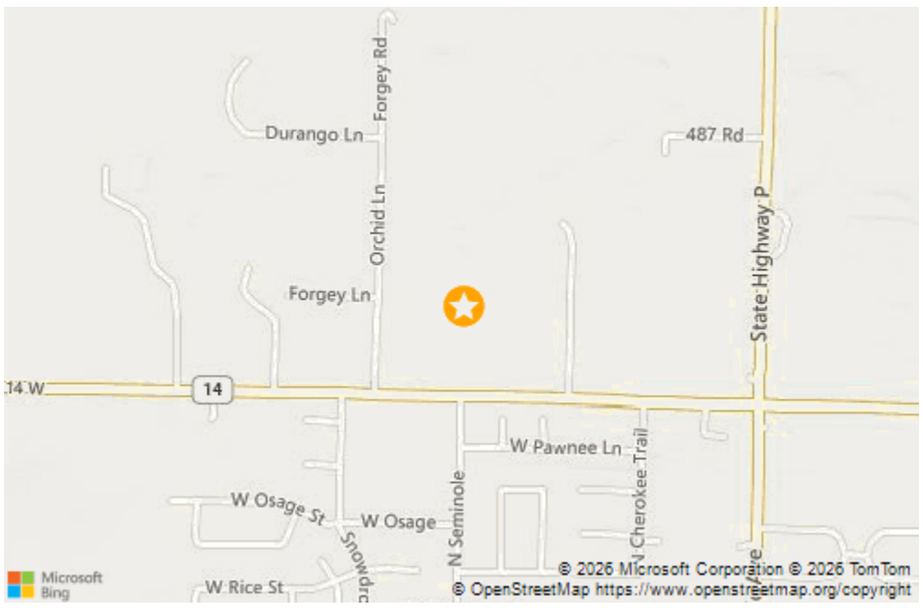
ICE SiteX Report

OrderID: 98655618

SiteX Property Information Report



Subject Property Location

214 FORGEY RD, BILLINGS, MO 65610-9098

County:	**CHRISTIAN MO**	Census Tract:	290430201.023069
Property Use:	Rural/Agricultural Residence	Zoning:	
Parcel Number:	09-0.4-17-000-000-024.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$613,000**	FSD:	19	Common Confidence Score:	42
Value Range:	$496,530 - $729,470	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$21,200	Tax Year:	
Assd Improvement:		Market Improvment Value:	$286,800	Total Taxable Value:	
Total Assessed Value:	$58,220	Total Assessor Market Value:	$308,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Sec/Twnship/Range: SEC 17 TWN 27N RNG 23W
Abbreviated Description: BEG 758' N SWC SW SW, E 1170' S 290' W 1170' N TO POB.

Property Characteristics

Lot Size:	7.380 AC	Bedrooms:	4	Pool:	
Building Area:	3649 SF	Baths:	1	Fireplace:	
Year Built:	1984	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Combination
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:		Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Wood Shake
		Foundation:	Retain Wall	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/11/2026	Sales Price:	$505,000
Document #:	2026L10028 BK-PG 2022-2608	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/04/2022	Sales Price:	$327,430
Document #:	2022L03236 BK-PG 2020-17445	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	02/22/2022	Loan Amount:	N/A
Document #:	2022L02634 BK-PG 2022-2608	Loan Type:	VA
TD Due Date:	03/01/2052	Type Finance:	
Legal Description:			

Sec/Twnship/Range: SW4SW4 S17T27R23

Prior Transfer

Recording Date:	11/24/2020	Sales Price:	$324,434
Document #:	2020L20059 BK-PG 2020-539	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

ICE SiteX Report

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Mortgage Record

Recording Date:	10/21/2020	Loan Amount:	N/A
Document #:	2020L17609 BK-PG 2020-17445	Loan Type:	New Conventional
TD Due Date:	11/01/2050	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	02/06/2020	Sales Price:	N/A
Document #:	2020L01628 BK-PG 2020 -01611	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/04/2020		
Document Type:			

Legal Description:
Sec/Twnship/Range: SW4SW4 S17T27NR23

Prior Transfer

Recording Date:	02/06/2020	Sales Price:	N/A
Document #:	BK-PG 2019 -002391	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Sec/Twnship/Range: SEC 17 TWN 27N RNG 23W
Abbreviated Description: BEG 758' N SWC SW SW, E 1170' S 290' W 1170' N TO POB.

Mortgage Record

Recording Date:	01/15/2020	Loan Amount:	N/A
Document #:	2020L00544 BK-PG 2020-00539	Loan Type:	VA
TD Due Date:	02/01/2050	Type Finance:	

Legal Description:
Sec/Twnship/Range: SW4SW4 S17T27R23

Prior Transfer

Recording Date:	03/11/2019	Sales Price:	N/A
Document #:	2016L02426 BK-PG 2019 -02391	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/11/2019		
Document Type:			

Legal Description:
Sec/Twnship/Range: SW4SW4 S17T27R23

Prior Transfer

Recording Date:	12/19/2016	Sales Price:	N/A
Document #:	2016L17072 BK-PG 2016 -16895	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/12/2016		
Document Type:			

Legal Description:
Sec/Twnship/Range: SW4SW4 S17T27R23

Prior Transfer

Recording Date:	07/08/2016	Sales Price:	N/A
Document #:	2016L08734 BK-PG 2016 -08644	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/07/2016		
Document Type:			

Legal Description:
Sec/Twnship/Range: SW4SW4 S17T27R23

Prior Transfer

Recording Date:	05/26/2009	Sales Price:	N/A
Document #:	2009-00007502 BK-PG 2009 -07455	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/26/2009		
Document Type:			

Legal Description:
Tract No: 10 Sec/Twnship/Range: SW4SW4 S17T27R23

No Comparable Sales Found

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: 98655618

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.	**214 FORGEY RD**	**02/06/2020**	$308,000	$58,220	3,649	/4/1	1984	7 SF	
.1Mi.	**160 FORGEY RD**	**02/17/2005**	$191,700	$36,390	2,415	/3/1	1998	3 SF	
.13Mi.	**157 ORCHID LN**	**12/03/2015**	$131,400	$24,930	2,134	/2/1	1978	3 SF	
.17Mi.	**394 FORGEY RD**	**06/11/2019**	$110,600	$20,650		/2/1	1910	11 SF	
.2Mi.	**7750 W VETERANS BLVD**	**12/09/2022**	$157,100	$29,740	2,254	/3/1	1978	5 SF	
.21Mi.	**198 ORCHID LN**	**10/01/1995**	$168,300	$31,750	2,666	/3/1	1977	12 SF	
.23Mi.	**485 FORGEY RD**	**04/25/2006**	$311,800	$59,190	2,869	/3/1	2004	5 SF	
.24Mi.	**418 FORGEY RD**	**12/06/2022**	$148,600	$28,170		//1		6 SF	
.26Mi.	**493 STATE HIGHWAY P**	**06/21/2018**	$68,300	$12,930	763	/2/1	2010	4 SF	
.3Mi.	**530 FORGEY RD**	**01/15/2019**	$165,000	$31,320		/3/1		6 SF	
.34Mi.	**8078 W VETERANS BLVD**	**09/09/2014**	$143,400	$26,340	2,036	/3/1	1999	10 SF	
.36Mi.	**580 FORGEY RD**	**06/17/1983**	$111,400	$21,050	1,539	/3/1	1984	9 SF	
.58Mi.	**552 STATE HIGHWAY P**	**10/27/2008**	$321,300	$60,090		/3/1		40 SF	
.59Mi.	**738 STATE HIGHWAY P**	**07/20/2023**	$115,500	$21,170	1,994	/3/1	1976	43 SF	
.6Mi.	**7130 W VETERANS BLVD**	**05/29/2025**	$325,600	$61,810	4,586	/4/1	1990	5 SF	
.61Mi.	**628 STATE HIGHWAY P**	**08/01/1982**	$74,800	$14,050	1,353	/2/1	1960	5 SF	

Rent vs. Own

Households Occupied by Renters:	11%	Households Occupied by Owners:	84%

Demographics & Income

Median Age:	44.6 years old	Households:	2,318
Median Household Income:	$79,627	Households w/Family:	75%
Household Income Per Capita:	$36,921	Households w/Family Married:	65%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Clever R-V School District	Students:	1,268
Number of Schools:	2	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.95Mi.	**Clever High School** Number of Students: 397 Student-Teacher Ratio: 13.93	B	Public	9 - 12
0.80Mi.	**Clever Elementary School** Number of Students: 871 Student-Teacher Ratio: 12.98	B+	Public	PK - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	66%	NOTABLY LOWER
BURGLARY	122%	HIGHER
MOTOR VEHICLE THEFT	69%	NOTABLY LOWER
FORCIBLE ROBBERY	151%	NOTABLY HIGHER
AGGRAVATED ASSAULT	98%	SIMILAR
FORCIBLE RAPE	154%	NOTABLY HIGHER
MURDER	112%	HIGHER
OVERALL	101%	SIMILAR

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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