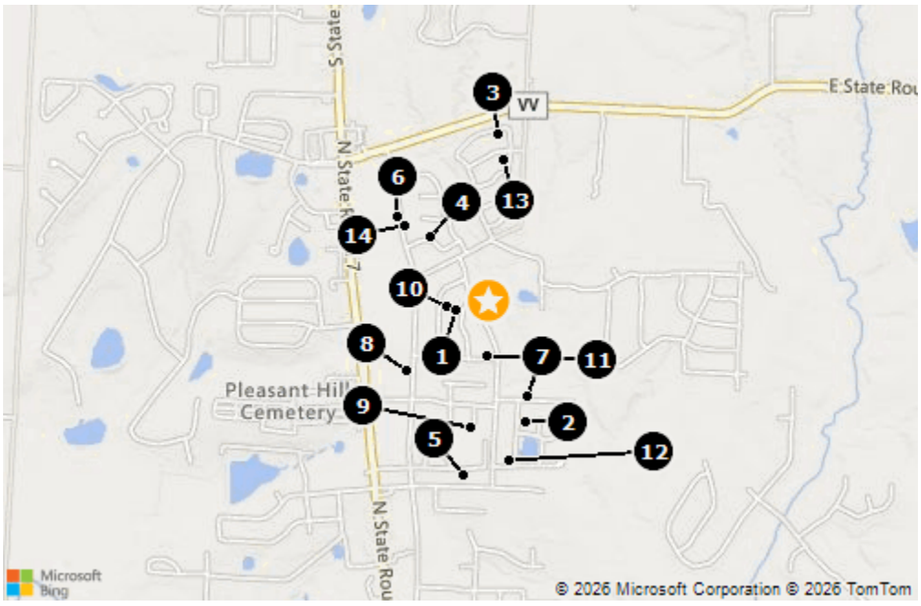
ICE SiteX Report

OrderID: 98697639

SiteX Property Information Report



Subject Property Location

1700 RUSSELL RD, PLEASANT HILL, MO 64080-1158

County:	**CASS MO**	Census Tract:	290370606.011016
Property Use:	Single Family Residential (Assumed)	Zoning:	
Parcel Number:	02-03-08-403-000-079.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$381,000**	FSD:	15	Common Confidence Score:	45
Value Range:	$323,850 - $438,150	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	6118001
Assd Land Value:	$4,770	Market Land Value:	$25,080	Tax Year:	2025
Assd Improvement:	$41,840	Market Improvment Value:	$220,190	Total Taxable Value:	$8,856
Total Assessed Value:	$46,610	Total Assessor Market Value:	$245,270	Delinquent Year:	
				Tax Account ID:	1983800
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 34 Subdivision: KNORPPS ADD Map Ref: MP 4644/6 Sec/Twnship/Range: SEC 08 TWN 46N RNG 30W
Abbreviated Description: KNORPPS ADD SUNNYSIDE LOT 34 & PT LOT 33 & PT W2 SE

Property Characteristics

Lot Size:	34,848 SF	Bedrooms:	4	Pool:	
Building Area:	2496 SF	Baths:	1	Fireplace:	1
Year Built:	1964	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Wood
Number of Units:		Garage Type:	Attached	Heating:	
Number of Stories:	2+B	Number of Cars:	2	A/C:	
Style:		Basement:	Full	Roof Cover:	Asphalt
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/11/2024	Sales Price:	$227,272
Document #:	744612 BK-PG 4644-51	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/25/2021	Loan Amount:	N/A
Document #:	685264 BK-PG 4644-51	Loan Type:	New Conventional
TD Due Date:	03/01/2051	Type Finance:	

Legal Description:
Lot: 33&34 Subdivision: KNORPPS ADDITION TO SUNNYSIDE Sec/Twnship/Range: W2SE4 S08T46R30
Abbreviated Description: SOUTHERLY27FT LOT33
City/Muni/Twp: PLEASANT HILL

Prior Transfer

Recording Date:	02/25/2021	Sales Price:	N/A
Document #:	685217 BK-PG 4644 -6	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/12/2021		
Document Type:			

Legal Description:
Lot: 33&34 Subdivision: KNORPPS ADDITION TO SUNNYSIDE Map Ref: MB 3 PG 51 Sec/Twnship/Range: W2SE4 S08T46R30
Abbreviated Description: SOUTHERLY27FT LOT33
City/Muni/Twp: PLEASANT HILL

ICE SiteX Report

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Prior Transfer

Recording Date:	02/12/2021	Sales Price:	$225,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 34 Subdivision: KNORPPS ADD Map Ref: MP 4644/6 Sec/Twnship/Range: SEC 08 TWN 46N RNG 30W
Abbreviated Description: KNORPPS ADD SUNNYSIDE LOT 34 & PT LOT 33 & PT W2 SE

Prior Transfer

Recording Date:	02/28/2013	Sales Price:	N/A
Document #:	518016 BK-PG 02554-0438	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/24/2005	Loan Amount:	N/A
Document #:	317266 BK-PG 2554-438	Loan Type:	New Conventional
TD Due Date:	02/01/2020	Type Finance:	

Legal Description:
Lot: 34 Subdivision: ADDITION TO SUNNYSIDE
Abbreviated Description: S27FT OF 33
City/Muni/Twp: PLEASANT HILL

Area Sales Analysis

Total Area Sales	$385,000	Median # of Bedrooms	3
Median Lot Size	8,712 SF	Median # of Baths	1
Median Living Area	1,380 SF	Median Year Built	2002
Price Range - 2 Yrs	to $200,000	Age Range	7 years to 70 years
Median Value		Median Age	24 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.09Mi.	**1701 RICHMOND DR** **PLEASANT HILL, MO 64080-1153**	09/14/2026			1634	7/3/1	1968	13,068 SF	
		APN: 02-03-08-403-000-052.000 Document #: 790695 Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 3 Subdivision: KNORPPS ADDITION TO SUNNYSIDE MapRef: MB 3 PG 51 Abbreviated Description: Lot:3 Subdivision:KNORPPS ADDITION TO SUNNYSIDE Map Ref:MB 3 PG 51City/Muni/Twp:PLEASANT HILL City/Muni/Twp: PLEASANT HILL								
2	.32Mi.	**1408 BRIDGET BLVD** **PLEASANT HILL, MO 64080-1772**	08/21/2026			1448	5/3/1	2004	8,712 SF	
		APN: 02-04-17-100-001-009.051 Document #: 789480 Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 46 Subdivision: THE OAKS Abbreviated Description: Lot:46 Subdivision:THE OAKS City/Muni/Twp:PLEASANT HILL City/Muni/Twp: PLEASANT HILL								
3	.42Mi.	**1302 RIDGE TREE LN** **PLEASANT HILL, MO 64080-1003**	07/27/2026			1493	6/5/1	2006	8,712 SF	
		APN: 02-03-08-000-000-012.144 Document #: 788153 Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 28 Subdivision: RIDGE TREE 1ST PLAT MapRef: MB 19 PG 68 Abbreviated Description: Lot:28 Subdivision:RIDGE TREE 1ST PLAT Map Ref:MB 19 PG 68City/Muni/Twp:PLEASANT HILL City/Muni/Twp: PLEASANT HILL								
4	.21Mi.	**1209 ASHFORD ST** **PLEASANT HILL, MO 64080-1369**	06/26/2026			1530	6/3/1	2003	8,712 SF	
		APN: 02-03-08-000-000-012.108 Document #: 786504 Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 71 Subdivision: WILLOW CREEK MapRef: MB 17 PG 90 Abbreviated Description: Lot:71 Subdivision:WILLOW CREEK Map Ref:MB 17 PG 90City/Muni/Twp:PLEASANT HILL City/Muni/Twp: PLEASANT HILL								
5	.44Mi.	**1302 RICE ST** **PLEASANT HILL, MO 64080-1152**	02/24/2026			1210	7/3/1	2009	13,068 SF	
		APN: 02-04-17-100-001-010.003 Document #: 780190 Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 1 Subdivision: CARLILE ADDITION MapRef: MB 20 PG 49 Abbreviated Description: Lot:1 Subdivision:CARLILE ADDITION Map Ref:MB 20 PG 49								
6	.32Mi.	**1911 CHESTNUT DR** **PLEASANT HILL, MO 64080-1182**	09/30/2025			1188	5/3/1	2001	8,712 SF	
		APN: 02-03-08-000-000-012.076 Document #: 773272 Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 12 Subdivision: WILLOW CREEK FOURTH PLAT MapRef: MB 16 PG 1 Abbreviated Description: Lot:12 Subdivision:WILLOW CREEK FOURTH PLAT Map Ref:MB 16 PG 1City/Muni/Twp:PLEASANT HILL City/Muni/Twp: PLEASANT HILL								
7	.25Mi.	**1405 MATTHES LN** **PLEASANT HILL, MO 64080-1095**	09/30/2025			1486	6/3/1	2005	30,492 SF	
		APN: 02-04-17-100-001-009.028 Document #: 773246 Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 49 Subdivision: THE OAKS LOTS 24 52 MapRef: MB 18 PG 41 Abbreviated Description: Lot:49 Subdivision:THE OAKS LOTS 24 52 Map Ref:MB 18 PG 41City/Muni/Twp:PLEASNT HILL City/Muni/Twp: PLEASNT HILL								
8	.27Mi.	**1517 LEXINGTON RD** **PLEASANT HILL, MO 64080-1121**	09/26/2025	$185,000	$162	1137	5/3/1	1997	13,068 SF	
		APN: 02-03-08-000-000-019.004 Document #: 773098 Document Type: Price Code: D Land Use: Single Family Residential (Assumed) Legal: Lot: 3 Subdivision: COLONIAL SUBDIVISION A MapRef: MB 14 PG 70 Abbreviated Description: Lot:3 Subdivision:COLONIAL SUBDIVISION A Map Ref:MB 14 PG 70City/Muni/Twp:PLEASANT HILL City/Muni/Twp: PLEASANT HILL								
9	.33Mi.	**1409 JAY ST** **PLEASANT HILL, MO 64080-1076**	09/25/2025			1103	5/3/1	1995	13,068 SF	
		APN: 02-04-17-100-001-001.022 Document #: 772993 Document Type: Price Code:								

ICE SiteX Report

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Land Use: Single Family Residential (Assumed)
Legal: Lot: 25 Subdivision: BEAVER CREEK EAST MapRef: MB 12 PG 289 Abbreviated Description: Lot:25 Subdivision:BEAVER CREEK EAST Map Ref:MB 12 PG 289City/Muni/Twp:PLEASANT HILL City/Muni/Twp: PLEASANT HILL

10	.11Mi.	**1616 LEE LN** **PLEASANT HILL, MO 64080-1104**	09/15/2025			1312	5/3/1	1956	8,712 SF

APN: 02-03-08-403-000-034.000 Document #: 772360
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 9 Block: 2 Subdivision: SUNNYSIDE MapRef: MB 2 PG 88 Abbreviated Description: Lot:9 Block:2 Subdivision:SUNNYSIDE Map Ref:MB 2 PG 88Abbreviated Description:PORTION LOT9 City/Muni/Twp:PLEASANT HILL City/Muni/Twp: PLEASANT HILL

11	.13Mi.	**1405 CARROL DR** **PLEASANT HILL, MO 64080-1137**	08/29/2025	$200,000	$193	1036	6/3/1	1970	8,712 SF

APN: 02-03-08-403-000-064.000 Document #: 771658
Document Type: Price Code: D
Land Use: Single Family Residential (Assumed)
Legal: Lot: 22 Subdivision: KNORPPS ADDITION TO SUNNYSIDE MapRef: MB 3 PG 51 Abbreviated Description: Lot:22 Subdivision:KNORPPS ADDITION TO SUNNYSIDE Map Ref:MB 3 PG 51

12	.41Mi.	**1307 BRIDGET BLVD** **PLEASANT HILL, MO 64080-1774**	08/07/2025			1519	6/3/1	2004	13,068 SF

APN: 02-04-17-100-001-009.036 Document #: 770532
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 31 Subdivision: THE OAKS LOTS 24 52 MapRef: MB 18 PG 41 Abbreviated Description: Lot:31 Subdivision:THE OAKS LOTS 24 52 Map Ref:MB 18 PG 41

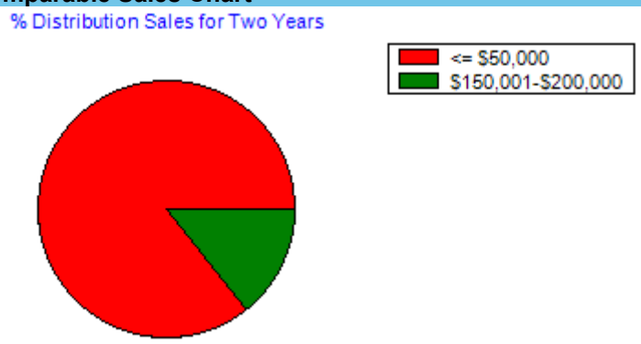
13	.36Mi.	**1302 RAGAN DR** **PLEASANT HILL, MO 64080-1006**	07/31/2025			1456	6/3/1	2019	8,712 SF

APN: 02-03-08-000-000-012.159 Document #: 770188
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 43 Subdivision: RIDGE TREE 1ST PLAT MapRef: MB 19 PG 68 Abbreviated Description: Lot:43 Subdivision:RIDGE TREE 1ST PLAT Map Ref:MB 19 PG 68

14	.28Mi.	**1906 CHESTNUT DR** **PLEASANT HILL, MO 64080-1182**	07/14/2025			1188	6/3/1	2001	8,712 SF

APN: 02-03-08-000-000-012.071 Document #: 769181
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 64 Subdivision: WILLOW CREEK FOURTH PLAT MapRef: MB 16 PG 1 Abbreviated Description: Lot:64 Subdivision:WILLOW CREEK FOURTH PLAT Map Ref:MB 16 PG 1

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.	**1700 RUSSELL RD**	**02/12/2021**	$245,270	$46,610	2,496	8/4/1	1964	34,848 SF	
.02Mi.	**1704 RUSSELL RD**		$220,840	$41,960	2,080	8/4/1	1965	26,136 SF	
.02Mi.	**1614 RUSSELL RD**	**10/10/2013**	$275,960	$52,440	2,184	9/5/1	1988	39,204 SF	
.04Mi.	**1706 RUSSELL RD**	**06/27/2020**	$188,860	$35,880	1,716	6/4/1	1965	30,492 SF	
.04Mi.	**1612 RUSSELL RD**		$190,880	$36,270	1,336	6/3/1	1977	34,848 SF	
.05Mi.	**1615 RUSSELL RD**		$137,390	$26,110	1,008	5/3/1	1975	8,712 SF	
.05Mi.	**1617 RUSSELL RD**		$147,590	$28,050	1,188	5/3/1	1973	13,068 SF	
.06Mi.	**1708 RUSSELL RD**	**09/19/2023**	$189,760	$36,050	1,484	5/3/1	1966	26,136 SF	
.06Mi.	**1613 RUSSELL RD**		$128,640	$24,440	1,008	5/3/1	1971	8,712 SF	
.06Mi.	**1610 RUSSELL RD**	**05/02/2025**	$133,720	$25,400	960	5/3/1	1974	21,780 SF	
.06Mi.	**1701 RUSSELL RD**		$152,740	$29,030	1,274	5/3/1	1960	13,068 SF	
.07Mi.	**1611 RUSSELL RD**	**12/05/2017**	$138,890	$26,390	1,008	5/3/1	1971	8,712 SF	
.07Mi.	**1612 RICHMOND DR**	**02/03/2016**	$154,950	$29,440	1,196	6/3/1	1966	8,712 SF	
.08Mi.	**1706 LEE LN**	**12/28/2023**	$225,050	$42,760	1,700	6/3/1	1963	21,780 SF	
.08Mi.	**1608 RUSSELL RD**	**07/07/2022**	$150,460	$28,590	1,176	5/3/1	1971	21,780 SF	
.08Mi.	**1610 RICHMOND DR**	**01/07/2021**	$142,790	$27,130	1,066	5/3/1	1970	8,712 SF	

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	78%

ICE SiteX Report

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Demographics & Income

Median Age:	41.8 years old	Households:	6,264
Median Household Income:	$103,781	Households w/Family:	81%
Household Income Per Capita:	$43,336	Households w/Family Married:	63%
Most Common Education Level:	High School Graduate	Households w/Family Children:	35%

School District

School District Zone:	Pleasant Hill R-Iii School District	Students:	2,080
Number of Schools:	5	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.73Mi.	**Pleasant Hill Intermediate School** Number of Students: 320 Student-Teacher Ratio: 14	B+	Public	5 - 6
1.35Mi.	**Pleasant Hill Middle School** Number of Students: 328 Student-Teacher Ratio: 12.14	A-	Public	7 - 8
1.42Mi.	**Pleasant Hill Elementary School** Number of Students: 306 Student-Teacher Ratio: 13.08	B	Public	3 - 4
1.28Mi.	**Pleasant Hill Primary School** Number of Students: 396 Student-Teacher Ratio: 11.86	NA	Public	PK - 2
1.51Mi.	**Pleasant Hill High School** Number of Students: 730 Student-Teacher Ratio: 15.63 Advanced Placement: Yes	B+	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	90%	LOWER
BURGLARY	80%	LOWER
MOTOR VEHICLE THEFT	102%	SIMILAR
FORCIBLE ROBBERY	111%	HIGHER
AGGRAVATED ASSAULT	88%	LOWER
FORCIBLE RAPE	124%	HIGHER
MURDER	98%	SIMILAR
OVERALL	91%	LOWER

Disaster Alerts

No alerts noted

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