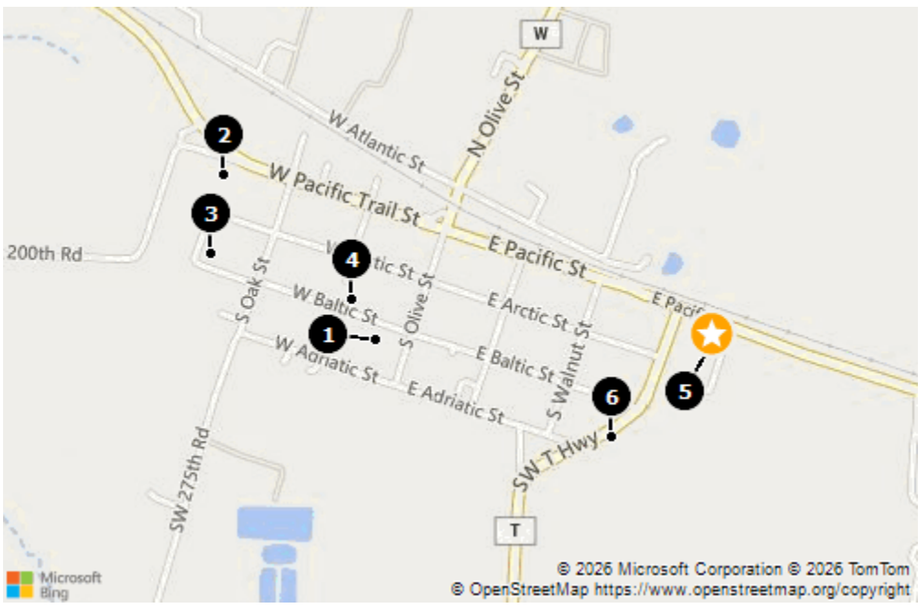
ICE SiteX Report

OrderID: 98665720

SiteX Property Information Report



Subject Property Location

206 SW 1671ST RD, KINGSVILLE, MO 64061-9158

County:	**JOHNSON MO**	Census Tract:	291019602.002033
Property Use:	Single Family Residential (Assumed)	Zoning:	
Parcel Number:	17-30-06-00-200-1001.00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$217,000**	FSD:	8	Common Confidence Score:	75
Value Range:	$199,640 - $234,360	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$3,500	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$59,145	Total Taxable Value:	$742
Total Assessed Value:	$11,903	Total Assessor Market Value:	$62,645	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1 Subdivision: VANMETER 2ND
Abbreviated Description: VANMETER 2ND LT 001
City/Muni/Twp: KINGSVILLE

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1400 SF	Baths:		Fireplace:	
Year Built:	1972	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:		Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/16/2026	Sales Price:	N/A
Document #:	477142 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/28/2025	Sales Price:	$125,000
Document #:	466604 BK-PG 3887-144	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/06/2025	Sales Price:	N/A
Document #:	466106 BK-PG 4020 -65	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/06/2025		
Document Type:			
Legal Description:			

Lot: 1 Subdivision: VAN METER 2ND SUBDIVISION Map Ref: MB 5 PG 44

Prior Transfer

Recording Date:	05/01/2025	Sales Price:	N/A
Document #:	BK-PG 4020 -65	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

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Document Type:
Legal Description:
Lot: 1 Subdivision: VANMETER 2ND
Abbreviated Description: VANMETER 2ND LT 001
City/Muni/Twp: KINGSVILLE

Prior Transfer

Recording Date:	05/26/2022	Sales Price:	$95,959
Document #:	443218 BK-PG 3709-194	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/04/2022	Loan Amount:	N/A
Document #:	442525 BK-PG 3887-144	Loan Type:	New Conventional
TD Due Date:	05/01/2052	Type Finance:	

Legal Description:
Lot: 1 Subdivision: VAN METER 2ND SUBDIVISION

Prior Transfer

Recording Date:	06/03/2019	Sales Price:	$50,000
Document #:	413778 BK-PG 3582-109	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/30/2019	Loan Amount:	N/A
Document #:	413013 BK-PG 3709-194	Loan Type:	New Conventional
TD Due Date:	05/01/2049	Type Finance:	

Legal Description:
Lot: 1 Subdivision: VAN METER 2ND SUBDIVISION

Prior Transfer

Recording Date:	04/26/2019	Sales Price:	N/A
Document #:	412943 BK-PG 3709 -124	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/25/2019		
Document Type:			

Legal Description:
Lot: 1 Subdivision: VAN METER 2ND SUBDIVISION Map Ref: MB 5 PG 44

Mortgage Record

Recording Date:	04/08/2016	Loan Amount:	N/A
Document #:	389803 BK-PG 3582-109	Loan Type:	Future Advance Clause/Open End Mortgage
TD Due Date:	03/13/2031	Type Finance:	

Legal Description:
Lot: 1 Subdivision: VAN METER SECOND SUBDIVISION

Prior Transfer

Recording Date:	08/18/2009	Sales Price:	$82,704
Document #:	338597 BK-PG 3179-300	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/18/2009	Sales Price:	N/A
Document #:	338595 BK-PG 3303 -159	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/30/2009		
Document Type:			

Legal Description:
Lot: 1 Subdivision: VAN METER SECOND SUBDIVISION Map Ref: MB 5 PG 44
City/Muni/Twp: KINGSVILLE

Mortgage Record

Recording Date:	02/05/2008	Loan Amount:	N/A
Document #:	291834 BK-PG 2668-223	Loan Type:	Unknown
TD Due Date:	01/24/2020	Type Finance:	VAR

Legal Description:
Lot: 1 Subdivision: VAN METERS SECOND SUBDIVISION Sec/Twnship/Range: N2NW4 S06T45RR28

Prior Transfer

Recording Date:	08/20/2007	Sales Price:	N/A
Document #:	321669 BK-PG 3084-008	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/08/2007	Loan Amount:	N/A
Document #:	321336 BK-PG 3179-300	Loan Type:	New Conventional
TD Due Date:	07/23/2032	Type Finance:	

Legal Description:
Lot: 1 Subdivision: VAN METERS SECOND SUBDIVISION Sec/Twnship/Range: N2NW4 S06T45R28

Prior Transfer

Recording Date:	02/13/2007	Sales Price:	N/A
Document #:	315878 BK-PG 3084 -006	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/08/2007		
Document Type:			

ICE SiteX Report

OrderID: 98665720

Legal Description:
Lot: 1 Subdivision: VAN METERS SECOND SUBDIVISION Sec/Twnship/Range: N2NW4 S06T45R28

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	1,503 SF	Median Year Built	1997
Price Range - 2 Yrs		Age Range	3 years to 62 years
Median Value		Median Age	29 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.43Mi.	**105 W BALTIC ST** **KINGSVILLE, MO 64061-9239**	07/06/2026			1383	//	1989	SF	
		APN: 16-10-01-00-100-5003.01 Document #: 476849 Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 7&8 Subdivision: ORIGINAL TOWN OF KINGSVILLE Abbreviated Description: Lot:7&8 Subdivision:ORIGINAL TOWN OF KINGSVILLE City/Muni/Twp:KINGSVILLE City/Muni/Twp: KINGSVILLE								
2	.65Mi.	**307 W PACIFIC TRAIL ST** **KINGSVILLE, MO 64061-2503**	10/10/2025			1622	//	2022	SF	
		APN: 15-70-36-00-401-0002.07 Document #: 470164 Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 4 Subdivision: WEST VIEW ADDITION Abbreviated Description: Lot:4 Subdivision:WEST VIEW ADDITION City/Muni/Twp:KINGSVILLE City/Muni/Twp: KINGSVILLE								
3	.62Mi.	**304 W BALTIC ST** **KINGSVILLE, MO 64061-9332**	09/29/2025			1704	//	2023	264,846 SF	
		APN: 15-70-36-00-401-0002.00 Document #: 469829 Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 23 Subdivision: WESTVIEW ADDITION Abbreviated Description: Lot:23 Subdivision:WESTVIEW ADDITION City/Muni/Twp:KINGSVILLE City/Muni/Twp: KINGSVILLE								
4	.46Mi.	**110 W BALTIC ST** **KINGSVILLE, MO 64061-9269**	08/01/2025			1929	//	2006	SF	
		APN: 16-10-01-00-100-2007.00 Document #: 468339 Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 23&24 Block: M Abbreviated Description: Lot:23&24 Block:M City/Muni/Twp:KINGSVILLE City/Muni/Twp: KINGSVILLE								
5	.02Mi.	**208 SW 1671ST RD** **KINGSVILLE, MO 64061-9158**	06/23/2025			1205	//	1972	SF	
		APN: 17-30-06-00-200-1010.00 Document #: 467191 Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 2 Subdivision: VAN METERS SECOND SUBDIVISION Sec/Twnship/Range: N2NW4 S06T45R28 Abbreviated Description: Lot:2 Subdivision:VAN METERS SECOND SUBDIVISION Sec/Twnship/Range:N2NW4 S06T45R28								
6	.18Mi.	**303 S CHESTNUT ST** **KINGSVILLE, MO 64061-9233**	05/21/2025			1195	//	1964	SF	
		APN: 17-30-06-00-200-6001.00 Document #: 466417 Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 12-16 Block: U Subdivision: ORIGINALTOWN OF KINGSVILLE Abbreviated Description: Lot:12-16 Block:U Subdivision:ORIGINALTOWN OF KINGSVILLE City/Muni/Twp:KINGSVILLE City/Muni/Twp: KINGSVILLE								

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.

ICE SiteX Report

OrderID: 98665720

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.	**206 SW 1671ST RD**	**05/01/2025**	$62,645	$11,903	1,400		1972		
.02Mi.	**208 SW 1671ST RD**	**06/01/2025**	$59,614	$11,327	1,205		1972		
.04Mi.	**212 SW 1671ST RD**	**07/01/2010**	$70,833	$13,458	1,400		1973		
.07Mi.	**216 SW 1671ST RD**	**06/01/2021**	$86,885	$16,508	1,768		1975		
.07Mi.	**100 S CHESTNUT ST**	**10/01/1997**	$37,175	$7,063	1,042		1954		
.09Mi.	**308 E ARCTIC ST**	**10/01/2000**	$102,441	$19,464	2,333		1981		
.11Mi.	**307 E ARCTIC ST**	**07/01/2016**	$32,438	$6,163	998		1900		
.12Mi.	**308 E BALTIC ST**	**09/01/2020**	$160,713	$30,535	2,588		1996		
.13Mi.	**305 E ARCTIC ST**	**05/01/2021**	$64,592	$12,272	1,829		1900	16,800 SF	
.13Mi.	**302 E ARCTIC ST**	**04/01/2023**	$25,990	$4,938	957		1979		
.14Mi.	**306 E BALTIC ST**	**07/01/2018**	$21,178	$4,024	730		1900		
.15Mi.	**303 E ARCTIC ST**	**05/01/2014**	$75,213	$14,290	1,379		1990		
.15Mi.	**103 S WALNUT ST**	**04/01/2023**	$118,957	$22,602	2,654		1967		
.15Mi.	**304 E BALTIC ST**	**11/01/2006**	$54,289	$10,315	1,026		1988		
.16Mi.	**302 E BALTIC ST**	**01/01/1989**	$80,947	$15,380	1,383		1989		
.17Mi.	**307 E BALTIC ST**	**10/01/2023**	$101,725	$19,328	2,366		1988		

Rent vs. Own

Households Occupied by Renters:	3%	Households Occupied by Owners:	92%

Demographics & Income

Median Age:	44.1 years old	Households:	1,308
Median Household Income:	$80,806	Households w/Family:	78%
Household Income Per Capita:	$38,382	Households w/Family Married:	59%
Most Common Education Level:	High School Graduate	Households w/Family Children:	40%

School District

School District Zone:	Kingsville R-I School District	Students:	250
Number of Schools:	2	Rating:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.44Mi.	**Kingsville Elementary School** Number of Students: 119 Student-Teacher Ratio: 12.86	D-	Public	PK - 6
0.40Mi.	**Kingsville High School** Number of Students: 131 Student-Teacher Ratio: 10.78	D	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	16%	SIGNIFICANTLY LOWER
BURGLARY	118%	HIGHER
MOTOR VEHICLE THEFT	9%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	144%	NOTABLY HIGHER
AGGRAVATED ASSAULT	50%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	112%	HIGHER
MURDER	94%	SIMILAR
OVERALL	87%	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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