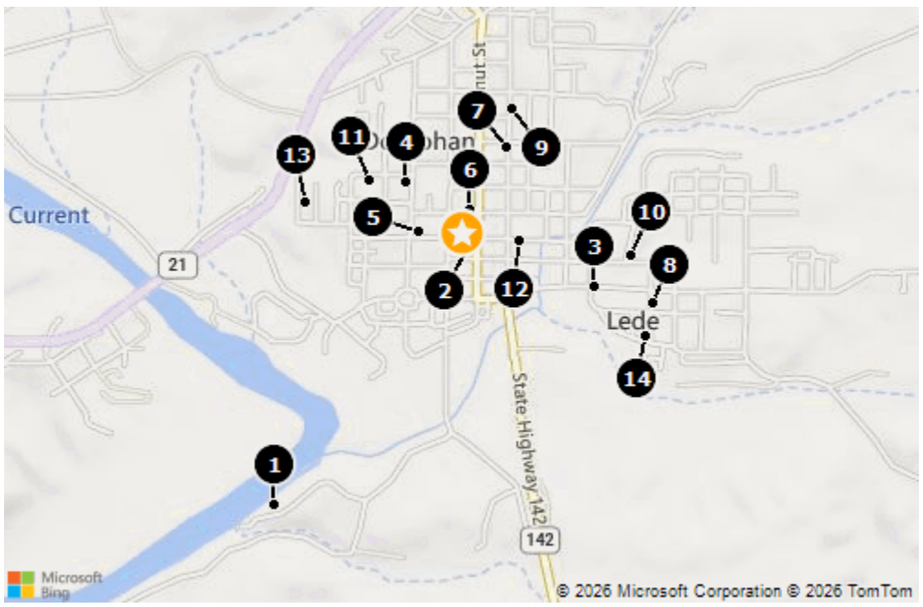
ICE SiteX Report

OrderID: 96516277

SiteX Property Information Report



Subject Property Location

201 E SPRING ST, DONIPHAN, MO 63935-1415

County:	**RIPLEY MO**	Census Tract:	291818703.001041
Property Use:	Single Family Residential (Assumed)	Zoning:	
Parcel Number:	13-7.0-26-201-010-007.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$115,000**	FSD:	20
Value Range:	$92,000 - $138,000	Confidence Score:	80

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	3
Assd Land Value:		Market Land Value:	$7,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$49,600	Total Taxable Value:	$491
Total Assessed Value:	$10,750	Total Assessor Market Value:	$56,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 10,70 Sec/Twnship/Range: SEC 26 TWN 23N RNG 02E
Abbreviated Description: COX ADD BLK 3,E 70'OF LOT 10,296-280, 596-70BD, 656-15

Property Characteristics

Lot Size:	8,712 SF	Bedrooms:		Pool:	
Building Area:		Baths:		Fireplace:	
Year Built:		Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/05/2025	Sales Price:	$112,121
Document #:	BK-PG 656-16	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/10/2022	Sales Price:	N/A
Document #:	BK-PG 656 -15	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/09/2022		
Document Type:			

Legal Description:
Lot: 10 Block: 3 Subdivision: COXS ADDITION
Abbreviated Description: PORTION LOT10
City/Muni/Twp: DONIPHAN

Prior Transfer

Recording Date:	04/11/2022	Sales Price:	N/A
Document #:	BK-PG 535-169	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/05/2013	Loan Amount:	N/A

ICE SiteX Report

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Document #:	BK-PG 535-169	Loan Type:	
TD Due Date:	05/31/2038	Type Finance:	

Legal Description:
Lot: 10 Block: 3 Subdivision: COX'S ADDITION TO THE CITY OF DONIPHAN

Prior Transfer

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

Legal Description:
Lot: 10,70 Sec/Twnship/Range: SEC 26 TWN 23N RNG 02E
Abbreviated Description: COX ADD BLK 3,E 70'OF LOT 10,296-280, 596-70BD, 656-15

Area Sales Analysis

Total Area Sales	$289,900	Median # of Bedrooms	
Median Lot Size	8,059 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	to $200,000	Age Range	
Median Value		Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.86Mi.	**269 RIPLEY 142E-2B** **DONIPHAN, MO 63935-6157**	10/20/2025	$200,000			//		21,780 SF	
		APN: 13-8.0-27-004-003-007.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential (Assumed) Legal: Lot: 7&8 Subdivision: CURRENT RIVER ESTATES SUBDIVISION Abbreviated Description: Lot:7&8 Subdivision:CURRENT RIVER ESTATES SUBDIVISION Abbreviated Description:PORTION LOT8								
2	.04Mi.	**206 E SPRING ST** **DONIPHAN, MO 63935-1416**	10/20/2025				//		SF	
		APN: 13-7.0-26-204-003-002.000 Document #: Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 10&11 Block: 3 Subdivision: NEW ADDITION Abbreviated Description: Lot:10&11 Block:3 Subdivision:NEW ADDITION Abbreviated Description:PORTION LOTS10&11 City/Muni/Twp:DONIPHAN City/Muni/Twp: DONIPHAN								
3	.37Mi.	**701 E LOCUST ST** **DONIPHAN, MO 63935-1822**	10/09/2025				//		4,792 SF	
		APN: 13-7.0-26-001-022-011.000 Document #: Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 12 Block: 4 Subdivision: KEGLERS FIRST ADDITION Abbreviated Description: Lot:12 Block:4 Subdivision:KEGLERS FIRST ADDITION City/Muni/Twp:DONIPHAN City/Muni/Twp: DONIPHAN								
4	.2Mi.	**505 N LAFAYETTE ST** **DONIPHAN, MO 63935-1269**	10/02/2025				//		26,136 SF	
		APN: 13-7.0-26-202-004-001.000 Document #: Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 4-6 Block: 1 Subdivision: PROCTORS ADDITION Abbreviated Description: Lot:4-6 Block:1 Subdivision:PROCTORS ADDITION City/Muni/Twp:DONIPHAN City/Muni/Twp: DONIPHAN								
5	.12Mi.	**402 N LAFAYETTE ST** **DONIPHAN, MO 63935-1268**	09/09/2025				//		8,712 SF	
		APN: 13-7.0-26-202-010-006.000 Document #: Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 3 Subdivision: MABREY GROVE ADDITION Abbreviated Description: Lot:3 Subdivision:MABREY GROVE ADDITION Abbreviated Description:PORTION LOT3 City/Muni/Twp:DONIPHAN City/Muni/Twp: DONIPHAN								
6	.07Mi.	**207 PLUM ST** **DONIPHAN, MO 63935-1411**	04/23/2025	$89,900			//		4,356 SF	
		APN: 13-7.0-26-201-009-005.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential (Assumed) Legal: Lot: 1&2 Block: 3 Subdivision: YOUNGS FIRST ADDITION Abbreviated Description: Lot:1&2 Block:3 Subdivision:YOUNGS FIRST ADDITION City/Muni/Twp:DONIPHAN City/Muni/Twp: DONIPHAN								
7	.24Mi.	**308 E SUMMIT ST** **DONIPHAN, MO 63935-1332**	03/27/2025				//		13,068 SF	
		APN: 13-7.0-26-201-002-001.000 Document #: Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 8 Block: 8 Subdivision: YOUNGS FIRST ADDITION Abbreviated Description: Lot:8 Block:8 Subdivision:YOUNGS FIRST ADDITION City/Muni/Twp:DONIPHAN City/Muni/Twp: DONIPHAN								
8	.54Mi.	**104 N MOUND ST** **DONIPHAN, MO 63935-1831**	01/31/2025				//		7,405 SF	
		APN: 13-7.0-26-001-026-004.000 Document #: Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 5,7,9&11 Block: 1 Subdivision: KEGLERS SECOND ADDITION Abbreviated Description: Lot:5,7,9&11 Block:1 Subdivision:KEGLERS SECOND ADDITION City/Muni/Twp:DONIPHAN City/Muni/Twp: DONIPHAN								
9	.35Mi.	**904 JACKSON ST** **DONIPHAN, MO 63935-1350**	12/18/2024				//		SF	
		APN: 13-6.0-23-003-022-003.000 Document #: Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Sec/Twnship/Range: SE4SW4 S23T23NR02E Abbreviated Description: Sec/Twnship/Range:SE4SW4 S23T23NR02E City/Muni/Twp:DONIPHAN City/Muni/Twp: DONIPHAN								
10	.44Mi.	**707 PINE ST** **DONIPHAN, MO 63935-1836**	09/09/2024				//		SF	
		APN: 13-7.0-26-001-016-014.000 Document #: Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Sec/Twnship/Range: S2NE4 S26T23NR02E Abbreviated Description: Sec/Twnship/Range:S2NE4 S26T23NR02E City/Muni/Twp:DONIPHAN City/Muni/Twp: DONIPHAN								
11	.28Mi.	**204 MARVIN ST**	08/28/2024				//		13,068 SF	

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DONIPHAN, MO 63935-1234
APN: 13-7.0-26-202-003-003.000 Document #:
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Abbreviated Description: City/Muni/Twp:DONIPHAN City/Muni/Twp: DONIPHAN

12	.16Mi.	**420 E SPRING ST**	08/27/2024	//	10,454 SF

DONIPHAN, MO 63935-1460
APN: 13-7.0-26-204-001-004.000 Document #:
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 34&35 Block: 9 Subdivision: NEW ADDITION TO DONIPHAN Abbreviated Description: Lot:34&35 Block:9 Subdivision:NEW ADDITION TO DONIPHAN Abbreviated Description:PORTION LOTS34&35

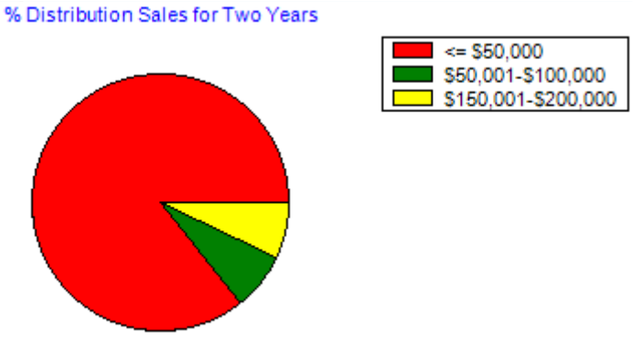
13	.42Mi.	**408 MILLER ST**	08/21/2024	//	SF

DONIPHAN, MO 63935-1236
APN: 13-8.0-27-001-001-008.000 Document #:
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 10 Subdivision: JOHN HARRS SUBDIVISION Sec/Twnship/Range: S27T23NR02E Abbreviated Description: Lot:10 Subdivision:JOHN HARRS SUBDIVISION Sec/Twnship/Range:S27T23NR02E

14	.54Mi.	**713 BARTON RD**	08/14/2024	//	26,136 SF

DONIPHAN, MO 63935-1804
APN: 13-7.0-26-001-031-007.000 Document #:
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Sec/Twnship/Range: S26T23NR02E Abbreviated Description: Sec/Twnship/Range:S26T23NR02E

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.	**201 E SPRING ST**		$56,600	$10,750				8,712 SF	
.02Mi.	**406 N GRAND AVE**		$44,400	$8,440				8,712 SF	
.04Mi.	**206 E SPRING ST**		$55,200	$10,490					
.04Mi.	**410 N GRAND AVE**		$64,900	$12,330				8,712 SF	
.06Mi.	**201 PINE ST**		$39,500	$7,510				6,970 SF	
.06Mi.	**411 N GRAND AVE**		$66,000	$12,540				21,780 SF	
.07Mi.	**201 PLUM ST**		$80,900	$15,380				21,780 SF	
.07Mi.	**207 PLUM ST**		$57,500	$10,930				4,356 SF	
.09Mi.	**209 WALNUT ST**		$36,600	$6,960				4,356 SF	
.1Mi.	**101 E SPRING ST**		$21,400	$4,070				8,712 SF	
.11Mi.	**508 N GRAND AVE**		$51,000	$9,690				13,068 SF	
.11Mi.	**506 WALNUT ST**		$52,500	$9,970				13,068 SF	
.12Mi.	**402 N LAFAYETTE ST**		$78,400	$14,900				8,712 SF	
.13Mi.	**601 WALNUT ST**		$38,300	$7,280				8,712 SF	
.13Mi.	**207 JACKSON ST**		$29,700	$5,650				6,970 SF	
.15Mi.	**606 N GRAND AVE**		$115,300	$21,910				17,424 SF	

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	41.6 years old	Households:	2,993
Median Household Income:	$42,752	Households w/Family:	75%
Household Income Per Capita:	$23,718	Households w/Family Married:	58%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Doniphan R-I School District	Students:	1,542
Number of Schools:	5	Rating:	B

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.62Mi.	**Doniphan High School** Number of Students: 438 Student-Teacher Ratio: 15.16	C-	Public	9 - 12
0.45Mi.	**Doniphan Middle School** Number of Students: 358 Student-Teacher Ratio: 12.79	B	Public	6 - 8
0.41Mi.	**Doniphan Intermediate School** Number of Students: 347 Student-Teacher Ratio: 14.82	A	Public	3 - 5
0.37Mi.	**Doniphan Elementary School** Number of Students: 399 Student-Teacher Ratio: 14.62	NA	Public	PK - 2

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	66%	NOTABLY LOWER
BURGLARY	129%	HIGHER
MOTOR VEHICLE THEFT	88%	LOWER
FORCIBLE ROBBERY	117%	HIGHER
AGGRAVATED ASSAULT	123%	HIGHER
FORCIBLE RAPE	133%	NOTABLY HIGHER
MURDER	126%	HIGHER
OVERALL	127%	HIGHER

Disaster Alerts

5/19/2024 - Severe Tornados, Flooding 3/14/2025 - Severe Storm, Tornados 3/30/2025 - Severe Tornados, Flooding

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