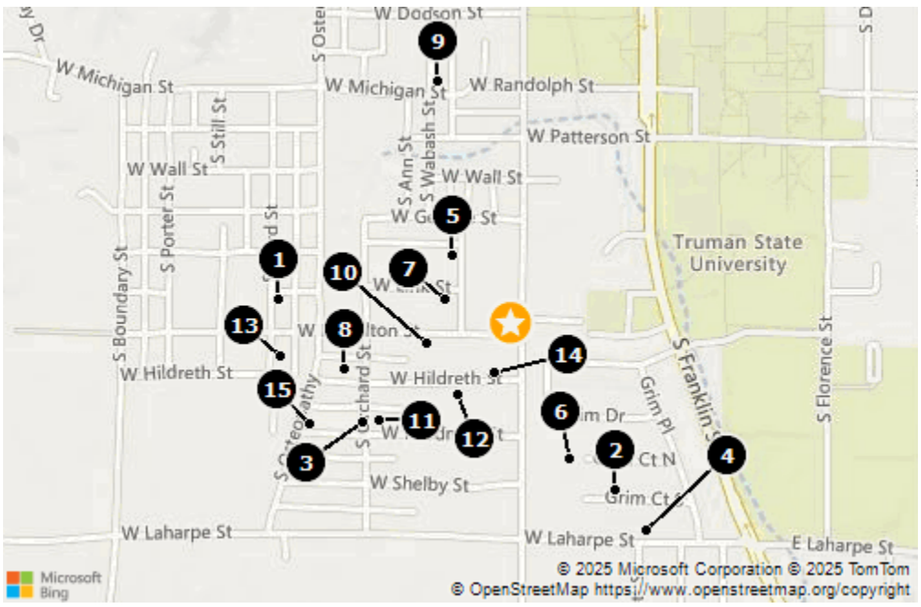
# ICE SiteX Report

**OrderID: 94009356**

## SiteX Property Information Report




## Subject Property Location

### 1514 S FIRST ST, KIRKSVILLE, MO 63501-4431

| | | | |
|---|---|---|---|
| County: | **ADAIR MO** | Census Tract: | 290019505.011047 |
| Property Use: | Single Family Residential | Zoning: | |
| Parcel Number: | 13-02.0-09-003-43-15.000 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | |
|---|---|---|---|
| Value: | **$91,000** | FSD: | 18 |
| Value Range: | $74,620 - $107,380 | Confidence Score: | 82 |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2024 | Market Value Year: | 2023 | Tax Rate Code Area: | 3AK24 |
| Assd Land Value: | $2,860 | Market Land Value: | $15,070 | Tax Year: | 2024 |
| Assd Improvement: | $6,110 | Market Improvment Value: | $32,175 | Total Taxable Value: | $549 |
| Total Assessed Value: | $8,970 | Total Assessor Market Value: | $47,245 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Lot: 8 Section: 09 Subdivision: OUTLOT Sec/Twnship/Range: SEC 09 TWN 62 RNG 15
Abbreviated Description: BEG 20' W 25' N SE COR SW1/4 SW1/4 N 108' W 90' S 108' E 90' POB PT O L 8 SW SW 9 KIRKSVILLE ADAIR COUNTY MO (108' X 90') S9-

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 9,720 SF | Bedrooms: | 2 | Pool: | |
| Building Area: | 884 SF | Baths: | 1 | Fireplace: | |
| Year Built: | 1920 | Partial Baths: | | Type Const: | Frame |
| Number of Buildings: | | Number of Rooms: | 4 | Ext Walls: | 4 |
| Number of Units: | | Garage Type: | Detached | Heating: | Gravity |
| Number of Stories: | 1 | Number of Cars: | 1 | A/C: | N |
| Style: | Bungalow | Basement: | No | Roof Cover: | Asphalt |
| | | Foundation: | Stone | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/03/2023 | Sales Price: | N/A |
| Document #: | 202300000726 BK-PG 1149 -752 | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 03/17/2023 | | |
| Document Type: | Warranty Deed | | |

**Legal Description:**
Lot: 13 Block: 4 Section: 9 Subdivision: ARNOLDS ADD Sec/Twnship/Range: SW4 SW4 S9 T62 R15

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 03/17/2023 | Sales Price: | N/A |
| Document #: | BK-PG 1149 -752 | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**
Lot: 8 Section: 09 Subdivision: OUTLOT Sec/Twnship/Range: SEC 09 TWN 62 RNG 15
Abbreviated Description: BEG 20' W 25' N SE COR SW1/4 SW1/4 N 108' W 90' S 108' E 90' POB PT O L 8 SW SW 9 KIRKSVILLE ADAIR COUNTY MO (108' X 90') S9-

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 06/23/2014 | Loan Amount: | N/A |
| Document #: | 201400001306 BK-PG 1004-702 | Loan Type: | |
| TD Due Date: | | Type Finance: | |

**Legal Description:**

# ICE SiteX Report

**OrderID: 94009356**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/23/2014 | Sales Price: | N/A |
| Document #: | 201400001305 BK-PG 1003 -700 | Type of Sale: | Price as "0", "None", "No Consideration" |
| Document Type: | Warranty Deed | | |
| **Legal Description:** | | | |

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/19/2011 | Sales Price: | N/A |
| Document #: | 201100001925 BK-PG 905-528 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 09/11/2008 | Sales Price: | $54,150 |
| Document #: | 200800002248 BK-PG 871-534 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 06/03/2008 | Loan Amount: | N/A |
| Document #: | 200800001281 BK-PG 905-528 541 | Loan Type: | Unknown |
| TD Due Date: | 07/01/2038 | Type Finance: | |
| **Legal Description:** | | | |
| Subdivision: PART OF SW 1/4 OF SW 1/4 OF | | | |
| City/Muni/Twp: SECTION 9 TWSP 62 RANGE 15 | | | |

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/03/2008 | Sales Price: | N/A |
| Document #: | 200800001280 BK-PG 905 -526 527 | Type of Sale: | Price as "0", "None", "No Consideration" |
| Contract Date: | 06/03/2008 | | |
| Document Type: | Warranty Deed | | |
| **Legal Description:** | | | |
| Subdivision: PART OF SW 1/4 OF SW 1/4 OF | | | |
| City/Muni/Twp: SECTION 9 TWSP 62 RANGE 15 | | | |

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 05/30/2006 | Loan Amount: | N/A |
| Document #: | 200600001377 BK-PG 871-534 543 | Loan Type: | FHA |
| TD Due Date: | 06/01/2036 | Type Finance: | |
| **Legal Description:** | | | |
| Subdivision: PART OF SW 1/4 OF SW 1/4 OF | | | |
| City/Muni/Twp: SECTION 9 TWSP 62 RANGE 15 | | | |

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/30/2006 | Sales Price: | N/A |
| Document #: | 200600001376 BK-PG 871 -532 533 | Type of Sale: | Price as "0", "None", "No Consideration" |
| Contract Date: | 05/26/2006 | | |
| Document Type: | Warranty Deed | | |
| **Legal Description:** | | | |
| Subdivision: PART OF SW 1/4 OF SW 1/4 OF | | | |
| City/Muni/Twp: SECTION 9 TWSP 62 RANGE 15 | | | |

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | | Median # of Bedrooms | 2 |
| Median Lot Size | 8,468 SF | Median # of Baths | 1 |
| Median Living Area | 992 SF | Median Year Built | 1965 |
| Price Range - 2 Yrs | | Age Range | 8 years to 135 years |
| Median Value | | Median Age | 60 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .28Mi. | **1601 S BAIRD ST**<br>**KIRKSVILLE, MO 63501-1715** | 12/20/2024 | | | 772 | 4/2/1 | 1928 | 4,500 SF | |
| | APN: 13-03.0-08-004-21-02.000 Document #: 202400002900<br>Document Type: Warranty Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 12 Block: 19 Subdivision: STILLS ADD TO KIRKSVILLE Abbreviated Description: Lot:12 Block:19 Subdivision:STILLS ADD TO KIRKSVILLE | | | | | | | | | |
| 2 | .24Mi. | **12 GRIM CT S**<br>**KIRKSVILLE, MO 63501-4435** | 11/12/2024 | | | 1412 | 7/3/1 | 1968 | 8,480 SF | |
| | APN: 13-05.0-16-002-05-46.000 Document #: 202400002560<br>Document Type: Warranty Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 10 Block: 2 Subdivision: SOUTHERN HEIGHTS 1ST ADD TO KIRKSVILLE Abbreviated Description: Lot:10 Block:2 Subdivision:SOUTHERN HEIGHTS 1ST ADD TO KIRKSVILLE | | | | | | | | | |
| 3 | .23Mi. | **1716 S ORCHARD ST**<br>**KIRKSVILLE, MO 63501-4352** | 10/25/2024 | | | 2262 | 5/3/2 | 1951 | 17,820 SF | |
| | APN: 13-05.0-16-002-08-05.000 Document #: 202400002395<br>Document Type: Warranty Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 13-15 Block: 9 Subdivision: FACTORY ADD TO KIRKSVILLE Abbreviated Description: Lot:13-15 Block:9 Subdivision:FACTORY ADD TO KIRKSVILLE | | | | | | | | | |
| 4 | .31Mi. | **101 E LAHARPE ST**<br>**KIRKSVILLE, MO 63501-4415** | 08/30/2024 | | | 960 | 4/2/1 | 1980 | 9,487 SF | |
| | APN: 13-05.0-16-002-05-32.000 Document #: 202400001929<br>Document Type: Warranty Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 13 Block: 3 Subdivision: SOUTHERN HEIGHTS 1ST ADD Abbreviated Description: Lot:13 Block:3 Subdivision:SOUTHERN HEIGHTS 1ST ADD | | | | | | | | | |

# ICE SiteX Report

**OrderID: 94009356**

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 5 | .11Mi. | **601 W PATTERSON ST**<br>**KIRKSVILLE, MO 63501-4357** | 08/30/2024 | 848 | 4/2/1 | 1952 | 5,824 SF |
| | APN: 13-02.0-09-003-46-01.000 Document #: 202400001933<br>Document Type: Warranty Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 1 Block: 2 Subdivision: ARNOLDS ADD Abbreviated Description: Lot:1 Block:2 Subdivision:ARNOLDS ADD | | | | | | |
| 6 | .19Mi. | **14 GRIM CT N**<br>**KIRKSVILLE, MO 63501-4434** | 08/29/2024 | 1736 | 6/3/2 | 1966 | 24,236 SF |
| | APN: 13-05.0-16-002-05-22.000 Document #: 202400001915<br>Document Type: Warranty Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 2 Subdivision: PINKSTON ADD TO KIRKSVILLE Abbreviated Description: Lot:2 Subdivision:PINKSTON ADD TO KIRKSVILLE | | | | | | |
| 7 | .09Mi. | **603 W LINK ST**<br>**KIRKSVILLE, MO 63501-4341** | 08/01/2024 | 654 | 4/2/1 | 1950 | 5,824 SF |
| | APN: 13-02.0-09-003-47-02.000 Document #: 202400001687<br>Document Type: Warranty Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 2 Block: 3 Subdivision: ARNOLDS ADD TO KIRKSVILLE Abbreviated Description: Lot:2 Block:3 Subdivision:ARNOLDS ADD TO KIRKSVILLE | | | | | | |
| 8 | .21Mi. | **808 W HILDRETH ST**<br>**KIRKSVILLE, MO 63501-4340** | 07/03/2024 | 1417 | 9/3/2 | 2017 | 6,336 SF |
| | APN: 13-05.0-16-002-07-05.000 Document #: 202400001428<br>Document Type: Warranty Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 9 & 10 Block: 8 Subdivision: FACTORY ADD TO KIRKSVILLE Abbreviated Description: Lot:9 & 10 Block:8 Subdivision:FACTORY ADD TO KIRKSVILLE | | | | | | |
| 9 | .31Mi. | **1013 S WABASH ST**<br>**KIRKSVILLE, MO 63501-4228** | 07/01/2024 | 832 | 4/2/1 | 1920 | 5,454 SF |
| | APN: 13-02.0-09-003-17-03.000 Document #: 202400001398<br>Document Type: Warranty Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 3 Block: 11 Subdivision: DODSONS ADD Abbreviated Description: Lot:3 Block:11 Subdivision:DODSONS ADD | | | | | | |
| 10 | .11Mi. | **613 W HAMILTON ST**<br>**KIRKSVILLE, MO 63501-4325** | 05/24/2024 | 992 | 4/2/1 | 1890 | 17,820 SF |
| | APN: 13-05.0-16-002-06-07.000 Document #: 202400001103<br>Document Type: Warranty Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 6-8 Block: 7 Subdivision: FACTORY ADD Abbreviated Description: Lot:6-8 Block:7 Subdivision:FACTORY ADD | | | | | | |
| 11 | .2Mi. | **712 W FRIEDMAN ST**<br>**KIRKSVILLE, MO 63501-4312** | 05/14/2024 | 1437 | 9/3/2 | 2016 | 5,940 SF |
| | APN: 13-05.0-16-002-09-13.001 Document #: 202400001010<br>Document Type: Warranty Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 9 Block: 10 Subdivision: FACTORY ADD Abbreviated Description: Lot:9 Block:10 Subdivision:FACTORY ADD | | | | | | |
| 12 | .11Mi. | **509 W HILDRETH ST**<br>**KIRKSVILLE, MO 63501-4333** | 05/07/2024 | 1018 | 5/2/2 | 1981 | 11,469 SF |
| | APN: 13-05.0-16-002-09-05.000 Document #: 202400000950<br>Document Type: Warranty Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 4 Subdivision: DEDEB SUB Abbreviated Description: Lot:4 Subdivision:DEDEB SUB | | | | | | |
| 13 | .28Mi. | **1707 S BAIRD ST**<br>**KIRKSVILLE, MO 63501-1716** | 04/19/2024 | 672 | 4/2/1 | 1950 | 4,500 SF |
| | APN: 13-04.0-17-001-01-03.000 Document #: 202400000803<br>Document Type: Warranty Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 9 Block: 21 Subdivision: STILLS ADD Abbreviated Description: Lot:9 Block:21 Subdivision:STILLS ADD | | | | | | |
| 14 | .06Mi. | **400 W HILDRETH ST**<br>**KIRKSVILLE, MO 63501-4332** | 04/11/2024 | 1056 | 6/3/1 | 1979 | 8,635 SF |
| | APN: 13-05.0-16-002-06-23.000 Document #: 202400000766<br>Document Type: Warranty Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Section: 16 Sec/Twnship/Range: NW4 NW4 S16 T62 R15 Abbreviated Description: Section:16 Sec/Twnship/Range:NW4 NW4 S16 T62 R15 | | | | | | |
| 15 | .27Mi. | **814 W FRIEDMAN ST**<br>**KIRKSVILLE, MO 63501-4314** | 03/29/2024 | 660 | 4/2/1 | 1965 | 8,468 SF |
| | APN: 13-04.0-17-001-06-02.000 Document #: 202400000689<br>Document Type: Warranty Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 8-9 Block: 9 Subdivision: FACTORY ADD MapRef: MB 182 PG 351 Abbreviated Description: Lot:8-9 Block:9 Subdivision:FACTORY ADD Map Ref:MB 182 PG 351 | | | | | | |

## 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.

# ICE SiteX Report

**OrderID: 94009356**

## 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. | **1514 S FIRST ST** | **03/17/2023** | $47,245 | $8,970 | 884 | 4/2/1 | 1920 | 9,720 SF | |
| .02Mi. | **410 W HAMILTON ST** | **03/10/2022** | $110,204 | $20,940 | 1,572 | 5/3/1 | 1962 | 15,120 SF | |
| .02Mi. | **1510 S FIRST ST** | **09/23/2022** | $69,441 | $13,200 | 1,296 | 6/3/1 | 1920 | 24,440 SF | |
| .03Mi. | **1602 S FIRST ST** | **04/23/2018** | $59,130 | $11,240 | 1,176 | 6/3/1 | 1930 | 11,880 SF | |
| .03Mi. | **309 HILLCREST DR** | **03/09/1990** | $93,744 | $17,810 | 1,056 | 5/3/1 | 1979 | 7,560 SF | |
| .03Mi. | **308 HILLCREST DR** | **12/18/2020** | $98,060 | $18,630 | 1,756 | 7/3/2 | 1956 | 7,560 SF | |
| .04Mi. | **1604 S FIRST ST** | **06/01/1997** | $83,219 | $15,820 | 1,260 | 6/3/2 | 1994 | 11,880 SF | |
| .04Mi. | **1506 S FIRST ST** | **06/01/2016** | $83,105 | $15,790 | 1,836 | 5/2/1 | 1970 | 19,388 SF | |
| .04Mi. | **14 GRIM DR** | **02/07/2024** | $84,424 | $16,050 | 2,298 | 8/3/1 | 1957 | 5,562 SF | |
| .04Mi. | **407 W HAMILTON ST** | **05/06/1992** | $30,392 | $5,770 | 676 | //1 | 1920 | 5,940 SF | |
| .04Mi. | **305 HILLCREST DR** | **11/15/2021** | $83,598 | $15,890 | 2,190 | 6/3/1.5 | 1959 | 7,980 SF | |
| .05Mi. | **306 HILLCREST DR** | **03/16/2005** | $57,083 | $10,850 | 912 | 5/3/1 | 1959 | 7,560 SF | |
| .05Mi. | **1515 S RIGGEN ST** | **09/23/1992** | $81,236 | $15,440 | 1,669 | 5/2/2 | 1952 | 8,868 SF | |
| .05Mi. | **1507 S FIRST ST** | **06/25/2021** | $78,360 | $14,890 | 1,796 | 8/4/2 | 1910 | 18,816 SF | |
| .05Mi. | **1505 S RIGGEN ST** | **07/26/2019** | $47,803 | $9,080 | 780 | 4/2/1 | 1950 | 5,913 SF | |
| .05Mi. | **409 W HAMILTON ST** | **07/15/2015** | $38,166 | $7,250 | 968 | 5/2/1 | 1920 | 8,712 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 37% | Households Occupied by Owners: | 50% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 30.8 years old | Households: | 8,230 |
| Median Household Income: | $49,892 | Households w/Family: | 50% |
| Household Income Per Capita: | $30,076 | Households w/Family Married: | 41% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 21% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Kirksville R-Iii School District | Students: | 2,446 |
| Number of Schools: | 5 | Rating: | C+ |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 1.07Mi. | **Kirksville Sr. High School**<br>Number of Students: 735<br>Student-Teacher Ratio: 15.84<br>Advanced Placement: Yes | C | Public | 9 - 12 |
| 1.24Mi. | **Kirksville Primary School**<br>Number of Students: 639<br>Student-Teacher Ratio: 10.34 | NA | Public | PK - 2 |
| 1.38Mi. | **Ray Miller Elementary School**<br>Number of Students: 527<br>Student-Teacher Ratio: 11.83 | B | Public | 3 - 5 |
| 1.09Mi. | **William Matthew Middle School**<br>Number of Students: 545<br>Student-Teacher Ratio: 14.31 | C- | Public | 6 - 8 |

## Crime Risk

| Type | Risk Index Score | Compared to National Average (=100%) |
|---|---|---|
| **LARCENY** | 128% | HIGHER |
| **BURGLARY** | 108% | SIMILAR |
| **MOTOR VEHICLE THEFT** | 140% | NOTABLY HIGHER |
| **FORCIBLE ROBBERY** | 106% | SIMILAR |
| **AGGRAVATED ASSAULT** | 124% | HIGHER |
| **FORCIBLE RAPE** | 127% | HIGHER |
| **MURDER** | 119% | HIGHER |
| **OVERALL** | 113% | HIGHER |

## 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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# ICE SiteX Report

**OrderID: 94009356**

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