Recording Date:	03/11/2011	Loan Amount:	N/A
Document #:	2011-00002732 BK-PG 2011-02713	Loan Type:	New Conventional
TD Due Date:	04/01/2041	Type Finance:	

Legal Description:
Lot: 5-A Subdivision: HOPEDALE HEIGHTS Phase No: 1

Prior Transfer

Recording Date:	03/11/2011	Sales Price:	N/A
Document #:	2011-00002731 BK-PG 2011 -02712	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/04/2011		
Document Type:	Special Warranty Deed		

Legal Description:
Lot: 5-A Subdivision: HOPEDALE HEIGHTS Phase No: 1

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	10,780 SF	Median # of Baths	1
Median Living Area	1,667 SF	Median Year Built	2006
Price Range - 2 Yrs		Age Range	7 years to 38 years
Median Value		Median Age	19 years

ICE SiteX Report

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Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.41Mi.	**2919 N 25TH ST** **OZARK, MO 65721-9142**	01/29/2025			2818	/3/1	2007	9,960 SF	
		APN: 11-0.5-16-001-003-019.000 Document #: 2025L00905 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 125 Subdivision: OZARK HEIGHTS 3RD ADDITION MapRef: MB G PG 810 Abbreviated Description: Lot:125 Subdivision:OZARK HEIGHTS 3RD ADDITION Map Ref:MB G PG 810City/Muni/Twp:OZARK City/Muni/Twp: OZARK								
2	.19Mi.	**1331 W MEADOWBROOKE DR** **OZARK, MO 65721-8960**	01/13/2025			2224	/3/1	1995	17,100 SF	
		APN: 11-0.2-03-004-002-025.000 Document #: 2025L00342 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 4 Subdivision: MEADOWBROOKE SUBDIVISION Abbreviated Description: Lot:4 Subdivision:MEADOWBROOKE SUBDIVISION								
3	1.07Mi.	**250 E SUNSET RD** **OZARK, MO 65721-5316**	12/23/2024				//		217,801 SF	
		APN: 11-0.1-11-002-003-002.001 Document #: 2024L13964 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: B Subdivision: INDIAN VALLEY Abbreviated Description: Lot:B Subdivision:INDIAN VALLEY								
4	1.09Mi.	**2601 W COVER DR** **OZARK, MO 65721-5470**	12/18/2024			1667	/3/1	2008	SF	
		APN: 11-0.2-09-002-010-003.000 Document #: 2024L13828 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 240 Subdivision: ROLLING PRAIRIE PHASE 5 Abbreviated Description: Lot:240 Subdivision:ROLLING PRAIRIE PHASE 5								
5	1.19Mi.	**2705 W GARTON RD** **OZARK, MO 65721-9025**	12/18/2024			1809	/3/1	2006	10,780 SF	
		APN: 11-0.2-09-002-005-011.000 Document #: 2024L13843 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 196 Subdivision: ROLLING PRAIRIE PHASE 4 Abbreviated Description: Lot:196 Subdivision:ROLLING PRAIRIE PHASE 4 City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
6	.41Mi.	**1025 W THORNGATE DR** **OZARK, MO 65721-7282**	12/10/2024			1837	/3/1	1999	10,360 SF	
		APN: 11-0.2-03-004-003-026.000 Document #: 2024L13492 Document Type: Personal Representatives Deed Price Code: Land Use: Single Family Residential Legal: Lot: 193 Subdivision: TURNBERRY ESTATES PHASE 3 MapRef: MB G PG 692 Abbreviated Description: Lot:193 Subdivision:TURNBERRY ESTATES PHASE 3 Map Ref:MB G PG 692								
7	1.33Mi.	**3313 N BLUE HERON CT** **OZARK, MO 65721-4326**	12/05/2024				//		SF	
		APN: 11-0.2-09-003-007-014.000 Document #: 2024L13298 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 74 Subdivision: EAGLE SPRINGS PHASE 2 MapRef: MB I PG 437 Abbreviated Description: Lot:74 Subdivision:EAGLE SPRINGS PHASE 2 Map Ref:MB I PG 437								
8	1.04Mi.	**120 E SUNSET RD** **OZARK, MO 65721-5317**	11/26/2024				//		217,801 SF	
		APN: 11-0.1-11-002-003-002.000 Document #: 2024L12933 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: A Subdivision: INDIAN VALLEY MapRef: MB H PG 237 Abbreviated Description: Lot:A Subdivision:INDIAN VALLEY Map Ref:MB H PG 237								
9	1.11Mi.	**4014 N THISTLE DR** **OZARK, MO 65721-6747**	11/13/2024			1624	/3/1	2011	10,716 SF	
		APN: 11-0.2-09-002-010-007.000 Document #: 2024L12491 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 305 Subdivision: ROLLING PRAIRIE PHASE 6 Abbreviated Description: Lot:305 Subdivision:ROLLING PRAIRIE PHASE 6 City/Muni/Twp:OZARK City/Muni/Twp: OZARK								
10	1.42Mi.	**2312 WESTWIND DR** **OZARK, MO 65721-5871**	11/12/2024			1798	/3/1	1988	26,136 SF	
		APN: 04-0.8-33-000-000-070.000 Document #: 2024L12374 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 56 Subdivision: TWIN ACRES VILLAGE 1ST ADDITION Abbreviated Description: Lot:56 Subdivision:TWIN ACRES VILLAGE 1ST ADDITION								
11	1.06Mi.	**3600 N FENWICKE ST** **OZARK, MO 65721-7999**	11/08/2024			4100	/3/1	2007	11,600 SF	
		APN: 11-0.1-11-003-005-013.000 Document #: 2024L12338 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 71 Subdivision: THE VILLAGE AT HILLSTONE Abbreviated Description: Lot:71 Subdivision:THE VILLAGE AT HILLSTONE								
12	.15Mi.	**1505 W CARMEN ST** **OZARK, MO 65721-7652**	11/01/2024			1552	/3/1	1992	20,580 SF	
		APN: 11-0.2-10-002-002-006.000 Document #: 2024L12064 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 6 Subdivision: WOODCREST ESTATES SUBDIVISION MapRef: MB G PG 159 Abbreviated Description: Lot:6 Subdivision:WOODCREST ESTATES SUBDIVISION Map Ref:MB G PG 159								
13	.29Mi.	**4302 N 17TH ST** **OZARK, MO 65721-7641**	10/31/2024			2041	/3/1	1987	23,087 SF	
		APN: 11-0.2-10-000-000-044.000 Document #: 2024L12026 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 37 Subdivision: HOPEDALE HEIGHTS PHASE I MapRef: MB 6 PG 84-A&84-B Abbreviated Description: Lot:37 Subdivision:HOPEDALE HEIGHTS PHASE I Map Ref:MB 6 PG 84-A&84-BCity/Muni/Twp:OZARK City/Muni/Twp: OZARK								
14	1.23Mi.	**412 W LANDSDOWNE DR** **OZARK, MO 65721-7990**	10/31/2024				/4/1	2018	10,150 SF	
		APN: 11-0.1-11-003-007-015.000 Document #: 2024L11984 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 32 Subdivision: THE VILLAGE AT HILLSTONE Abbreviated Description: Lot:32 Subdivision:THE VILLAGE AT HILLSTONE City/Muni/Twp:OZARK City/Muni/Twp: OZARK								
15	1.43Mi.	**2753 W FISHHOOK AVE**	10/16/2024				/5/1	2018	10,000 SF	

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OZARK, MO 65721-6798
APN: 11-0.2-09-003-010-004.000 Document #: 2024L11385
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 25 Subdivision: EAGLE SPRINGS PHASE ONE MapRef: MB I PG 103 Abbreviated Description: Lot:25 Subdivision:EAGLE SPRINGS PHASE ONE Map Ref:MB I PG 103City/Muni/Twp:OZARK City/Muni/Twp: OZARK

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.	**1502 W KISSEE TRAILS LN**	**07/07/2011**	$224,400	$42,640	3,538	/3/2	1994	30,056 SF	
.02Mi.	**1500 W KISSEE TRAILS LN**	**05/05/2016**	$166,600	$31,650	2,973	/3/1	1995	19,600 SF	
.03Mi.	**4704 N 16TH ST**	**05/10/2005**	$118,400	$22,500	1,877	/3/1	1987	22,651 SF	
.03Mi.	**4705 N 15TH ST**	**05/01/1994**	$141,500	$26,890	2,168	/3/1	1994	1 SF	
.04Mi.	**1501 W KISSEE TRAILS LN**	**02/28/2019**	$144,000	$27,360	1,681	/3/	1991	17,424 SF	
.04Mi.	**4707 N 15TH ST**	**08/27/2019**	$134,300	$25,520	2,145	/3/1	1994	17,762 SF	
.04Mi.	**4702 N 16TH ST**	**11/16/2023**	$129,800	$24,660	2,152	/3/1	1987	22,651 SF	
.05Mi.	**4800 N 16TH ST**	**06/19/2020**	$119,300	$22,670	1,994	/3/1	1990	23,087 SF	
.05Mi.	**1411 W KISSEE TRAILS LN**	**07/20/2010**	$163,900	$31,140	2,146	/3/1	1995	21,804 SF	
.06Mi.	**4703 N 15TH ST**	**03/16/2018**	$169,800	$32,260	2,421	/3/1	1994	1 SF	
.06Mi.	**1600 W KISSEE TRAILS LN**	**01/02/2019**	$143,400	$27,250	2,218	/3/1	1991	20,010 SF	
.06Mi.	**4706 N 15TH ST**	**12/10/2019**	$135,300	$25,710	1,874	/3/1	1996	21,960 SF	
.06Mi.	**4700 N 16TH ST**	**10/20/2011**	$128,500	$24,420	1,707	/3/1	1987	23,087 SF	
.07Mi.	**4703 N 16TH ST**	**02/01/1997**	$113,900	$21,640	1,891	/3/1	1987	23,087 SF	
.07Mi.	**4701 N 15TH ST**	**01/20/2023**	$173,100	$32,890	2,633	/3/1	1994	31,104 SF	
.07Mi.	**4801 N 16TH ST**	**10/27/2020**	$156,300	$29,700	2,690	/3/2	1990	26,136 SF	

Rent vs. Own

Households Occupied by Renters:	23%	Households Occupied by Owners:	72%

Demographics & Income

Median Age:	38.6 years old	Households:	12,574
Median Household Income:	$71,954	Households w/Family:	73%
Household Income Per Capita:	$36,832	Households w/Family Married:	61%
Most Common Education Level:	High School Graduate	Households w/Family Children:	41%

School District

School District Zone:	Ozark R-Vi School District	Students:	5,802
Number of Schools:	8	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.62Mi.	**Ozark Junior High School** Number of Students: 928 Student-Teacher Ratio: 13.38	A	Public	8 - 9
3.11Mi.	**Tiger Paw Early Childhood Center** Number of Students: 138 Student-Teacher Ratio: 7.08	NA	Public	PK - PK
0.85Mi.	**North Elementary School** Number of Students: 632 Student-Teacher Ratio: 14.1	A	Public	KG - 5
0.87Mi.	**Ozark Middle School** Number of Students: 890	A-	Public	6 - 7

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Student-Teacher Ratio: 13.66

2.22Mi. **Ozark High School** B+ Public 10 - 12
Number of Students: 1,309
Student-Teacher Ratio: 15.17
Advanced Placement: Yes

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	97%	SIMILAR
BURGLARY	103%	SIMILAR
MOTOR VEHICLE THEFT	116%	HIGHER
FORCIBLE ROBBERY	94%	SIMILAR
AGGRAVATED ASSAULT	95%	SIMILAR
FORCIBLE RAPE	82%	LOWER
MURDER	107%	SIMILAR
OVERALL	93%	SIMILAR

Disaster Alerts

7/29/2023 - Severe Tornados, Flooding

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