ICE SiteX Report

OrderID: 98768659

SiteX Property Information Report



Subject Property Location

2207 N CAMPBELL AVE, SPRINGFIELD, MO 65803-2513

County:	**GREENE MO**	Census Tract:	0019.00
Property Use:	Single Family Residential	Zoning:	INC
Parcel Number:	1311101022	Thomas Bros Pg-Grid:	

Valuation

Value:	**$151,000**	FSD:	29	Common Confidence Score:	24
Value Range:	$107,210 - $194,790	ICE Confidence Score:	71		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$3,800	Market Land Value:	$20,000	Tax Year:	2025
Assd Improvement:	$10,090	Market Improvment Value:	$53,100	Total Taxable Value:	$692
Total Assessed Value:	$13,890	Total Assessor Market Value:	$73,100	Delinquent Year:	
				Tax Account ID:	881311101022
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Block: 101 Sec/Twnship/Range: SEC 11 TWN 29N RNG 22W
Abbreviated Description: BEG 57 FT N NW COR HIGH & CAMPBELL N 112 FT W 128.3 FT S 112 FT E 128.77 FT M/LTO BEG (EX N 50 FT M/L) 11/29/22

Property Characteristics

Lot Size:	7,928 SF	Bedrooms:	4	Pool:	
Building Area:	1374 SF	Baths:	2	Fireplace:	
Year Built:	1906	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:	2+B	Number of Cars:		A/C:	
Style:		Basement:	Basement (not specified)	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/16/2026	Sales Price:	$91,575
Document #:	36985-26 BK-PG 2018-35968-18	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	10/09/2018	Sales Price:	N/A
Document #:	036764-18 BK-PG 2017-030852-17	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	10/01/2018	Loan Amount:	N/A
Document #:	035968-18 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	09/28/2018		
TD Due Date:	10/01/2048	Type Finance:	
Legal Description:			
City/Muni/Twp: SPRINGFIELD			

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Prior Transfer

Recording Date:	10/01/2018	Sales Price:	N/A
Document #:	035967-18 BK-PG 2018-035967-18	Type of Sale:	Undetermined Transfer
Contract Date:	09/28/2018		
Document Type:	Deed		

Legal Description:
City/Muni/Twp: SPRINGFIELD

Mortgage Record

Recording Date:	08/01/2017	Loan Amount:	N/A
Document #:	030852-17 BK-PG 2017-030852-17	Loan Type:	Commercial Loan
Contract Date:	07/28/2017		
TD Due Date:		Type Finance:	

Legal Description:
Map Ref: 0
City/Muni/Twp: SPRINGFIELD

Mortgage Record

Recording Date:	04/05/2017	Loan Amount:	N/A
Document #:	013249-17 BK-PG -	Loan Type:	Building or Construction Loan
Contract Date:	04/04/2017		
TD Due Date:		Type Finance:	

Legal Description:
City/Muni/Twp: SPRINGFIELD

Prior Transfer

Recording Date:	04/05/2017	Sales Price:	N/A
Document #:	013248-17 BK-PG 2017-013248-17	Type of Sale:	Arms-Length Transfer
Contract Date:	04/04/2017		
Document Type:	Deed		

Legal Description:
City/Muni/Twp: SPRINGFIELD

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs		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	.07Mi.	**2249 N CAMPBELL AVE SPRINGFIELD, MO 65803-2513**	07/10/2026			836	4/2/1	1937	5,401 SF	
		APN: 1311101029 Document #: 24552-26 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 8 Subdivision: YADONS SUBDIVISION Abbreviated Description: Lot:8 Subdivision:YADONS SUBDIVISION City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
2	.18Mi.	**2047 N CAMPBELL AVE SPRINGFIELD, MO 65803-2623**	06/01/2026			948	4/2/1	1913	9,104 SF	
		APN: 1311127023 Document #: 18998-26 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 9 Subdivision: WOODLAND HEIGHTS ADDITION Abbreviated Description: Lot:3 Block:9 Subdivision:WOODLAND HEIGHTS ADDITION City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
3	.21Mi.	**2229 N CONCORD AVE SPRINGFIELD, MO 65803-2501**	06/22/2026			988	4/2/1	1902	7,579 SF	
		APN: 1311114007 Document #: 21648-26 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: C Subdivision: FAIRVIEW ADDITION NORTH SPRINGFIELD Abbreviated Description: Lot:6 Block:C Subdivision:FAIRVIEW ADDITION NORTH SPRINGFIELD City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
4	.22Mi.	**2042 N BOONVILLE AVE SPRINGFIELD, MO 65803-2620**	07/02/2026			1236	5/2/1	1907	11,413 SF	
		APN: 1312218019 Document #: 23489-26 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: 5 Subdivision: UNION ADDITION MapRef: MB A PG 72 Abbreviated Description: Lot:16 Block:5 Subdivision:UNION ADDITION Map Ref:MB A PG 72City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
5	.23Mi.	**2223 N JEFFERSON AVE SPRINGFIELD, MO 65803-3055**	06/03/2026			816	5/2/1	1912	10,934 SF	
		APN: 1312208017 Document #: 19284-26 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: B Subdivision: LAPHAMS PARK RIDGE ADDITION Abbreviated Description: Lot:16 Block:B Subdivision:LAPHAMS PARK RIDGE ADDITION City/Muni/Twp:NORTH SPRINGFIELD City/Muni/Twp: NORTH SPRINGFIELD								
6	.27Mi.	**2103 N JEFFERSON AVE SPRINGFIELD, MO 65803-3053**	07/28/2026			806	4/2/1	1917	7,928 SF	
		APN: 1312214011 Document #: 26884-26 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: A Subdivision: LAPHAMS PARKRIDGE ADDITION Abbreviated Description: Lot:1 Block:A Subdivision:LAPHAMS PARKRIDGE ADDITION Abbreviated Description:EAST112.5FT LOT1 City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								
7	.3Mi.	**2043 N JEFFERSON AVE SPRINGFIELD, MO 65803-2923**	07/27/2026			1268	6/3/1	1900	12,023 SF	
		APN: 1312219004 Document #: 26691-26 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 4 Subdivision: FINAL PLAT UNION ADDITION Abbreviated Description: Lot:3 Block:4 Subdivision:FINAL PLAT UNION ADDITION City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD								

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8	.32Mi.	**2029 N JEFFERSON AVE** **SPRINGFIELD, MO 65803-2959**	08/05/2026	1024	6/2/2	1902	12,023 SF

APN: 1312219006 Document #: 27991-26
Document Type: Limited Warranty Deed Price Code:
Land Use: Duplex (2 units, any combination)
Legal: Lot: 7 Block: 4 Subdivision: UNION ADDITION TO NORTH SPRINGFIELD Abbreviated Description: Lot:7 Block:4 Subdivision:UNION ADDITION TO NORTH SPRINGFIELD City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD

9	.33Mi.	**2015 N JEFFERSON AVE** **SPRINGFIELD, MO 65803-2923**	08/05/2026	1490	6/3/3	1912	12,023 SF

APN: 1312219008 Document #: 27990-26
Document Type: Limited Warranty Deed Price Code:
Land Use: Duplex (2 units, any combination)
Legal: Lot: 5 Block: 4 Subdivision: UNION ADDITION Abbreviated Description: Lot:5 Block:4 Subdivision:UNION ADDITION City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD

10	.35Mi.	**2139 N DOUGLAS AVE** **SPRINGFIELD, MO 65803-1431**	06/09/2026	1733	6/4/1	1928	8,973 SF

APN: 1311120021 Document #: 20097-26
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: 5 Subdivision: WOODLAND HEIGHTS ADDITION Abbreviated Description: Lot:5 Block:5 Subdivision:WOODLAND HEIGHTS ADDITION City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD

11	.37Mi.	**2020 N DOUGLAS AVE** **SPRINGFIELD, MO 65803-1532**	07/30/2026	1680	5/2/2	1928	8,973 SF

APN: 1311124010 Document #: 27168-26
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 17 Block: 12 Subdivision: WOODLAND HEIGHTS ADDITION Abbreviated Description: Lot:17 Block:12 Subdivision:WOODLAND HEIGHTS ADDITION City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD

12	.38Mi.	**2148 N MISSOURI AVE** **SPRINGFIELD, MO 65803-1446**	04/30/2026	1688	6/3/2	1929	8,538 SF

APN: 1311120004 Document #: 14693-26
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 22 Block: 5 Subdivision: WOODLAND HEIGHTS ADDITION MapRef: MB 1886 PG 213 Abbreviated Description: Lot:22 Block:5 Subdivision:WOODLAND HEIGHTS ADDITION Map Ref:MB 1886 PG 213

13	.39Mi.	**2122 N MISSOURI AVE** **SPRINGFIELD, MO 65803-1446**	09/01/2026	836	5/2/1	1928	8,538 SF

APN: 1311120009 Document #: 31246-26
Document Type: Beneficiary Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 17 Block: 5 Subdivision: WOODLAND HEIGHTS ADDITION Abbreviated Description: Lot:17 Block:5 Subdivision:WOODLAND HEIGHTS ADDITION City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD

14	.39Mi.	**2510 N LYON AVE** **SPRINGFIELD, MO 65803-2436**	06/18/2026	1056	5/3/1	1927	17,206 SF

APN: 1302418022 Document #: 21354-26
Document Type: Beneficiary Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 15&16 Block: 1 Subdivision: OAK RIDGE ADDITION Abbreviated Description: Lot:15&16 Block:1 Subdivision:OAK RIDGE ADDITION City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD

15	.39Mi.	**2518 N CAMPBELL AVE** **SPRINGFIELD, MO 65803-2414**	05/13/2026	1572	5/2/1	1949	10,672 SF

APN: 1301302007 Document #: 16328-26
Document Type: Beneficiary Deed Price Code:
Land Use: Single Family Residential
Legal:

16	.4Mi.	**2060 N BENTON AVE** **SPRINGFIELD, MO 65803-2912**	07/30/2026	980	5/2/1	1922	7,971 SF

APN: 1312221026 Document #: 27127-26
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 19 Block: 2 Subdivision: UNION ADDITION Abbreviated Description: Lot:19 Block:2 Subdivision:UNION ADDITION City/Muni/Twp:NORTH SPRINGFIELD City/Muni/Twp: NORTH SPRINGFIELD

17	.42Mi.	**1874 N MAIN AVE** **SPRINGFIELD, MO 65803-2646**	05/18/2026	1982	10/4/2	1908	9,104 SF

APN: 1311403013 Document #: 17095-26
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Block: 19 Subdivision: WOODLAND HEIGHTS ADDITION Abbreviated Description: Lot:7 Block:19 Subdivision:WOODLAND HEIGHTS ADDITION City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD

18	.43Mi.	**2253 N MISSOURI AVE** **SPRINGFIELD, MO 65803-1447**	07/13/2026	960	5/2/1	1900	8,276 SF

APN: 1311111023 Document #: 24766-26
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: 3 Subdivision: WOODLAND HEIGHTS ADDITION Abbreviated Description: Lot:2 Block:3 Subdivision:WOODLAND HEIGHTS ADDITION Abbreviated Description:SOUTH46FT LOT2 City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD

19	.43Mi.	**1918 N DOUGLAS AVE** **SPRINGFIELD, MO 65803-1530**	06/24/2026	1206	5/3/1	1958	8,973 SF

APN: 1311405005 Document #: 22054-26
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 33 Block: 17 Subdivision: WOODLAND HEIGHTS ADDITION Abbreviated Description: Lot:33 Block:17 Subdivision:WOODLAND HEIGHTS ADDITION

20	.45Mi.	**732 W JEAN ST** **SPRINGFIELD, MO 65803-1222**	07/02/2026	2186	7/4/2	1920	6,403 SF

APN: 1302411005 Document #: 23427-26
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 11&12 Block: 2 Subdivision: GREEN HILL ADDITION Abbreviated Description: Lot:11&12 Block:2 Subdivision:GREEN HILL ADDITION City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD

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.

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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.	**2207 N CAMPBELL AVE**	**10/01/2018**	$73,100	$13,890	1,374	7/4/2	1906	7,928 SF	
.01Mi.	**2213 N CAMPBELL AVE**	**02/22/2023**	$36,600	$6,950	600	5/2/1	1900	6,403 SF	
.01Mi.	**2203 N CAMPBELL AVE**	**10/20/2023**	$179,800	$34,160	1,320	5/3/2	2023	6,839 SF	
.02Mi.	**415 W HIGH ST**	**01/02/2025**	$47,600	$9,040	728	4/2/1	1948	8,364 SF	
.02Mi.	**2217 N CAMPBELL AVE**	**09/11/2003**	$130,000	$24,700	1,358	5/3/2	1997	10,062 SF	
.03Mi.	**419 W HIGH ST**	**08/16/2013**	$47,100	$8,950	728	4/2/1	1948	8,451 SF	
.03Mi.	**2161 N CAMPBELL AVE**	**10/12/2017**	$95,900	$18,220	2,016	5/3/2	1931	12,720 SF	
.03Mi.	**2222 N LYON AVE**	**10/05/2004**	$85,400	$16,230	1,634	6/3/2	1959	8,799 SF	
.03Mi.	**2227 N CAMPBELL AVE**	**12/17/2013**	$86,200	$16,380	1,506	5/2/1	1933	10,803 SF	
.04Mi.	**423 W HIGH ST**		$64,400	$12,240	1,604	8/4/2	1900	8,451 SF	
.04Mi.	**2206 N CAMPBELL AVE**	**09/08/2022**	$115,000	$21,850	2,921	9/8/4	1916	8,320 SF	
.04Mi.	**2212 N CAMPBELL AVE**	**07/27/2021**	$69,400	$13,190	1,256	5/2/1	1963	7,841 SF	
.04Mi.	**2200 N CAMPBELL AVE**	**04/24/2023**	$59,800	$11,360	1,190	6/4/2	1906	6,273 SF	
.04Mi.	**418 W HIGH ST**	**06/17/2022**	$55,700	$10,580	560	4/2/1	1932	2,265 SF	
.04Mi.	**2228 N LYON AVE**	**08/02/2017**	$47,300	$8,990	720	5/3/1	1959	8,625 SF	
.05Mi.	**2222 N CAMPBELL AVE**	**08/09/2021**	$48,500	$9,220	998	4/2/1	1896	9,409 SF	

Rent vs. Own

Households Occupied by Renters:	42%	Households Occupied by Owners:	49%

Demographics & Income

Median Age:	37.2 years old	Households:	19,876
Median Household Income:	$50,658	Households w/Family:	56%
Household Income Per Capita:	$26,964	Households w/Family Married:	40%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

School District

School District Zone:	Springfield Public Schools	Students:	24,285
Number of Schools:	56	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.43Mi.	**Hillcrest High School** Number of Students: 1,065 Student-Teacher Ratio: 16.22 Advanced Placement: Yes	D+	Public	9 - 12
0.30Mi.	**Bowerman Elementary School** Number of Students: 275 Student-Teacher Ratio: 11.96	D-	Public	KG - 5
3.30Mi.	**Westport K-8 School** Number of Students: 399 Student-Teacher Ratio: 11.13	D-	Public	KG - 8
0.24Mi.	**Reed Academy** Number of Students: 561 Student-Teacher Ratio: 12.9	C	Public	6 - 8

Flood Report

The Subject Property of **2207 N CAMPBELL AVE, SPRINGFIELD, MO 65803-2513** 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	116%	HIGHER
BURGLARY	128%	HIGHER
MOTOR VEHICLE THEFT	122%	HIGHER
FORCIBLE ROBBERY	115%	HIGHER
AGGRAVATED ASSAULT	122%	HIGHER
FORCIBLE RAPE	123%	HIGHER
MURDER	128%	HIGHER
OVERALL	132%	NOTABLY HIGHER

Disaster Alerts

4/29/2025 - Severe Tornados, Flooding 4/23/2026 - Severe Tornados, Flooding

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