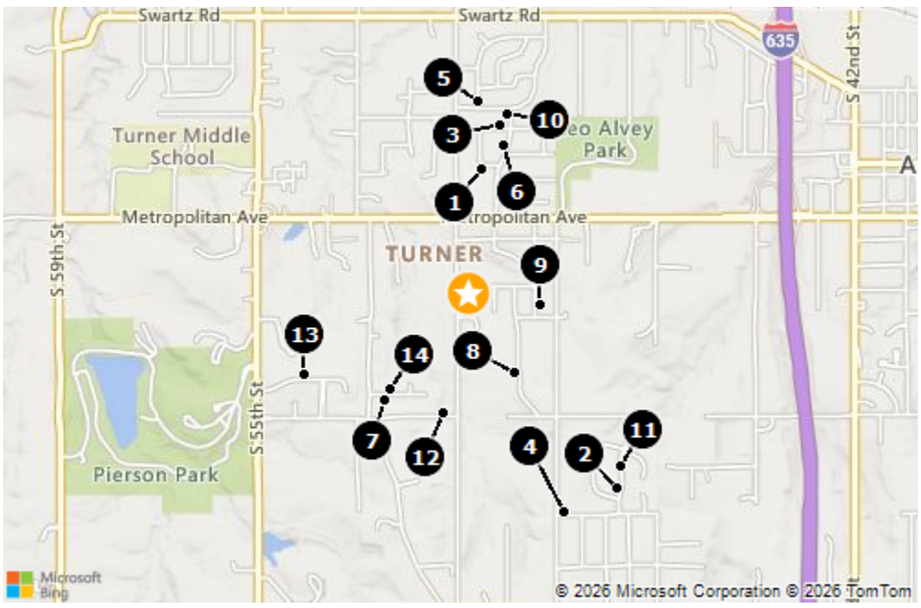
ICE SiteX Report

OrderID: 98723001

SiteX Property Information Report



Subject Property Location

1638 S 50TH TER, KANSAS CITY, KS 66106-2329

County:	**WYANDOTTE KS**	Census Tract:	202090437.002018
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	049654	Thomas Bros Pg-Grid:	

Valuation

Value:	**$180,000**	FSD:	26	Common Confidence Score:	28
Value Range:	$133,200 - $226,800	ICE Confidence Score:	74		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	030
Assd Land Value:	$4,610	Market Land Value:	$40,090	Tax Year:	2025
Assd Improvement:	$13,755	Market Improvment Value:	$119,610	Total Taxable Value:	$2,837
Total Assessed Value:	$18,365	Total Assessor Market Value:	$159,700	Delinquent Year:	
				Tax Account ID:	R38984
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 263 Subdivision: CEDAR LAWN Sec/Twnship/Range: SEC 25 TWN 11S RNG 24E
Abbreviated Description: CEDAR LAWN, S25, T11, R24, ACRES 0.260000, L263 TO L267

Property Characteristics

Lot Size:	11,282 SF	Bedrooms:	2	Pool:	
Building Area:	640 SF	Baths:	1	Fireplace:	
Year Built:	1936	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:	Underground	Heating:	Forced Air
Number of Stories:		Number of Cars:		A/C:	
Style:	Bungalow	Basement:	Full	Roof Cover:	Comp Shingle
		Foundation:	Stone	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/03/2026	Sales Price:	$168,750
Document #:	2026R-07358 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/31/2025	Sales Price:	N/A
Document #:	2025R-03653 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	01/31/2025	Loan Amount:	N/A
Document #:	2025R-01213 BK-PG -	Loan Type:	Building or Construction Loan
TD Due Date:	02/01/2055	Type Finance:	

Legal Description:
Lot: 263-267 Subdivision: CEDAR LAWN ADDITION
City/Muni/Twp: CITY OF KANSAS CITY

Prior Transfer

Recording Date:	07/03/2023	Sales Price:	N/A
Document #:	2023R-08247 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/22/2023		

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Document Type:
Legal Description:
Lot: 263-267 Subdivision: CEDAR LAWN ADDITION
City/Muni/Twp: KANSAS CITY

Prior Transfer

Recording Date:	05/07/2007	Sales Price:	N/A
Document #:	2007R-09923 BK-PG 5378-558	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/07/2007		

Document Type:
Legal Description:
Lot: 263-267 Subdivision: CEDAR LAWN ADDITION
City/Muni/Twp: KANSAS CITY

Prior Transfer

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

Document Type:
Legal Description:
Lot: 263 Subdivision: CEDAR LAWN Sec/Twnship/Range: SEC 25 TWN 11S RNG 24E
Abbreviated Description: CEDAR LAWN, S25, T11, R24, ACRES 0.260000, L263 TO L267

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	12,350 SF	Median # of Baths	1
Median Living Area	1,106 SF	Median Year Built	1964
Price Range - 2 Yrs		Age Range	20 years to 101 years
Median Value		Median Age	62 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.3Mi.	**1410 S 50TH DR** **KANSAS CITY, KS 66106-1734**	08/25/2026			1138	7/3/2	1966	15,115 SF	
		APN: 052250 Document #: 2026R-11729 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 40 Subdivision: OWEN VIEW ESTATES Abbreviated Description: Lot:40 Subdivision:OWEN VIEW ESTATES City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY								
2	.62Mi.	**2032 S 47TH TER** **KANSAS CITY, KS 66106-2473**	08/05/2026			1824	7/4/2	2004	7,231 SF	
		APN: 268905 Document #: 2026R-10667 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Subdivision: MELROSE GARDENS Phase No: 1,2 Abbreviated Description: Lot:6 Subdivision:MELROSE GARDENS Phase No:1,2 City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY								
3	.43Mi.	**5012 POWELL AVE** **KANSAS CITY, KS 66106-1756**	07/30/2026			952	6/3/1	1966	10,367 SF	
		APN: 052206 Document #: 2026R-10302 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Subdivision: OWEN VIEW ESTATES Abbreviated Description: Lot:7 Subdivision:OWEN VIEW ESTATES City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY								
4	.6Mi.	**2049 S 49TH ST** **KANSAS CITY, KS 66106-2402**	07/09/2026			1145	6/3/1	1945	41,208 SF	
		APN: 049112 Document #: 2026R-09165 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9 Subdivision: WESTVIEW Abbreviated Description: Lot:9 Subdivision:WESTVIEW City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY								
5	.48Mi.	**1130 S 50TH TER** **KANSAS CITY, KS 66106-1738**	05/19/2026			994	5/3/1	1952	9,540 SF	
		APN: 051928 Document #: 2026R-06557 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 76 Subdivision: CRESTVIEW HOMES ADDITION Abbreviated Description: Lot:76 Subdivision:CRESTVIEW HOMES ADDITION								
6	.38Mi.	**1316 S 50TH ST** **KANSAS CITY, KS 66106-1724**	04/01/2026			1044	6/3/2	1966	13,199 SF	
		APN: 052228 Document #: 2026R-03961 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 32 Subdivision: OWEN VIEW ESTATES Abbreviated Description: Lot:32 Subdivision:OWEN VIEW ESTATES City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY								
7	.35Mi.	**5229 LAKEWOOD ST** **KANSAS CITY, KS 66106-2263**	02/13/2026			1181	6/3/1	1963	10,672 SF	
		APN: 193211 Document #: 2026R-01938 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 27 Block: 3 Subdivision: APPLEWOOD VALLEY Abbreviated Description: Lot:27 Block:3 Subdivision:APPLEWOOD VALLEY City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY								
8	.23Mi.	**1752 S 49TH PL** **KANSAS CITY, KS 66106-2318**	01/26/2026			1128	5/3/1	1965	15,028 SF	
		APN: 049905 Document #: 2026R-01093 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 18 Subdivision: SOUTH CEDAR LAWN ADDITION Abbreviated Description: Lot:18 Subdivision:SOUTH CEDAR LAWN ADDITION								
9	.2Mi.	**1641 S 49TH TER** **KANSAS CITY, KS 66106-2323**	01/22/2026			777	4/1/1	1925	14,418 SF	
		APN: 049680 Document #: 2026R-00931 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 110,111 Subdivision: CEDAR LAWN Abbreviated Description: Lot:110,111 Subdivision:CEDAR LAWN Abbreviated Description:LOT:120,121 City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY								

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10	.46Mi.	**5001 ARGENTINE BLVD** **KANSAS CITY, KS 66106-1741**	12/19/2025	1012	7/3/1	1952	11,718 SF

APN: 051899 Document #: 2025R-17063
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 20 Subdivision: CRESTVIEW HOMES ADDITION MapRef: MB 3331 PG 288 Abbreviated Description: Lot:20 Subdivision:CRESTVIEW HOMES ADDITION Map Ref:MB 3331 PG 288City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

11	.56Mi.	**1944 S 47TH TER** **KANSAS CITY, KS 66106-2421**	12/04/2025	1422	6/3/2	2006	9,845 SF

APN: 281904 Document #: 2025R-16302
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: MELROSE GARDENS Phase No: 3 Abbreviated Description: Lot:5 Subdivision:MELROSE GARDENS Phase No:3 City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

12	.3Mi.	**5112 DOUGLAS AVE** **KANSAS CITY, KS 66106-2254**	11/21/2025	1100	8/4/2	1962	12,981 SF

APN: 050256 Document #: 2025R-15735
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 41 Block: 3 Subdivision: APPLEWOOD VALLEY Abbreviated Description: Lot:41 Block:3 Subdivision:APPLEWOOD VALLEY City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

13	.46Mi.	**5400 LAKEWOOD ST** **KANSAS CITY, KS 66106-2206**	11/12/2025		//		11,151 SF

APN: 218152 Document #: 2025R-15323
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 113 Subdivision: STONEHAVEN ESTATES Abbreviated Description: Lot:113 Subdivision:STONEHAVEN ESTATES City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

14	.31Mi.	**5220 LAKEWOOD ST** **KANSAS CITY, KS 66106-2264**	11/04/2025	1111	5/3/1	1964	14,375 SF

APN: 193222 Document #: 2025R-14935
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Block: 2 Subdivision: APPLEWOOD VALLEY Abbreviated Description: Lot:10 Block:2 Subdivision:APPLEWOOD VALLEY City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

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.	**1638 S 50TH TER**		$159,700	$18,365	640	5/2/1	1936	11,282 SF	
.02Mi.	**5031 ELMWOOD AVE**		$200,500	$23,057	956	4/4/2	1960	8,015 SF	
.02Mi.	**1651 S 51ST ST**	**07/00/2004**	$133,000	$15,295	1,906	9/5/1	1935	15,464 SF	
.03Mi.	**5015 ELMWOOD AVE**	**10/00/1988**	$274,600	$31,579	2,016	6/3/1	1966	15,290 SF	
.03Mi.	**1655 S 50TH TER**	**05/12/2014**	$155,400	$17,871	1,256	7/3/2	1947	11,326 SF	
.04Mi.	**1656 S 50TH TER**	**11/00/1987**	$150,500	$17,308	900	7/3/1	1940	15,420 SF	
.05Mi.	**1642 S 50TH ST**		$117,800	$13,547	839	6/2/1	1955	14,026 SF	
.05Mi.	**1636 S 50TH ST**	**11/04/2016**	$185,200	$21,298	960	5/2/1	1955	7,013 SF	
.05Mi.	**1659 S 50TH TER**		$275,800	$31,717	1,215	5/3/2	1981	22,216 SF	
.05Mi.	**1664 S 50TH TER**	**10/27/2014**	$153,500	$17,652	1,392	5/3/1	1950	14,505 SF	
.06Mi.	**1631 S 51ST ST**	**03/00/1988**	$220,400	$25,346	1,326	5/3/1	1932	42,427 SF	
.06Mi.	**1660 S 50TH ST**		$249,500	$28,693	1,206	5/3/2	1955	25,047 SF	
.07Mi.	**1616 S 51ST ST**	**01/08/2018**	$305,800	$35,167	1,326	6/3/2	1979	30,274 SF	
.08Mi.	**5006 ELMWOOD AVE**	**06/00/2002**	$237,800	$27,347	1,311	5/3/1	1955	1 SF	
.08Mi.	**4960 ELMWOOD AVE**		$172,600	$19,849	720	7/3/1	1948	11,892 SF	
.09Mi.	**1642 S 51ST ST**		$320,700	$36,880	1,890	7/3/2	1956	2 SF	

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	68%

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Demographics & Income

Median Age:	36.0 years old	Households:	8,798
Median Household Income:	$56,088	Households w/Family:	66%
Household Income Per Capita:	$26,137	Households w/Family Married:	42%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Turner Unified School District 202	Students:	3,926
Number of Schools:	8	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.79Mi.	**Turner High School** Number of Students: 1,147 Student-Teacher Ratio: 14.66	D-	Public	9 - 12
2.75Mi.	**Turner Sixth Grade Academy** Number of Students: 299 Student-Teacher Ratio: 15.48	D-	Public	6 - 6
0.68Mi.	**Turner Elementary School** Number of Students: 560 Student-Teacher Ratio: 14.04	C	Public	PK - 5
0.65Mi.	**Turner Middle School** Number of Students: 585 Student-Teacher Ratio: 14.16	F	Public	7 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	111%	HIGHER
BURGLARY	83%	LOWER
MOTOR VEHICLE THEFT	106%	SIMILAR
FORCIBLE ROBBERY	109%	SIMILAR
AGGRAVATED ASSAULT	88%	LOWER
FORCIBLE RAPE	106%	SIMILAR
MURDER	97%	SIMILAR
OVERALL	88%	LOWER

Disaster Alerts

7/17/2025 - Severe Storm, Flooding

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