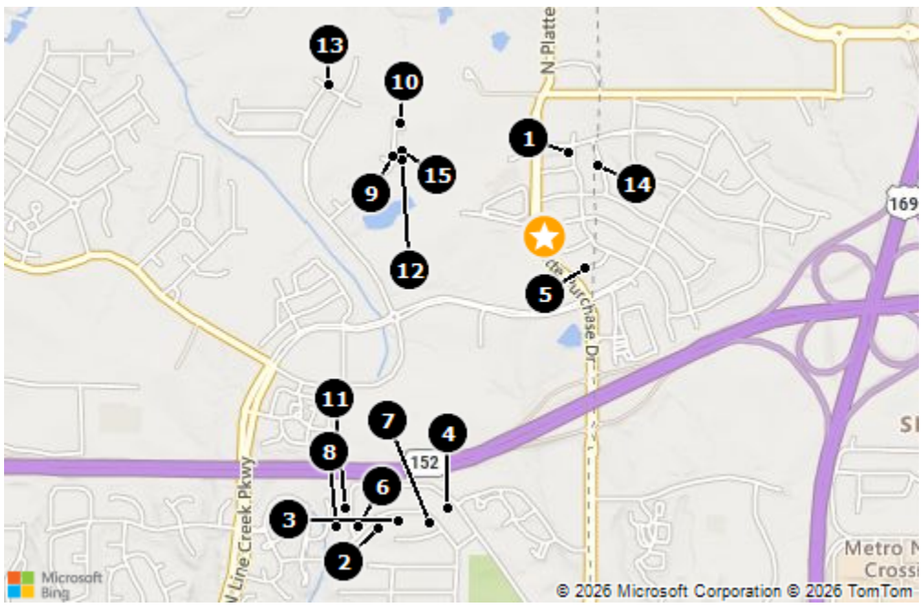
ICE SiteX Report

OrderID: 98671714

SiteX Property Information Report



Subject Property Location

1827 NW 93RD ST, KANSAS CITY, MO 64155-7807

County:	**PLATTE MO**	Census Tract:	291650302.013027
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	19-2.0-03-200-005-007-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$472,000**	FSD:	9	Common Confidence Score:	69
Value Range:	$429,520 - $514,480	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	8
Assd Land Value:	$12,911	Market Land Value:	$67,955	Tax Year:	2024
Assd Improvement:	$51,201	Market Improvment Value:	$269,481	Total Taxable Value:	$4,847
Total Assessed Value:	$64,112	Total Assessor Market Value:	$337,436	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 7 District: 8 Subdivision: FOUNTAIN HILLS 6TH Sec/Twnship/Range: SEC 03 TWN 51N RNG 33W

Abbreviated Description:	FOUNTAIN HILLS 6TH LOT 7
City/Muni/Twp:	KANSAS CITY

Property Characteristics

Lot Size:	13,504 SF	Bedrooms:	4	Pool:	
Building Area:	1682 SF	Baths:	3	Fireplace:	1
Year Built:	2007	Partial Baths:	4	Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:	1	Garage Type:	Attached	Heating:	Yes
Number of Stories:	S/L+B	Number of Cars:	1	A/C:	Yes
Style:		Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/08/2021	Sales Price:	N/A
Document #:	2021019237 BK-PG 1315-766	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/29/2019	Sales Price:	$205,600
Document #:	2019008951 BK-PG 1234-221	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/29/2019	Sales Price:	N/A
Document #:	2019008885 BK-PG 1315 -765	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/23/2019		
Document Type:			
Legal Description:			

Lot: 7 Subdivision: FOUNTAIN HILLS SIXTH PLAT
City/Muni/Twp: KANSAS CITY

Prior Transfer

Recording Date:	07/23/2019	Sales Price:	$308,000

ICE SiteX Report

OrderID: 98671714

Document #:	BK-PG 1315 -765	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 7 District: 8 Subdivision: FOUNTAIN HILLS 6TH Sec/Twnship/Range: SEC 03 TWN 51N RNG 33W
Abbreviated Description: FOUNTAIN HILLS 6TH LOT 7
City/Muni/Twp: KANSAS CITY

Prior Transfer

Recording Date:	11/07/2014	Sales Price:	$242,128
Document #:	2014012631 BK-PG 1208-021	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/06/2014	Sales Price:	$257,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/06/2014	Sales Price:	N/A
Document #:	2014011165 BK-PG 1234 -181	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/02/2014		
Document Type:			

Legal Description:
Lot: 7 Subdivision: FOUNTAIN HILLS SIXTH PLAT
City/Muni/Twp: KANSAS CITY

Prior Transfer

Recording Date:	04/08/2013	Sales Price:	N/A
Document #:	2013005424 BK-PG 1133-318	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/18/2013	Loan Amount:	N/A
Document #:	2013 004290 BK-PG 1208-021	Loan Type:	FHA
TD Due Date:	04/01/2043	Type Finance:	

Legal Description:
Lot: 7 Subdivision: FOUNTAIN HILLS SIXTH PLAT
City/Muni/Twp: KANSAS CITY

Prior Transfer

Recording Date:	02/06/2009	Sales Price:	$249,503
Document #:	2009 001468 BK-PG 1113-709	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/13/2009	Loan Amount:	N/A
Document #:	2009 000342 BK-PG 1133-318	Loan Type:	FHA
TD Due Date:	02/01/2039	Type Finance:	

Legal Description:
Lot: 7 Subdivision: FOUNTAIN HILLS SIXTH PLAT
City/Muni/Twp: KANSAS CITY

Prior Transfer

Recording Date:	11/14/2007	Sales Price:	N/A
Document #:	2007 017654 BK-PG 1113 -708	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/09/2007		
Document Type:			

Legal Description:
Lot: 7 Subdivision: FOUNTAIN HILLS SIXTH PLAT SUBDIVISION
City/Muni/Twp: KANSAS CITY

Prior Transfer

Recording Date:	11/14/2007	Sales Price:	N/A
Document #:	2007 017630 BK-PG 1113 -684	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/09/2007		
Document Type:			

Legal Description:
Lot: 7 Subdivision: FOUNTAIN HILLS 6TH PLAT
City/Muni/Twp: KANSAS

Area Sales Analysis

Total Area Sales	$210,000	Median # of Bedrooms	3
Median Lot Size	8,712 SF	Median # of Baths	2
Median Living Area	1,510 SF	Median Year Built	2005
Price Range - 2 Yrs	to $210,000	Age Range	2 years to 60 years
Median Value		Median Age	21 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.22Mi.	**1801 NW 95TH ST** **KANSAS CITY, MO 64155-2681**	09/21/2026			2733	/4/3	2018	8,712 SF	

APN: 19-2.0-03-200-010-009-000 Document #: 2026011640

ICE SiteX Report

OrderID: 98671714

Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: FOUNTAIN HILLS NINTH PLAT Abbreviated Description: Lot:9 Subdivision:FOUNTAIN HILLS NINTH PLAT City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

2	.84Mi.	**2607 NW POWDERHORN DR** **KANSAS CITY, MO 64154-1318**	09/11/2026	$210,000	$194	1080	//1	1967	14,810 SF

APN: 19-2.0-09-100-005-008-000 Document #: 2026011244
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Block: 3 Subdivision: BARRY HEIGHTS Abbreviated Description: Lot:8 Block:3 Subdivision:BARRY HEIGHTS City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

3	.8Mi.	**2509 NW POWDERHORN DR** **KANSAS CITY, MO 64154-1316**	04/10/2026			1404	//1	1969	14,810 SF

APN: 19-2.0-09-100-005-005-000 Document #: 2026004096
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 11 Block: 3 Subdivision: BARRY HEIGHTS Abbreviated Description: Lot:11 Block:3 Subdivision:BARRY HEIGHTS City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

4	.72Mi.	**8732 NW OLD STAGECOACH RD** **KANSAS CITY, MO 64154-1331**	03/23/2026			1560	/3/2	1970	15,682 SF

APN: 19-2.0-09-100-003-005-000 Document #: 2026003246
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Block: 2 Subdivision: BARRY HEIGHTS Abbreviated Description: Lot:15 Block:2 Subdivision:BARRY HEIGHTS City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

5	.12Mi.	**1812 NW 92ND TER** **KANSAS CITY, MO 64155-3357**	02/27/2026			2288	/4/2	2005	8,712 SF

APN: 19-2.0-03-200-001-008-000 Document #: 2026002355
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 13 Subdivision: FOUNTAIN HILLS FIRST PLAT Abbreviated Description: Lot:13 Subdivision:FOUNTAIN HILLS FIRST PLAT City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

6	.87Mi.	**8701 N EDISON AVE** **KANSAS CITY, MO 64154-1338**	11/07/2025			1510	/3/2	1970	16,117 SF

APN: 19-2.0-09-100-003-021-000 Document #: 2025012055
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 35 Block: 2 Subdivision: BARRY HEIGHTS Abbreviated Description: Lot:35 Block:2 Subdivision:BARRY HEIGHTS

7	.77Mi.	**2405 NW POWDERHORN DR** **KANSAS CITY, MO 64154-1314**	10/31/2025			1215	//1	1966	11,761 SF

APN: 19-2.0-09-100-005-001-000 Document #: 2025011748
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Block: 3 Subdivision: BARRY HEIGHTS Abbreviated Description: Lot:15 Block:3 Subdivision:BARRY HEIGHTS City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

8	.9Mi.	**8683 N ALLENTON AVE** **KANSAS CITY, MO 64154-1911**	10/06/2025			1683	/4/3	2022	3,920 SF

APN: 19-2.0-09-200-019-001-207 Document #: 2025010692
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: J Subdivision: NORTHFIELD THIRD PLAT Sec/Twnship/Range: NW4 S09T51R33 Abbreviated Description: Lot:J Subdivision:NORTHFIELD THIRD PLAT Sec/Twnship/Range:NW4 S09T51R33 Abbreviated Description:PORTION LOT J

9	.45Mi.	**9418 N HARDEN AVE** **KANSAS CITY, MO 64154-1409**	10/02/2025				//		6,098 SF

APN: 19-2.0-04-100-001-138-000 Document #: 2025010540
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 138 Subdivision: ERIKAS PLACE 1ST PLAT Abbreviated Description: Lot:138 Subdivision:ERIKAS PLACE 1ST PLAT City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

10	.46Mi.	**2124 NW 95TH ST** **KANSAS CITY, MO 64154-2063**	08/07/2025				//		7,841 SF

APN: 19-2.0-04-100-001-129-000 Document #: 2025008237
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 129 Subdivision: ERIKAS PLACE 1ST PLAT Abbreviated Description: Lot:129 Subdivision:ERIKAS PLACE 1ST PLAT City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

11	.85Mi.	**8722 N EDISON AVE** **KANSAS CITY, MO 64154-1323**	07/30/2025			1888	//1	1967	14,810 SF

APN: 19-2.0-09-100-004-003-000 Document #: 2025007838
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: 1 Subdivision: BARRY HEIGHTS Abbreviated Description: Lot:3 Block:1 Subdivision:BARRY HEIGHTS

12	.41Mi.	**9413 N HARDEN AVE** **KANSAS CITY, MO 64154-1409**	06/03/2025			1417	/4/3	2024	7,405 SF

APN: 19-2.0-04-100-001-121-000 Document #: 2025005384
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 121 Subdivision: ERIKAS PLACE 1ST PLAT Abbreviated Description: Lot:121 Subdivision:ERIKAS PLACE 1ST PLAT City/Muni/Twp:KANSAS City/Muni/Twp: KANSAS

13	.65Mi.	**9649 N COLRAIN AVE** **KANSAS CITY, MO 64154-1329**	05/30/2025			1683	/3/2	2024	7,405 SF

APN: 19-2.0-04-200-011-113-000 Document #: 2025005322
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 101 Subdivision: WOODHAVEN 1ST PLAT Abbreviated Description: Lot:101 Subdivision:WOODHAVEN 1ST PLAT City/Muni/Twp:KANSAS City/Muni/Twp: KANSAS

14	.21Mi.	**9404 N GENESSEE ST** **KANSAS CITY, MO 64155-7804**	05/29/2025			1776	/4/2	2017	7,841 SF

APN: 19-2.0-03-200-010-031-000 Document #: 2025005223
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 31 Subdivision: FOUNTAIN HILLS NINTH PLAT Abbreviated Description: Lot:31 Subdivision:FOUNTAIN HILLS NINTH PLAT City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

15	.42Mi.	**9421 N HARDEN AVE** **KANSAS CITY, MO 64154-1409**	05/21/2025			1417	/4/3	2024	6,098 SF

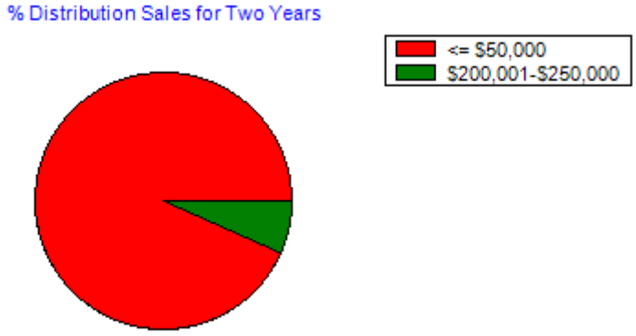
APN: 19-2.0-04-100-001-123-000 Document #: 2025004924
Document Type: Price Code:

ICE SiteX Report

OrderID: 98671714

Land Use: Single Family Residential
Legal: Lot: 123 Subdivision: ERIKAS PLACE 1ST PLAT Abbreviated Description: Lot:123 Subdivision:ERIKAS PLACE 1ST PLAT

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.	**1827 NW 93RD ST**	**07/23/2019**	$337,436	$64,112	1,682	/4/3	2007	13,504 SF	
.02Mi.	**1823 NW 93RD ST**	**08/14/2007**	$285,757	$54,293	1,860	/4/2	2006	12,632 SF	
.03Mi.	**1826 NW 92ND PL**	**10/02/2012**	$312,774	$59,427	1,936	/3/2	2006	15,246 SF	
.03Mi.	**1819 NW 93RD ST**	**01/05/2024**	$293,999	$55,860	1,640	/4/3	2006	11,761 SF	
.03Mi.	**1824 NW 92ND PL**	**10/12/2005**	$366,654	$69,664	2,355	/4/2	2005	11,326 SF	
.04Mi.	**1826 NW 93RD ST**	**07/10/2017**	$384,119	$72,983	1,938	/4/3	2008	13,068 SF	
.05Mi.	**1822 NW 92ND PL**	**08/30/2019**	$354,400	$67,336	1,538	/3/3	2005	12,197 SF	
.05Mi.	**1822 NW 93RD ST**	**11/19/2007**	$319,027	$60,615	1,869	/3/2	2007	9,583 SF	
.05Mi.	**1815 NW 93RD ST**	**07/28/2008**	$323,998	$61,560	2,328	/4/3	2007	11,761 SF	
.05Mi.	**1818 NW 93RD ST**	**04/11/2007**	$319,653	$60,734	1,538	/4/3	2006	10,019 SF	
.06Mi.	**1818 NW 92ND PL**	**08/22/2016**	$366,358	$69,608	2,199	/4/3	2005	12,632 SF	
.06Mi.	**1809 NW 93RD ST**	**02/25/2025**	$341,904	$64,961	1,682	/4/3	2006	11,761 SF	
.06Mi.	**1814 NW 93RD ST**	**07/14/2011**	$319,889	$60,779	1,545	/4/3	2007	10,019 SF	
.07Mi.	**1829 NW 93RD TER**	**08/12/2021**	$326,325	$62,002	2,379	/2/2	2009	12,632 SF	
.07Mi.	**1825 NW 92ND PL**	**05/23/2017**	$338,643	$64,342	1,526	/4/3	2006	19,166 SF	
.07Mi.	**1825 NW 93RD TER**	**10/15/2015**	$379,400	$72,086	1,848	/4/3	2007	13,068 SF	

Rent vs. Own

Households Occupied by Renters:	26%	Households Occupied by Owners:	71%

Demographics & Income

Median Age:	35.9 years old	Households:	11,367
Median Household Income:	$96,355	Households w/Family:	68%
Household Income Per Capita:	$43,267	Households w/Family Married:	53%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	40%

School District

School District Zone:	Platte County School District	Students:	4,374
Number of Schools:	8	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
11.19Mi.	**Platte County High School**	A	Public	9 - 12
Number of Students: 1,397 Student-Teacher Ratio: 17.28 Advanced Placement: Yes				
0.77Mi.	**Pathfinder Elementary School**	C+	Public	KG - 5
Number of Students: 409 Student-Teacher Ratio: 12.09				

ICE SiteX Report

OrderID: 98671714

Flood Report

The Subject Property of **1827 NW 93RD ST, KANSAS CITY, MO 64155-7807** 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	106%	SIMILAR
BURGLARY	88%	LOWER
MOTOR VEHICLE THEFT	106%	SIMILAR
FORCIBLE ROBBERY	94%	SIMILAR
AGGRAVATED ASSAULT	75%	NOTABLY LOWER
FORCIBLE RAPE	79%	LOWER
MURDER	89%	LOWER
OVERALL	72%	NOTABLY 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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