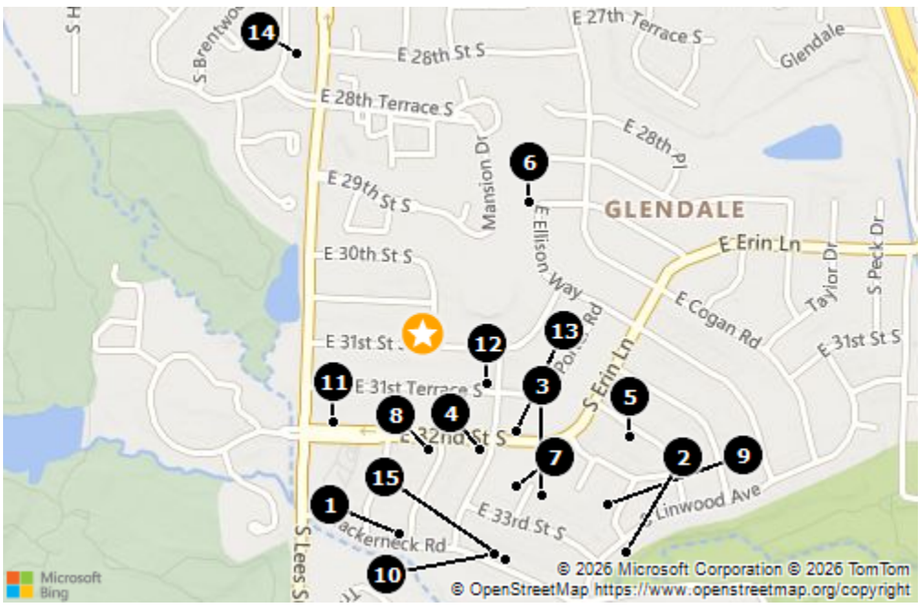
ICE SiteX Report

OrderID: 96938146

SiteX Property Information Report



Subject Property Location

16200 E 31ST ST S, INDEPENDENCE, MO 64055-2714

County:	**JACKSON MO**	Census Tract:	290950146.031013
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	26-740-02-01	Thomas Bros Pg-Grid:	

Valuation

Value:	**$270,000**	FSD:	14	Common Confidence Score:	49
Value Range:	$232,200 - $307,800	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	009
Assd Land Value:	$5,620	Market Land Value:		Tax Year:	2024
Assd Improvement:	$33,326	Market Improvment Value:		Total Taxable Value:	$2,934
Total Assessed Value:	$38,946	Total Assessor Market Value:	$204,980	Delinquent Year:	
				Tax Account ID:	784360
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 285 Subdivision: GLENDALE GARDENS
Abbreviated Description: GLENDALE GARDENS LOT 285

Property Characteristics

Lot Size:	10,019 SF	Bedrooms:	3	Pool:	
Building Area:	1512 SF	Baths:	3	Fireplace:	1
Year Built:	1972	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood Siding
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:	2	A/C:	Central
Style:	Ranch	Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	11/01/2024	Loan Amount:	N/A
Document #:	2024E0074803 BK-PG -	Loan Type:	FHA
TD Due Date:		Type Finance:	

Legal Description:
Lot: 285 Subdivision: GLENDALE GARDENS
City/Muni/Twp: INDEPENDENCE

Mortgage Record

Recording Date:	03/13/2024	Loan Amount:	N/A
Document #:	2024E0015567 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2051	Type Finance:	

Legal Description:
Lot: 285 Subdivision: GLENDALE GARDENS
City/Muni/Twp: INDEPENDENCE

Prior Transfer

Recording Date:	10/26/2023	Sales Price:	$223,870
Document #:	2023E0077864 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/16/2023	Loan Amount:	N/A

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Document #:	2023E0042797 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2051	Type Finance:	

Legal Description:
Lot: 285 Subdivision: GLENDALE GARDENS
City/Muni/Twp: INDEPENDENCE

Prior Transfer

Recording Date:	10/22/2021	Sales Price:	N/A
Document #:	2021E0116522 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/20/2021		
Document Type:			

Legal Description:
Lot: 285 Subdivision: GLENDALE GARDENS
City/Muni/Twp: INDEPENDENCE

Prior Transfer

Recording Date:	01/05/2021	Sales Price:	N/A
Document #:	2021E0001271 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/12/2019	Sales Price:	$145,500
Document #:	2019E0025768 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/22/2019	Sales Price:	$107,920
Document #:	2019E0012430 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/20/2019	Sales Price:	N/A
Document #:	2019E0011977 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/15/2019		
Document Type:			

Legal Description:
Lot: 285 Subdivision: GLENDALE GARDENS
City/Muni/Twp: INDEPENDENCE

Prior Transfer

Recording Date:	03/05/2015	Sales Price:	$26,980
Document #:	2015E0018212 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/30/2005	Loan Amount:	N/A
Document #:	2005I0055744 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	07/01/2020	Type Finance:	

Legal Description:
Lot: 285 Subdivision: GLENDALE GARDENS LOTS 263-285 & 328-331

Prior Transfer

Recording Date:	06/30/2005	Sales Price:	N/A
Document #:	2005I0055742 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/06/2005		
Document Type:			

Legal Description:
Lot: 285 Subdivision: GLENDALE GARDENS LOTS 263-285 & 328-331

Prior Transfer

Recording Date:	04/01/2005	Sales Price:	N/A
Document #:	2005I0026553 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	04/01/2005		
Document Type:			

Legal Description:
Lot: 285 Subdivision: GLENDALE GARDENS LOTS 263-285 & 328-331

Prior Transfer

Recording Date:	09/09/2002	Sales Price:	N/A
Document #:	2002I0077757 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/09/2002		
Document Type:			

Legal Description:
Lot: 285 Subdivision: GLENDALE GARDENS
Abbreviated Description: LOTS263-285 & 328-331

Prior Transfer

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

Legal Description:
Lot: 285 Subdivision: GLENDALE GARDENS
Abbreviated Description: GLENDALE GARDENS LOT 285

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Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	9,148 SF	Median # of Baths	1
Median Living Area	981 SF	Median Year Built	1965
Price Range - 2 Yrs		Age Range	23 years to 65 years
Median Value		Median Age	61 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.25Mi.	**3232 QUEEN RIDGE DR** **INDEPENDENCE, MO 64055-2752**	02/04/2026			950	/3/1	1961	11,326 SF	
		APN: 26-740-07-11 Document #: 2026E0008500 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 26 Subdivision: GLENDALE GARDENS Abbreviated Description: Lot:26 Subdivision:GLENDALE GARDENS City/Muni/Twp:INDEPENDENCE City/Muni/Twp: INDEPENDENCE								
2	.38Mi.	**3221 S LINWOOD AVE** **INDEPENDENCE, MO 64055-2941**	12/22/2025			1768	/4/1	1970	7,841 SF	
		APN: 25-930-14-33 Document #: 2025E0094813 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 197 Subdivision: GLENDALE GARDENS Abbreviated Description: Lot:197 Subdivision:GLENDALE GARDENS								
3	.26Mi.	**3209 S MARK CIR** **INDEPENDENCE, MO 64055-2969**	11/26/2025			912	/3/1	1968	8,712 SF	
		APN: 25-930-12-21 Document #: 2025E0088227 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 149 Subdivision: GLENDALE GARDENS Abbreviated Description: Lot:149 Subdivision:GLENDALE GARDENS City/Muni/Twp:INDEPENDENCE City/Muni/Twp: INDEPENDENCE								
4	.17Mi.	**16309 E 32ND ST S** **INDEPENDENCE, MO 64055-2734**	08/15/2025			956	/2/1	1962	13,504 SF	
		APN: 26-740-08-01 Document #: 2025E0059558 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 59 Subdivision: GLENDALE GARDENS Abbreviated Description: Lot:59 Subdivision:GLENDALE GARDENS City/Muni/Twp:INDEPENDENCE City/Muni/Twp: INDEPENDENCE								
5	.29Mi.	**16613 E 31ST TER S** **INDEPENDENCE, MO 64055-2914**	07/28/2025			1130	/3/1	1965	8,276 SF	
		APN: 25-930-09-14 Document #: 2025E0053780 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 180 Subdivision: GLENDALE GARDENS Abbreviated Description: Lot:180 Subdivision:GLENDALE GARDENS City/Muni/Twp:INDEPENDENCE City/Muni/Twp: INDEPENDENCE								
6	.21Mi.	**16303 E ELLISON WAY** **INDEPENDENCE, MO 64055-2041**	07/22/2025			1888	/3/1	1970	10,454 SF	
		APN: 25-920-04-26 Document #: 2025E0051733 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 512 Subdivision: GLENDALE GARDENS Abbreviated Description: Lot:512 Subdivision:GLENDALE GARDENS City/Muni/Twp:INDEPENDENCE City/Muni/Twp: INDEPENDENCE								
7	.22Mi.	**3208 S MARK CIR** **INDEPENDENCE, MO 64055-2930**	07/18/2025			1282	/3/1	1968	9,148 SF	
		APN: 25-930-12-17 Document #: 2025E0050359 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 145 Subdivision: GLENDALE GARDENS Abbreviated Description: Lot:145 Subdivision:GLENDALE GARDENS City/Muni/Twp:INDEPENDENCE City/Muni/Twp: INDEPENDENCE								
8	.15Mi.	**3200 QUEEN RIDGE DR** **INDEPENDENCE, MO 64055-2752**	06/24/2025			981	/3/1	1961	12,197 SF	
		APN: 26-740-07-01 Document #: 2025E0043554 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 34 Subdivision: GLENDALE GARDENS Abbreviated Description: Lot:34 Subdivision:GLENDALE GARDENS City/Muni/Twp:INDEPENDENCE City/Muni/Twp: INDEPENDENCE								
9	.31Mi.	**3208 VEST AVE** **INDEPENDENCE, MO 64055-2932**	06/20/2025			864	/3/1	1965	9,148 SF	
		APN: 25-930-12-33 Document #: 2025E0042822 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 161 Subdivision: GLENDALE GARDENS Abbreviated Description: Lot:161 Subdivision:GLENDALE GARDENS City/Muni/Twp:INDEPENDENCE City/Muni/Twp: INDEPENDENCE								
10	.29Mi.	**16318 E CRACKERNECK RD** **INDEPENDENCE, MO 64055-2944**	06/16/2025			1508	/4/1	1965	8,276 SF	
		APN: 26-740-10-07 Document #: 2025E0041840 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 122 Subdivision: GLENDALE GARDENS Abbreviated Description: Lot:122 Subdivision:GLENDALE GARDENS City/Muni/Twp:INDEPENDENCE City/Muni/Twp: INDEPENDENCE								
11	.15Mi.	**16004 E 32ND ST S** **INDEPENDENCE, MO 64055-2729**	06/03/2025			945	/3/1	1961	10,890 SF	
		APN: 26-740-05-18 Document #: 2025E0037878 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 2 Subdivision: GLENDALE GARDENS Abbreviated Description: Lot:2 Subdivision:GLENDALE GARDENS City/Muni/Twp:INDEPENDENCE City/Muni/Twp: INDEPENDENCE								
12	.1Mi.	**16308 E 31ST TER S** **INDEPENDENCE, MO 64055-2726**	05/15/2025			980	/3/1	1962	10,890 SF	
		APN: 26-740-04-31 Document #: 2025E0033173 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 80 Subdivision: GLENDALE GARDENS Abbreviated Description: Lot:80 Subdivision:GLENDALE GARDENS City/Muni/Twp:INDEPENDENCE City/Muni/Twp: INDEPENDENCE								
13	.16Mi.	**16404 E 32ND ST S** **INDEPENDENCE, MO 64055-2737**	04/25/2025			985	/3/1	1968	9,148 SF	

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APN: 25-930-07-14 Document #: 2025E0028221
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 110 Subdivision: GLENDALE GARDENS Abbreviated Description: Lot:110 Subdivision:GLENDALE GARDENS City/Muni/Twp:INDEPENDENCE City/Muni/Twp: INDEPENDENCE

14	.39Mi.	**2805 S BRECKENRIDGE DR INDEPENDENCE, MO 64055-7200**	04/01/2025	1525	/3/3	2003	7,841 SF

APN: 26-710-11-04 Document #: 2025E0021552
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 58 Subdivision: DRUMM FARM VILLAS Abbreviated Description: Lot:58 Subdivision:DRUMM FARM VILLAS Abbreviated Description:FIRST PLAT City/Muni/Twp:INDEPENDENCE City/Muni/Twp: INDEPENDENCE

15	.3Mi.	**16324 E CRACKERNECK RD INDEPENDENCE, MO 64055-2944**	03/27/2025	972	/3/2	1965	9,148 SF

APN: 25-930-13-10 Document #: 2025E0020544
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 123 Subdivision: GLENDALE GARDENS Abbreviated Description: Lot:123 Subdivision:GLENDALE GARDENS City/Muni/Twp:INDEPENDENCE City/Muni/Twp: INDEPENDENCE

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.	**16200 E 31ST ST S**		$204,980	$38,946	1,512	/3/3	1972	10,019 SF	
.02Mi.	**16112 E 31ST ST S**		$211,600	$40,204	1,525	/3/1	1964	8,276 SF	
.02Mi.	**16117 E 30TH TER S**		$220,850	$41,961	1,468	/3/3	1972	11,326 SF	
.03Mi.	**16113 E 30TH TER S**	**06/01/1976**	$210,270	$39,952	1,200	/3/2	1970	10,454 SF	
.03Mi.	**16108 E 31ST ST S**	**09/01/1980**	$173,240	$32,915	1,620	/4/1	1964	8,276 SF	
.03Mi.	**16201 E 31ST ST S**		$157,370	$29,900	1,456	/4/2	1965	10,019 SF	
.03Mi.	**16204 E 31ST ST S**		$228,790	$43,470	1,066	/3/1	1968	13,504 SF	Yes
.03Mi.	**16205 E 31ST ST S**	**02/25/2009**	$156,050	$29,649	1,266	/3/1	1964	10,019 SF	
.04Mi.	**3021 S TRAIL RIDGE DR**		$191,760	$36,435	1,298	/3/2	1973	10,454 SF	
.04Mi.	**16113 E 31ST ST S**		$210,270	$39,951	1,703	/3/1	1964	10,019 SF	Yes
.04Mi.	**16109 E 30TH TER S**	**08/05/2013**	$302,850	$57,541	1,768	/3/2	1972	10,019 SF	
.04Mi.	**16209 E 31ST ST S**		$167,950	$31,910	1,620	/4/2	1964	10,019 SF	
.04Mi.	**3017 S TRAIL RIDGE DR**		$196,810	$37,394	1,200	/3/3	1970	11,761 SF	
.05Mi.	**16109 E 31ST ST S**	**11/14/2015**	$195,730	$37,189	1,375	/3/2	1964	10,019 SF	
.05Mi.	**16104 E 31ST ST S**	**06/01/1995**	$170,970	$32,484	1,102	/3/2	1964	8,276 SF	
.05Mi.	**16213 E 31ST ST S**	**10/15/1975**	$163,130	$30,995	1,064	/3/1	1964	9,148 SF	

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	66%

Demographics & Income

Median Age:	42.7 years old	Households:	16,230
Median Household Income:	$68,596	Households w/Family:	56%
Household Income Per Capita:	$36,066	Households w/Family Married:	40%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

School District

School District Zone:	Independence 30 School District	Students:	14,272
Number of Schools:	31	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.36Mi.	**Truman High School**	C-	Public	9 - 12

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Number of Students: 1,720
Student-Teacher Ratio: 18.61
Advanced Placement: Yes

2.13Mi. **Pioneer Ridge Middle School** Number of Students: 731 Student-Teacher Ratio: 14.26	C	Public	7 - 8
0.59Mi. **Glendale Elementary School** Number of Students: 417 Student-Teacher Ratio: 13.73	C+	Public	KG - 5
3.38Mi. **Day Treatment** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 12

Flood Report

The Subject Property of **16200 E 31ST ST S, INDEPENDENCE, MO 64055-2714** 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	111%	HIGHER
BURGLARY	109%	SIMILAR
MOTOR VEHICLE THEFT	107%	SIMILAR
FORCIBLE ROBBERY	112%	HIGHER
AGGRAVATED ASSAULT	108%	SIMILAR
FORCIBLE RAPE	109%	SIMILAR
MURDER	94%	SIMILAR
OVERALL	80%	LOWER

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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