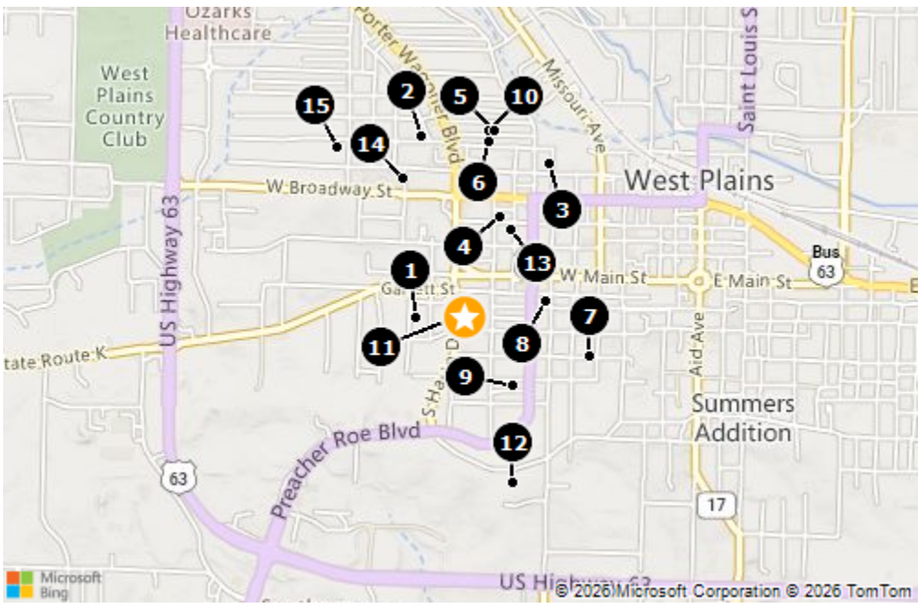
ICE SiteX Report

OrderID: 98738570

SiteX Property Information Report



Subject Property Location

218 S HARLIN DR, WEST PLAINS, MO 65775-2510

County:	**HOWELL MO**	Census Tract:	290910907.006006
Property Use:	Residential (General) (Single)	Zoning:	
Parcel Number:	15902900100500400000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$164,000**	FSD:	25	Common Confidence Score:	29
Value Range:	$123,000 - $205,000	ICE Confidence Score:	75		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$1,900	Market Land Value:	$9,980	Tax Year:	
Assd Improvement:	$17,470	Market Improvment Value:	$91,920	Total Taxable Value:	
Total Assessed Value:	$19,370	Total Assessor Market Value:	$101,900	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 10-9 Subdivision: V. P. RENFROW'S 2ND ADD Sec/Twnship/Range: SEC 29 TWN 24N RNG 08W
Abbreviated Description: LT 9; N 10' LT 10; S1/2 LTS 5, 6, & 8

Property Characteristics

Lot Size:	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:	04/16/2025	Sales Price:	N/A
Document #:	2025R1363 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/26/2023	Sales Price:	N/A
Document #:	2023R4379 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/25/2023		
Document Type:			

Legal Description:
Lot: 5,6&8-10 Block: 1 Subdivision: EVEN WIDTH
Abbreviated Description: SOUTH 2 OF LOT 5 S2 OF LOT 6 S2 OF LOT 8
City/Muni/Twp: WEST PLAINS

Prior Transfer

Recording Date:	10/26/2023	Sales Price:	N/A
Document #:	BK-PG B6 -4379	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 10-9 Subdivision: V. P. RENFROW'S 2ND ADD Sec/Twnship/Range: SEC 29 TWN 24N RNG 08W
Abbreviated Description: LT 9; N 10' LT 10; S1/2 LTS 5, 6, & 8

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Area Sales Analysis

Total Area Sales	$42,500	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	to $42,500	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	.13Mi.	**218 WESTMONT AVE** **WEST PLAINS, MO 65775-2579**	10/02/2026				//		SF	
		APN: 15902900100700600000 Document #: 2026R4418 Document Type: Price Code: Land Use: Residential (General) (Single) Legal: Lot: 9 Block: 3 Subdivision: WESTMONT AN ADDITION Abbreviated Description: Lot:9 Block:3 Subdivision:WESTMONT AN ADDITION City/Muni/Twp:WEST PLAINS City/Muni/Twp: WEST PLAINS								
2	.49Mi.	**607 NEVADA ST** **WEST PLAINS, MO 65775-2107**	10/01/2026	$42,500			//		SF	
		APN: 15402000400900400000 Document #: 2026R4387 Document Type: Price Code: D Land Use: Residential (General) (Single) Legal: Lot: 2 Block: 22 Subdivision: SECOND CHAMBER Abbreviated Description: Lot:2 Block:22 Subdivision:SECOND CHAMBER City/Muni/Twp:WEST PLAINS City/Muni/Twp: WEST PLAINS								
3	.45Mi.	**509 PENNSYLVANIA AVE** **WEST PLAINS, MO 65775-2625**	07/09/2026				//		SF	
		APN: 15402000401200700000 Document #: 2026R3030 Document Type: Price Code: Land Use: Residential (General) (Single) Legal: Lot: 1-3 Block: 1 Subdivision: HENRY MOORES SUBDIVISION Sec/Twnship/Range: N2SE4 S20T24NR08W Abbreviated Description: Lot:1-3 Block:1 Subdivision:HENRY MOORES SUBDIVISION Sec/Twnship/Range:N2SE4 S20T24NR08W Abbreviated Description:PORTION LOT1								
4	.28Mi.	**1015 W CASS AVE** **WEST PLAINS, MO 65775-2334**	06/22/2026				//		SF	
		APN: 15402000402800500000 Document #: 2026R2751 Document Type: Price Code: Land Use: Residential (General) (Single) Legal: Lot: 5 Block: 3 Subdivision: FAIRGROUND ADDITION Abbreviated Description: Lot:5 Block:3 Subdivision:FAIRGROUND ADDITION City/Muni/Twp:WEST PLAINS City/Muni/Twp: WEST PLAINS								
5	.49Mi.	**1042 W 3RD ST** **WEST PLAINS, MO 65775-2168**	05/20/2026				//		SF	
		APN: 15402000401101000000 Document #: 2026R2275 Document Type: Price Code: Land Use: Residential (General) (Single) Legal: Lot: 32&33 Block: 1 Subdivision: FIRST CHAMBER OF COMMERCE ADDITION Abbreviated Description: Lot:32&33 Block:1 Subdivision:FIRST CHAMBER OF COMMERCE ADDITION Abbreviated Description:LOT: E 1/2 OF LOT 32 City/Muni/Twp:WEST PLAIN City/Muni/Twp: WEST PLAIN								
6	.46Mi.	**1011 W 2ND ST** **WEST PLAINS, MO 65775-2366**	05/11/2026				//		SF	
		APN: 15402000401102200000 Document #: 2026R2069 Document Type: Price Code: Land Use: Residential (General) (Single) Legal: Lot: 9&10 Block: 1 Subdivision: FIRST CHAMBER OF COMMERCE ADDITION Abbreviated Description: Lot:9&10 Block:1 Subdivision:FIRST CHAMBER OF COMMERCE ADDITION City/Muni/Twp:WEST PLAINS City/Muni/Twp: WEST PLAINS								
7	.33Mi.	**609 WOODLAND AVE** **WEST PLAINS, MO 65775-2862**	04/02/2026				//		SF	
		APN: 15802800202900800000 Document #: 2026R1410 Document Type: Price Code: Land Use: Residential (General) (Single) Legal: Lot: 10&11 Block: 11 Subdivision: HIGHLAND PLACE Abbreviated Description: Lot:10&11 Block:11 Subdivision:HIGHLAND PLACE Abbreviated Description:LOT : W 2 OF LOT 11 City/Muni/Twp:WEST PLAINS City/Muni/Twp: WEST PLAINS								
8	.21Mi.	**701 W LEYDA ST** **WEST PLAINS, MO 65775-2415**	02/23/2026				//		SF	
		APN: 15902900100100100000 Document #: 2026R0758 Document Type: Price Code: Land Use: Residential (General) (Single) Legal: Lot: 1&2 Block: 1 Subdivision: V P RENFROWS ADDITION Abbreviated Description: Lot:1&2 Block:1 Subdivision:V P RENFROWS ADDITION Abbreviated Description:LOT: EAST 78 FT OF LOTS 1&2 City/Muni/Twp:WEST PLAINS City/Muni/Twp: WEST PLAINS								
9	.23Mi.	**910 RENFROW ST** **WEST PLAINS, MO 65775-2536**	01/30/2026				//		7,405 SF	
		APN: 15902900101800104000 Document #: 2026R0417 Document Type: Price Code: Land Use: Residential (General) (Single) Legal: Lot: 4-6 Block: 7 Subdivision: HAYES ADDITION Abbreviated Description: Lot:4-6 Block:7 Subdivision:HAYES ADDITION Abbreviated Description:LOT: WEST 10 FT OF LOT 4 City/Muni/Twp:WEST PLAINS City/Muni/Twp: WEST PLAINS								
10	.49Mi.	**1048 W 3RD ST** **WEST PLAINS, MO 65775-2168**	11/18/2025				//		SF	
		APN: 15402000401101100000 Document #: 2025R4812 Document Type: Price Code: Land Use: Residential (General) (Single) Legal: Lot: 31&32 Block: 1 Subdivision: FIRST CHAMBER OF COMMERCE ADDITION Abbreviated Description: Lot:31&32 Block:1 Subdivision:FIRST CHAMBER OF COMMERCE ADDITION Abbreviated Description:LOT: W 2 OF LOT 32 City/Muni/Twp:WEST PLAINS City/Muni/Twp: WEST PLAINS								
11	.05Mi.	**217 S HARLIN DR** **WEST PLAINS, MO 65775-2509**	11/04/2025				//		SF	
		APN: 15902900100600700000 Document #: 2025R4613 Document Type: Price Code: Land Use: Residential (General) (Single) Legal: Lot: 2&3 Block: 5 Subdivision: WESTMONT ADDITION Abbreviated Description: Lot:2&3 Block:5 Subdivision:WESTMONT ADDITION Abbreviated Description:LOT: SOUTH 50 FT OF LOT 2 & N 75 FT OF LOT 3 City/Muni/Twp:WEST PLAINS City/Muni/Twp: WEST PLAINS								
12	.45Mi.	**924 NICHOLS DR** **WEST PLAINS, MO 65775-2933**	10/06/2025				//		84,942 SF	
		APN: 15902900102300500000 Document #: 2025R4130 Document Type: Price Code: Land Use: Residential (General) (Single) Legal: Lot: 92-95 Subdivision: MAE RADLES SUBDIVISION Sec/Twnship/Range: SE4NE4 S29T24NR08W Abbreviated Description: Lot:92-95 Subdivision:MAE RADLES SUBDIVISION Sec/Twnship/Range:SE4NE4 S29T24NR08W								

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13 .25Mi. **1002 W CASS AVE** 09/24/2025 // SF
WEST PLAINS, MO 65775-2335
APN: 15402000402900100000 Document #: 2025R3897
Document Type: Price Code:
Land Use: Residential (General) (Single)
Legal: Lot: 1 Block: 4 Subdivision: FAIRGROUND ADDITION MapRef: MB A PG 41 Abbreviated Description: Lot:1 Block:4 Subdivision:FAIRGROUND ADDITION Map Ref:MB A PG 41City/Muni/Twp:WEST PLAINS City/Muni/Twp: WEST PLAINS

14 .41Mi. **413 HALSTEAD ST** 08/22/2025 // SF
WEST PLAINS, MO 65775-2343
APN: 15402000401900100000 Document #: 2025R3419
Document Type: Price Code:
Land Use: Residential (General) (Single)
Legal: Lot: 2&4 Subdivision: PATTERSONS ADDITION Abbreviated Description: Lot:2&4 Subdivision:PATTERSONS ADDITION City/Muni/Twp:WEST PLAINS City/Muni/Twp: WEST PLAINS

15 .55Mi. **1410 W 2ND ST** 07/18/2025 // SF
WEST PLAINS, MO 65775-2035
APN: 15402000300700200000 Document #: 2025R2804
Document Type: Price Code:
Land Use: Residential (General) (Single)
Legal: Lot: 3&4 Block: 6 Subdivision: MOARK ADDITION Abbreviated Description: Lot:3&4 Block:6 Subdivision:MOARK ADDITION Abbreviated Description:LOT: EAST 2 OF LOT 4 City/Muni/Twp:WEST PLAINS City/Muni/Twp: WEST PLAINS

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.	**218 S HARLIN DR**	**10/26/2023**	$101,900	$19,370					
.05Mi.	**217 S HARLIN DR**		$136,840	$26,000					
.05Mi.	**305 S ARKANSAS ST**	**05/11/2023**	$58,200	$11,060					
.05Mi.	**1118 GARRETT ST**	**05/24/1988**	$139,100	$26,430					
.05Mi.	**302 S HARLIN DR**		$87,950	$16,710					
.06Mi.	**1026 WORCESTER ST**	**05/29/2018**	$42,530	$8,080					
.07Mi.	**401 S ARKANSAS ST**	**05/03/2021**	$100,590	$19,110					
.07Mi.	**303 S HARLIN DR**	**10/28/2008**	$93,930	$17,850					
.08Mi.	**204 S HAZEL ST**	**05/29/2015**	$84,020	$15,960					
.08Mi.	**218 S HAZEL ST**	**01/10/2022**	$100,600	$19,110					
.08Mi.	**104 S HAZEL ST**	**06/02/2023**	$140,170	$26,630					
.09Mi.	**302 S ARKANSAS ST**	**10/02/2020**	$101,570	$19,290					
.09Mi.	**1019 WOODLAND AVE**	**11/21/2018**	$50,920	$9,670					
.09Mi.	**314 S ARKANSAS ST**	**05/31/2006**	$39,010	$7,410					
.09Mi.	**320 S HARLIN DR**	**08/17/1998**	$77,680	$14,760					
.1Mi.	**1202 W MAIN ST**	**03/08/2018**	$57,030	$10,840					

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	59%

Demographics & Income

Median Age:	40.1 years old	Households:	10,280
Median Household Income:	$50,609	Households w/Family:	62%
Household Income Per Capita:	$26,583	Households w/Family Married:	45%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	West Plains R-Vii School District	Students:	2,626
Number of Schools:	5	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade

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1.29Mi. **West Plains Middle School** Number of Students: 555 Student-Teacher Ratio: 13.11		B-	Public	5 - 8
1.59Mi. **West Plains Elementary School** Number of Students: 767 Student-Teacher Ratio: 12.1		C	Public	PK - 4
1.14Mi. **West Plains High School** Number of Students: 1,108 Student-Teacher Ratio: 16.45 Advanced Placement: Yes		B	Public	9 - 12
8.97Mi. **South Fork Elementary School** Number of Students: 196 Student-Teacher Ratio: 12.74		B-	Public	PK - 6

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	109%	SIMILAR
BURGLARY	120%	HIGHER
MOTOR VEHICLE THEFT	106%	SIMILAR
FORCIBLE ROBBERY	109%	SIMILAR
AGGRAVATED ASSAULT	110%	HIGHER
FORCIBLE RAPE	121%	HIGHER
MURDER	110%	HIGHER
OVERALL	109%	SIMILAR

Disaster Alerts

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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