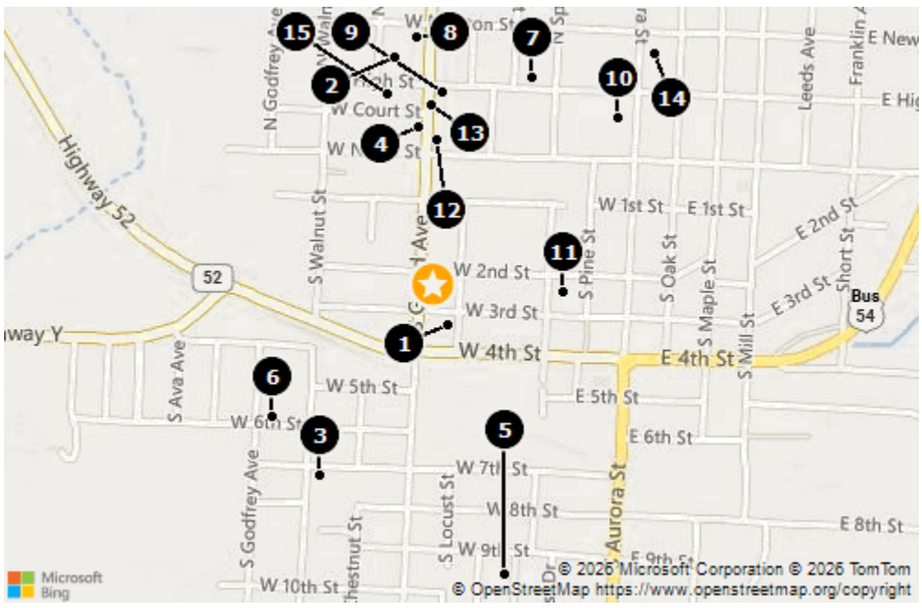
ICE SiteX Report

OrderID: 96501371

SiteX Property Information Report



Subject Property Location

202 S GRAND AVE, ELDON, MO 65026-1982

County:	**MILLER MO**	Census Tract:	291319629.012004
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	038033003021002000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$171,000**	FSD:	21
Value Range:	$135,090 - $206,910	Confidence Score:	79

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	R1-MRD-ELD-MLB
Assd Land Value:	$1,180	Market Land Value:	$6,200	Tax Year:	2025
Assd Improvement:	$9,640	Market Improvment Value:	$50,710	Total Taxable Value:	$469
Total Assessed Value:	$10,820	Total Assessor Market Value:	$56,910	Delinquent Year:	
				Tax Account ID:	2255
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1-2 Block: 28 District: 03 Subdivision: 020 Sec/Twnship/Range: SEC 33 TWN 42N RNG 15W
Abbreviated Description: LOT 1 & 16.3' N SIDE LOT 2 BLK 28 ELDON

Property Characteristics

Lot Size:	6,621 SF	Bedrooms:		Pool:	
Building Area:	1337 SF	Baths:	1	Fireplace:	
Year Built:	1910	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	
Number of Stories:	2	Number of Cars:	1	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/23/2024	Sales Price:	$140,404
Document #:	202400257 BK-PG 2021-2401	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/05/2021	Sales Price:	N/A
Document #:	202102400 BK-PG 2021 -2400	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/30/2021		
Document Type:			
Legal Description:			

Lot: 1&2 Block: 28 Subdivision: THE ORIGINAL TOWN OF ELDON
Abbreviated Description: PORTION LOT2

Prior Transfer

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

Lot: 1-2 Block: 28 District: 03 Subdivision: 020 Sec/Twnship/Range: SEC 33 TWN 42N RNG 15W
Abbreviated Description: LOT 1 & 16.3' N SIDE LOT 2 BLK 28 ELDON

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Area Sales Analysis

Total Area Sales	$99,000	Median # of Bedrooms	
Median Lot Size	7,797 SF	Median # of Baths	1
Median Living Area	1,285 SF	Median Year Built	1940
Price Range - 2 Yrs	to $99,000	Age Range	58 years to 122 years
Median Value		Median Age	86 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.06Mi.	**301 S LOCUST ST** **ELDON, MO 65026-1950**	11/24/2025			1285	//1	1940	7,492 SF	
		APN: 038033003025001000 Document #: 202504890 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5&6 Block: 29 Subdivision: ORIGINAL TOWN OF ELDON Abbreviated Description: Lot:5&6 Block:29 Subdivision:ORIGINAL TOWN OF ELDON Abbreviated Description:PORTION LOT6 City/Muni/Twp:ELDON City/Muni/Twp: ELDON								
2	.29Mi.	**206 N CHESTNUT ST** **ELDON, MO 65026-1062**	10/31/2025			864	//1	1950	11,238 SF	
		APN: 038033003008004000 Document #: 202504561 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 17-19 Block: A Subdivision: SMITHS ADDITION MapRef: MB 1 PG 65 Abbreviated Description: Lot:17-19 Block:A Subdivision:SMITHS ADDITION Map Ref:MB 1 PG 65City/Muni/Twp:ELDON City/Muni/Twp: ELDON								
3	.28Mi.	**424 W 7TH ST** **ELDON, MO 65026-1903**	09/19/2025	$99,000	$149	664	//1	1966	7,013 SF	
		APN: 052004002016002000 Document #: 202503874 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 8 Abbreviated Description: Lot:1 Block:8 Abbreviated Description:PORTION LOT1 City/Muni/Twp:ELDON City/Muni/Twp: ELDON								
4	.2Mi.	**105 N GRAND AVE** **ELDON, MO 65026-1105**	09/08/2025			1465	//1	1940	8,799 SF	
		APN: 038033003015001000 Document #: 202503641 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1&2 Block: 2 Subdivision: WELCHS ADDITION Abbreviated Description: Lot:1&2 Block:2 Subdivision:WELCHS ADDITION City/Muni/Twp:ELDON City/Muni/Twp: ELDON								
5	.38Mi.	**901 LARKIN DR** **ELDON, MO 65026-1659**	08/08/2025			2057	//2	1968	17,598 SF	
		APN: 052004001026001000 Document #: 202503141 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 15&16 Block: 2 Subdivision: MELDON SUBDIVISION MapRef: MB 2 PG 11 Abbreviated Description: Lot:15&16 Block:2 Subdivision:MELDON SUBDIVISION Map Ref:MB 2 PG 11								
6	.26Mi.	**521 W 6TH ST** **ELDON, MO 65026-1910**	07/25/2025			1367	//1	1961	14,985 SF	
		APN: 052004002003003000 Document #: 202502888 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8&9 Block: 1 Subdivision: GODFREY HEIGHTS ADDITION MapRef: MB 1 PG 33 Abbreviated Description: Lot:8&9 Block:1 Subdivision:GODFREY HEIGHTS ADDITION Map Ref:MB 1 PG 33City/Muni/Twp:ELDON City/Muni/Twp: ELDON								
7	.29Mi.	**203 W HIGH ST** **ELDON, MO 65026-1428**	07/15/2025			1070	//1	1950	5,619 SF	
		APN: 038033004017006000 Document #: 202502684 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6&7 Block: 1 Subdivision: HARTS ADDITION Abbreviated Description: Lot:6&7 Block:1 Subdivision:HARTS ADDITION City/Muni/Twp:ELDON City/Muni/Twp: ELDON								
8	.31Mi.	**209 N GRAND AVE** **ELDON, MO 65026-1024**	06/11/2025			861	//1	1959	12,023 SF	
		APN: 038033003008001000 Document #: 202502233 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7-10 Block: A Subdivision: SMITHS ADDITION Abbreviated Description: Lot:7-10 Block:A Subdivision:SMITHS ADDITION Abbreviated Description:PORTION LOT7 City/Muni/Twp:ELDON City/Muni/Twp: ELDON								
9	.24Mi.	**122 N GRAND AVE** **ELDON, MO 65026-1106**	05/22/2025			2378	//2	1940	10,193 SF	
		APN: 038033003011001000 Document #: 202501941 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 18 Subdivision: KRAEMERS ADDITION Abbreviated Description: Lot:18 Subdivision:KRAEMERS ADDITION City/Muni/Twp:ELDON City/Muni/Twp: ELDON								
10	.32Mi.	**117 N AURORA ST** **ELDON, MO 65026-1407**	04/25/2025			2040	//	1904	SF	
		APN: 038033004021011000 Document #: 202501531 Document Type: Price Code: Land Use: Single Family Residential Legal:								
11	.17Mi.	**112 W 2ND ST** **ELDON, MO 65026-1530**	03/19/2025			759	//1	1930	5,009 SF	
		APN: 038033004045002000 Document #: 202500970 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1&2 Block: 61 Abbreviated Description: Lot:1&2 Block:61 City/Muni/Twp:ELDON City/Muni/Twp: ELDON								
12	.18Mi.	**319 W NORTH ST** **ELDON, MO 65026-1524**	01/21/2025			1791	//1	1920	7,797 SF	
		APN: 038033003011007000 Document #: 202500206 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 14 Subdivision: KRAEMERS ADDITION MapRef: MB 1 PG 31 Abbreviated Description: Lot:14 Subdivision:KRAEMERS ADDITION Map Ref:MB 1 PG 31City/Muni/Twp:ELDON City/Muni/Twp: ELDON								
13	.23Mi.	**118 N GRAND AVE** **ELDON, MO 65026-1106**	12/18/2024			793	//1	1940	20,604 SF	
		APN: 038033003011002000 Document #: 202404842 Document Type: Price Code:								

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Land Use: Single Family Residential
Legal: Lot: 17 Subdivision: KRAEMERS ADDITION Abbreviated Description: Lot:17 Subdivision:KRAEMERS ADDITION City/Muni/Twp:ELDON City/Muni/Twp: ELDON

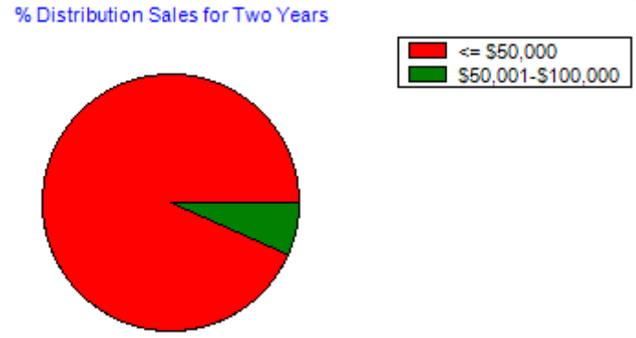
14	.41Mi.	**214 N AURORA ST** **ELDON, MO 65026-1410**	12/16/2024	1372	//2	1920	7,492 SF

APN: 038033004015003000 Document #: 202404787
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 50&51 Subdivision: KRAMERS SECOND ADDITION Abbreviated Description: Lot:50&51 Subdivision:KRAMERS SECOND ADDITION Abbreviated Description:PORTION LOT50 City/Muni/Twp:ELDON City/Muni/Twp: ELDON

15	.25Mi.	**410 W HIGH ST** **ELDON, MO 65026-1401**	12/10/2024	739	//1	1956	3,006 SF

APN: 038033003012005000 Document #: 202404700
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Block: 1 Subdivision: WELCHS ADDITION MapRef: MB 1 PG 49 Abbreviated Description: Lot:6 Block:1 Subdivision:WELCHS ADDITION Map Ref:MB 1 PG 49Abbreviated Description:PORTION LOT6 City/Muni/Twp:ELDON City/Muni/Twp: ELDON

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.	**202 S GRAND AVE**		$56,910	$10,820	1,337	//1	1910	6,621 SF	
.01Mi.	**208 S GRAND AVE**		$39,920	$7,590	1,355	//1	1920	6,621 SF	
.02Mi.	**201 S LOCUST ST**		$42,660	$8,100	1,094	//1	1940	5,009 SF	
.02Mi.	**203 S LOCUST ST**		$58,140	$11,050	1,527	//2	1920	7,492 SF	
.03Mi.	**214 S GRAND AVE**		$32,700	$6,210	1,215	6/3/1	1910	6,621 SF	
.03Mi.	**203 S GRAND AVE**		$52,330	$9,940	1,407	//2	1910	13,199 SF	
.03Mi.	**130 S GRAND AVE**		$22,490	$4,270	1,344	//1	1920	12,023 SF	
.03Mi.	**211 S LOCUST ST**		$51,070	$9,700	1,750	//1	1910	7,492 SF	
.04Mi.	**205 S GRAND AVE**		$57,870	$11,000	1,092	//1	1932	6,621 SF	
.04Mi.	**303 W 2ND ST**		$54,440	$10,350	1,598	//2	1910	10,019 SF	
.04Mi.	**207 S GRAND AVE**		$49,190	$9,350	1,458	6/3/2	1930	6,621 SF	
.04Mi.	**129 S GRAND AVE**		$62,440	$11,860	2,016	//3	1930	9,888 SF	
.05Mi.	**308 S GRAND AVE**		$36,980	$7,020	914	5/2/1	1940	5,009 SF	
.05Mi.	**123 S LOCUST ST**		$27,550	$5,230	1,008	5/2/1	1880	5,009 SF	
.05Mi.	**202 S LOCUST ST**		$59,710	$11,340	1,432	//2	1910	10,019 SF	
.05Mi.	**217 W 3RD ST**		$30,740	$5,840	1,192	4/2/1	1920	4,704 SF	

Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	62%

Demographics & Income

Median Age:	41.8 years old	Households:	5,031
Median Household Income:	$52,066	Households w/Family:	55%
Household Income Per Capita:	$28,907	Households w/Family Married:	42%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Eldon R-I School District	Students:	1,872
Number of Schools:	5	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.15Mi.	**Eldon Middle School**	C	Public	7 - 8

Number of Students: 299
Student-Teacher Ratio: 14.34

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0.21Mi. **Eldon High School** Number of Students: 558 Student-Teacher Ratio: 16.49		A	Public	9 - 12
0.74Mi. **Eldon Upper Elementary School** Number of Students: 396 Student-Teacher Ratio: 16.03		A-	Public	4 - 6
0.69Mi. **South Elementary School** Number of Students: 619 Student-Teacher Ratio: 16.73		NA	Public	PK - 3

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	122%	HIGHER
BURGLARY	141%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	116%	HIGHER
FORCIBLE ROBBERY	106%	SIMILAR
AGGRAVATED ASSAULT	108%	SIMILAR
FORCIBLE RAPE	97%	SIMILAR
MURDER	114%	HIGHER
OVERALL	111%	HIGHER

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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