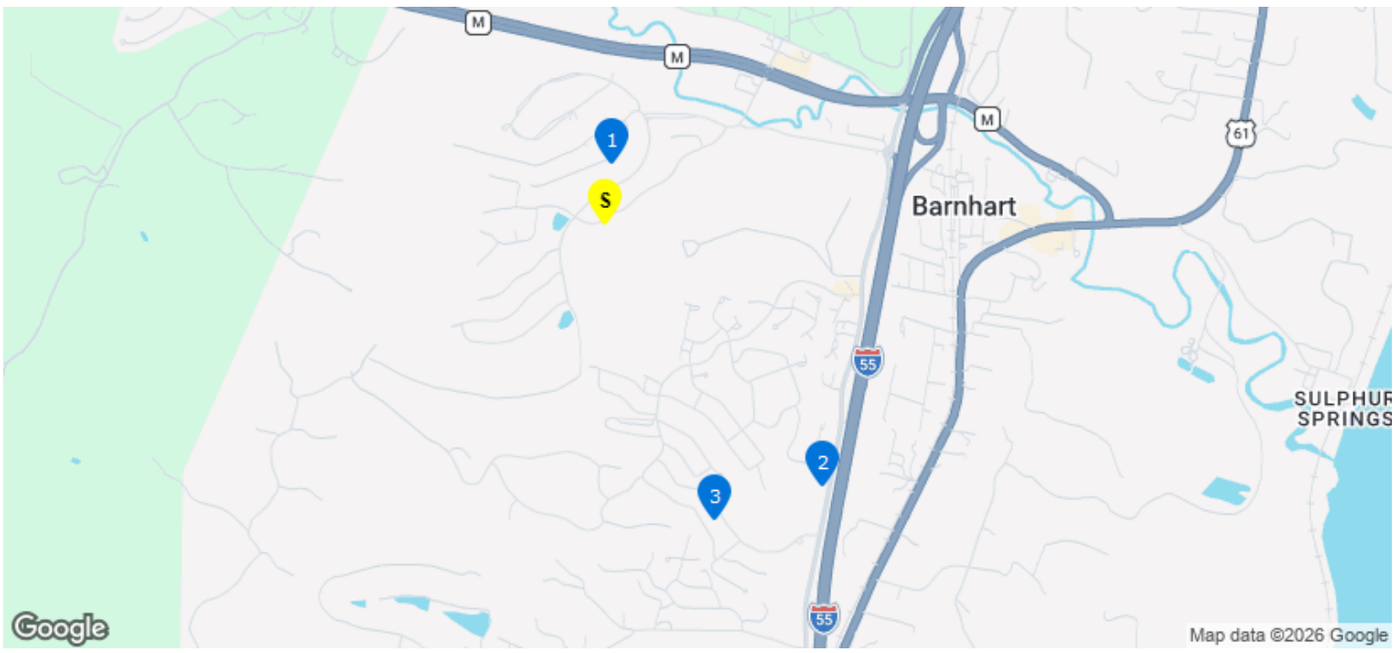
ICE SiteX Report

OrderID: 98745793

SiteX Property Information Report



Subject Property Location

2040 PARKTON WAY, BARNHART, MO 63012-1234

County:	**JEFFERSON MO**	Census Tract:	7006.03
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	08-7.0-25.0-4-001-037.	Thomas Bros Pg-Grid:	

Valuation

Value:	**$273,000**	FSD:	15	Common Confidence Score:	45
Value Range:	$232,050 - $313,950	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	C1AFRA
Assd Land Value:	$4,800	Market Land Value:	$25,300	Tax Year:	2024
Assd Improvement:	$18,300	Market Improvment Value:	$96,300	Total Taxable Value:	$1,699
Total Assessed Value:	$23,100	Total Assessor Market Value:	$121,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 132 Block: 1 Subdivision: PARKTON 1 Map Ref: BK 64 PG 22 Sec/Twnship/Range: SEC 25 TWN 42N RNG 05E
Abbreviated Description: PARKTON 1 LOT 132

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1296 SF	Baths:		Fireplace:	
Year Built:	1977	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached Garage	Heating:	Yes
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/04/2019	Sales Price:	N/A
Document #:	2019R-024798 BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Block: 1 Subdivision: PARKTON 1 Sec/Twnship/Range: SEC 25 TWN 42N RNG 05E
Abbreviated Description: PARKTON 1 LOT 132

Prior Transfer

Recording Date:	08/21/2019	Sales Price:	N/A
Document #:	2019R-024798 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	12/04/2009		
Document Type:	Deed		

Legal Description:
Subdivision: PARKTON WAY Map Ref: MB 64 PG 22
City/Muni/Twp: BARNHART

Mortgage Record

Recording Date:	03/23/2004	Loan Amount:	N/A
Document #:	04-0015284 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	03/12/2004		
TD Due Date:	04/01/2034	Type Finance:	

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Legal Description:
Subdivision: PARKTON WAY PLAT ONE Map Ref: MB64 PG22

Prior Transfer

Recording Date:	03/23/2004	Sales Price:	N/A
Document #:	04-0015283 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	03/12/2004		
Document Type:	Deed		

Legal Description:
Subdivision: PARKTON WAY PLAT ONE Map Ref: MB64 PG22

Prior Transfer

Recording Date:	04/03/1997	Sales Price:	N/A
Document #:	BK-PG 764-1012	Type of Sale:	Arms-Length Transfer
Contract Date:	03/31/1997		
Document Type:	Deed		

Legal Description:
Block: 1 Map Ref: MB 64 PG 22 Sec/Twnship/Range: SEC 25 TWN 42N RNG 5E
Abbreviated Description: PARKTON PLAT 1 LOT 132 BLOCK 1

Mortgage Record

Recording Date:	04/03/1997	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	03/31/1997		
TD Due Date:	04/01/2027	Type Finance:	

Legal Description:
Block: 1 Map Ref: MB 64 PG 22 Sec/Twnship/Range: SEC 25 TWN 42N RNG 5E
Abbreviated Description: PARKTON PLAT 1 LOT 132 BLOCK 1

Area Sales Analysis

Total Area Sales	$665,000	Median # of Bedrooms	
Median Lot Size	9,366 SF	Median # of Baths	
Median Living Area	1,464 SF	Median Year Built	1979
Price Range - 2 Yrs	$180,000 to $250,000	Age Range	33 years to 48 years
Median Value	$235,000	Median Age	47 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.06Mi.	**2042 CATLIN DR** **BARNHART, MO 63012-1289**	10/07/2026			1308	//	1975	SF	
		APN: 08-7.0-25.0-4-001-084. Document #: 2026R-027717 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 41 Subdivision: PARKTON PLAT 1 MapRef: MB 64 PG 22 Abbreviated Description: Lot:41 Subdivision:PARKTON PLAT 1 Map Ref:MB 64 PG 22								
2	.14Mi.	**2103 TIMBER LN** **BARNHART, MO 63012-1244**	08/13/2026			936	//	1977	SF	
		APN: 08-7.0-25.0-3-001-119. Document #: 2026R-022290 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 217 Subdivision: PARKTON PLAT TWO MapRef: MB 68 PG 18 Abbreviated Description: Lot:217 Subdivision:PARKTON PLAT TWO Map Ref:MB 68 PG 18								
3	.14Mi.	**2037 DONNELL DR** **BARNHART, MO 63012-1212**	10/01/2025			1053	//	1979	SF	
		APN: 08-7.0-25.0-3-001-025. Document #: 2025R-025196 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 56 Subdivision: PARKTON WEST PLAT 2 MapRef: MB 70 PG 26 Abbreviated Description: Lot:56 Subdivision:PARKTON WEST PLAT 2 Map Ref:MB 70 PG 26								
4	.16Mi.	**1956 PARKTON WEST DR** **BARNHART, MO 63012-1239**	09/15/2025			1659	//	1978	SF	
		APN: 08-7.0-25.0-3-001-019. Document #: 2025R-023499 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 35 Subdivision: PARKTON WEST PLAT 1 MapRef: MB 70 PG 6 Abbreviated Description: Lot:35 Subdivision:PARKTON WEST PLAT 1 Map Ref:MB 70 PG 6								
5	.17Mi.	**2105 PARKTON WAY** **BARNHART, MO 63012-1237**	02/03/2026			1008	//	1977	SF	
		APN: 08-7.0-25.0-3-001-159. Document #: 2026R-002947 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 215 Subdivision: PARKTON PLAT TWO MapRef: MB 68 PG 18 Abbreviated Description: Lot:215 Subdivision:PARKTON PLAT TWO Map Ref:MB 68 PG 18								
6	.18Mi.	**1955 PARKTON WAY** **BARNHART, MO 63012-1262**	09/08/2026			1320	//	1976	SF	
		APN: 08-7.0-25.0-4-001-023. Document #: 2026R-024858 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 139 Subdivision: PARKTON UBLICE PLAT ONE MapRef: MB 64 PG 22 Abbreviated Description: Lot:139 Subdivision:PARKTON UBLICE PLAT ONE Map Ref:MB 64 PG 22								
7	.21Mi.	**2108 S OAKS DR** **BARNHART, MO 63012-1271**	12/18/2025			1196	//	1987	SF	
		APN: 08-7.0-25.0-3-001-029.11 Document #: 2025R-033197 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 4 Subdivision: AMENDED PLT OF LOT 4 SOUTH OAKS AND LOTS 5 6 12 13 MapRef: MB 91 PG 5 Abbreviated Description: Lot:4 Subdivision:AMENDED PLT OF LOT 4 SOUTH OAKS AND LOTS 5 6 12 13 Map Ref:MB 91 PG 5City/Muni/Twp:SEDONA City/Muni/Twp: SEDONA								
8	.23Mi.	**1933 PARKTON WAY** **BARNHART, MO 63012-1262**	07/23/2026			1008	//	1976	SF	
		APN: 08-7.0-25.0-1-001-050. Document #: 2026R-020036 Document Type: Warranty Deed Price Code:								

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Land Use: Single Family Residential
Legal: Lot: 135 Subdivision: PARKTON PLAT ONE MapRef: MB 64 PG 22 Abbreviated Description: Lot:135 Subdivision:PARKTON PLAT ONE Map Ref:MB 64 PG 22

9 .23Mi. **2117 S OAKS DR** 05/13/2026 1150 // 1987 SF
BARNHART, MO 63012-1272
APN: 08-7.0-25.0-3-001-029.12 Document #: 2026R-012823
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 12 Subdivision: SOUTH OAKS PLAT TWO MapRef: MB 89 PG 62 Abbreviated Description: Lot:12 Subdivision:SOUTH OAKS PLAT TWO Map Ref:MB 89 PG 62

10 .23Mi. **2155 CATLIN CT** 12/04/2025 936 // 1979 SF
BARNHART, MO 63012-1248
APN: 08-7.0-25.0-3-001-049. Document #: 2025R-031756
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 609 Subdivision: PARKTON PLAT VI MapRef: MB 72 PG 13 Abbreviated Description: Lot:609 Subdivision:PARKTON PLAT VI Map Ref:MB 72 PG 13

11 .24Mi. **1910 CATLIN DR** 07/09/2026 1144 // 1976 SF
BARNHART, MO 63012-1206
APN: 08-7.0-25.0-4-001-105. Document #: 2026R-018579
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 20 Subdivision: PARKTON PLAT 1 MapRef: MB 64 PG 22 Abbreviated Description: Lot:20 Subdivision:PARKTON PLAT 1 Map Ref:MB 64 PG 22

12 .29Mi. **2145 S OAKS DR** 05/28/2026 1196 // 1989 SF
BARNHART, MO 63012-1272
APN: 08-7.0-25.0-3-001-029.13 Document #: 2026R-014220
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: SOUTH OAKS PLAT 2 MapRef: MB 89 PG 62 Abbreviated Description: Lot:11 Subdivision:SOUTH OAKS PLAT 2 Map Ref:MB 89 PG 62

13 .3Mi. **2149 MEADOW DR** 05/05/2026 1008 // 1978 SF
BARNHART, MO 63012-1258
APN: 08-7.0-25.0-3-001-169. Document #: 2026R-012005
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 408 Subdivision: PARKTON PLAT 3 MapRef: MB 69 PG 28 Abbreviated Description: Lot:408 Subdivision:PARKTON PLAT 3 Map Ref:MB 69 PG 28

14 .32Mi. **2074 THE WOODS CIR** 08/04/2026 1916 // 1992 18,295 SF
BARNHART, MO 63012-1296
APN: 08-7.0-25.0-2-001-042. Document #: 2026R-021304
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 71 Subdivision: THE WOODS SUBDIVISION MapRef: MB 110 PG 11 Abbreviated Description: Lot:71 Subdivision:THE WOODS SUBDIVISION Map Ref:MB 110 PG 11

15 .32Mi. **2142 WILDERNESS TRL** 08/29/2025 1216 // 1985 SF
BARNHART, MO 63012-1266
APN: 08-7.0-25.0-3-001-225. Document #: 2025R-021882
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 545 Subdivision: PARKTON PLAT 5 MapRef: MB 74 PG 5 Abbreviated Description: Lot:545 Subdivision:PARKTON PLAT 5 Map Ref:MB 74 PG 5

16 .34Mi. **1858 MARRIOTT LN** 02/02/2026 1364 // 1977 SF
BARNHART, MO 63012-1226
APN: 08-7.0-25.0-1-001-062. Document #: 2026R-002678
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 101 Subdivision: PARKTON PLAT ONE MapRef: MB 64 PG 22 Abbreviated Description: Lot:101 Subdivision:PARKTON PLAT ONE Map Ref:MB 64 PG 22

17 .37Mi. **2161 WILDERNESS TRL** 08/20/2026 960 // 1985 SF
BARNHART, MO 63012-1267
APN: 08-7.0-25.0-3-001-250. Document #: 2026R-022975
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 513 Subdivision: PARKTON PLAT 5 MapRef: MB 74 PG 5 Abbreviated Description: Lot:513 Subdivision:PARKTON PLAT 5 Map Ref:MB 74 PG 5

18 .41Mi. **7012 RANDOLPH DR** 10/08/2025 576 // 1973 SF
BARNHART, MO 63012-1417
APN: 08-7.0-25.0-4-002-090. Document #: 2025R-025973
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 252 Subdivision: VILLAGEOF JEFFERSON PLAT NO 2 MapRef: MB 61 PG 6&7 Abbreviated Description: Lot:252 Subdivision:VILLAGEOF JEFFERSON PLAT NO 2 Map Ref:MB 61 PG 6&7

19 .42Mi. **2179 WILDERNESS TRL** 06/26/2026 816 // 1987 SF
BARNHART, MO 63012-1267
APN: 08-7.0-25.0-3-001-257. Document #: 2026R-017313
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: PARKTON PLAT FIVE A MapRef: MB 89 PG 52 Abbreviated Description: Lot:1 Subdivision:PARKTON PLAT FIVE A Map Ref:MB 89 PG 52

20 .43Mi. **7013 WAYLES DR** 10/31/2025 768 // 1975 SF
BARNHART, MO 63012-1424
APN: 08-7.0-25.0-4-002-074. Document #: 2025R-028315
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 238 Subdivision: VILLAGE OF JEFFERSON PLAT NO 2 MapRef: MB 61 PG 6&7 Abbreviated Description: Lot:238 Subdivision:VILLAGE OF JEFFERSON PLAT NO 2 Map Ref:MB 61 PG 6&7

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.

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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.	**2040 PARKTON WAY**	**12/04/2019**	$121,600	$23,100	1,296		1977		
.01Mi.	**2034 PARKTON WAY**	**11/14/2023**	$144,700	$27,500	1,008		1977		
.02Mi.	**2037 CATLIN DR**	**11/23/2020**	$162,600	$30,900	1,425		1977		
.02Mi.	**2053 CATLIN DR**	**04/24/2017**	$133,100	$25,300	1,356		1974		
.02Mi.	**2029 CATLIN DR**	**03/18/2025**	$121,900	$23,200	1,190		1977		
.02Mi.	**2028 PARKTON WAY**	**01/30/2023**	$156,300	$29,700	1,008		1977		
.03Mi.	**2021 CATLIN DR**	**06/14/2016**	$156,300	$29,700	1,008		1976		
.03Mi.	**2037 PARKTON WAY**	**07/17/2019**	$162,100	$30,800	1,008		1976		
.03Mi.	**2043 PARKTON WAY**	**07/12/2018**	$162,300	$30,800	1,008		1976		
.04Mi.	**2015 CATLIN DR**	**02/19/2021**	$127,200	$24,200	1,239		1977		
.04Mi.	**2022 PARKTON WAY**	**02/04/2021**	$146,300	$27,800	1,008		1976		
.04Mi.	**2049 PARKTON WAY**	**04/19/2019**	$123,700	$23,500	1,372		1976		
.04Mi.	**2031 PARKTON WAY**	**04/02/2014**	$160,200	$30,400	1,008		1976		
.04Mi.	**2009 CATLIN DR**	**07/07/2017**	$153,200	$29,100	1,036		1976		
.05Mi.	**2027 PARKTON WAY**	**11/05/2025**	$147,100	$27,900	1,008		1976		
.05Mi.	**2016 PARKTON WAY**	**06/29/2020**	$156,400	$29,700	1,008		1977		

Rent vs. Own

Households Occupied by Renters:	7%	Households Occupied by Owners:	90%

Demographics & Income

Median Age:	38.5 years old	Households:	3,926
Median Household Income:	$98,578	Households w/Family:	79%
Household Income Per Capita:	$40,102	Households w/Family Married:	61%
Most Common Education Level:	High School Graduate	Households w/Family Children:	40%

School District

School District Zone:	Windsor C-1 School District	Students:	2,894
Number of Schools:	5	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.62Mi.	**James E. Freer Elementary School** Number of Students: 276 Student-Teacher Ratio: 11.05	NA	Public	PK - 2
2.53Mi.	**Windsor Middle School** Number of Students: 608 Student-Teacher Ratio: 13.75	B	Public	6 - 8
2.72Mi.	**Windsor High School** Number of Students: 887 Student-Teacher Ratio: 15.64 Advanced Placement: Yes	B	Public	9 - 12
2.45Mi.	**Windsor Intermediate School** Number of Students: 626 Student-Teacher Ratio: 14.5	B+	Public	3 - 5

Flood Report

The Subject Property of **2040 PARKTON WAY, BARNHART, MO 63012-1234** 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	87%	LOWER
BURGLARY	81%	LOWER
MOTOR VEHICLE THEFT	87%	LOWER
FORCIBLE ROBBERY	83%	LOWER
AGGRAVATED ASSAULT	31%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	80%	LOWER
MURDER	109%	SIMILAR
OVERALL	80%	LOWER

Disaster Alerts

3/14/2025 - Severe Storm, Tornados

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