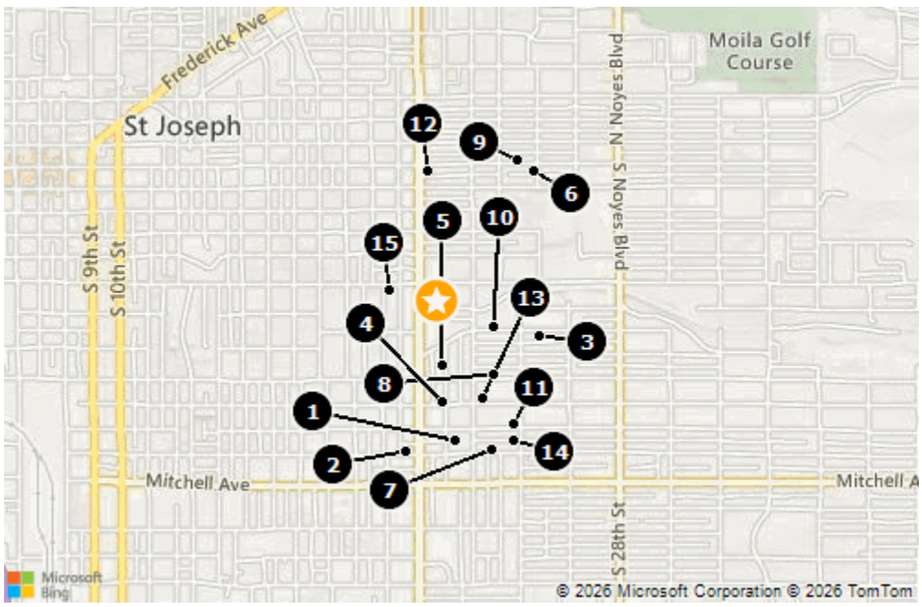
ICE SiteX Report

OrderID: 98401621

SiteX Property Information Report



Subject Property Location

2215 LOCUST ST, SAINT JOSEPH, MO 64501-3120

County:	**BUCHANAN MO**	Census Tract:	290210015.005002
Property Use:	Single Family Residential	Zoning:	CITY
Parcel Number:	06-5.0-16-001-004-019.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$94,000**	FSD:	35	Common Confidence Score:	20
Value Range:	$61,100 - $126,900	ICE Confidence Score:	65		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	78
Assd Land Value:	$1,180	Market Land Value:	$6,230	Tax Year:	2024
Assd Improvement:	$7,630	Market Improvment Value:	$40,170	Total Taxable Value:	$630
Total Assessed Value:	$8,810	Total Assessor Market Value:	$46,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 44-46 Block: 1 Subdivision: HARTWIG & NEIBELS
Abbreviated Description: SUB:HARTWIG & NEIBEL'S LOT:44 BLK:1LGL DESC:W 5' LOT 44 ALL LOT 45 E 5' LOT 46

Property Characteristics

Lot Size:	4,356 SF	Bedrooms:		Pool:	
Building Area:	988 SF	Baths:		Fireplace:	
Year Built:	1922	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

Mortgage Record

Recording Date:	12/29/2025	Loan Amount:	N/A
Document #:	2025010696 BK-PG 3814-606	Loan Type:	
TD Due Date:	05/01/2051	Type Finance:	

Legal Description:
Lot: 44-46 Block: 1 Subdivision: HARTWIG AND NEIBELS ADDITION
Abbreviated Description: PORTION LOT46
City/Muni/Twp: ST JOSEPH

Mortgage Record

Recording Date:	02/21/2023	Loan Amount:	N/A
Document #:	2023001141 BK-PG 3784-658	Loan Type:	FHA
TD Due Date:	05/01/2051	Type Finance:	

Legal Description:
Lot: 44-46 Block: 1 Subdivision: HARTWIG AND NEIBELS ADDITION
Abbreviated Description: PORTION LOTS44&46
City/Muni/Twp: ST JOSEPH

Prior Transfer

Recording Date:	06/03/2021	Sales Price:	N/A
Document #:	2021005713 BK-PG 3763 -51	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 44-46 Block: 1 Subdivision: HARTWIG & NEIBELS
Abbreviated Description: SUB:HARTWIG & NEIBEL'S LOT:44 BLK:1LGL DESC:W 5' LOT 44 ALL LOT 45 E 5' LOT 46

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Prior Transfer

Recording Date:	06/03/2021	Sales Price:	N/A
Document #:	2021005713 BK-PG 3763 -51	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/05/2021		
Document Type:			

Legal Description:
Lot: 44-46 Block: 1 Subdivision: HARTWIG AND NEIBELS ADDITION
Abbreviated Description: WEST5FT LOT44&E5FT LOT46
City/Muni/Twp: ST JOSEPH

Mortgage Record

Recording Date:	11/26/2018	Loan Amount:	N/A
Document #:	2018011038 BK-PG 3716-599	Loan Type:	New Conventional
TD Due Date:	11/01/2048	Type Finance:	FIX

Legal Description:
Lot: 46 Block: 1 Subdivision: HARTWIG & NEIBELS ADD

Prior Transfer

Recording Date:	01/10/2018	Sales Price:	N/A
Document #:	2018000230 BK-PG 3638-167	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/26/2017	Loan Amount:	N/A
Document #:	2017006046 BK-PG -	Loan Type:	New Conventional
TD Due Date:		Type Finance:	FIX

Legal Description:

Prior Transfer

Recording Date:	06/26/2017	Sales Price:	N/A
Document #:	2017006028 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/20/2017		
Document Type:			

Legal Description:
Lot: 44 45 46 Block: 1 Map Ref: BK 3155 PG 229

Prior Transfer

Recording Date:	07/01/2009	Sales Price:	N/A
Document #:	2009008004 BK-PG 3155 -0229	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/29/2009		
Document Type:			

Legal Description:
Lot: 44-46 Block: 1 Subdivision: HARTWIG AND NEIBELS ADDITION
Abbreviated Description: W5FT LOT 44&E5FT LOT 46
City/Muni/Twp: ST JOSEPH

Prior Transfer

Recording Date:	04/13/2009	Sales Price:	N/A
Document #:	2009004196 BK-PG 3137 -0693	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/08/2009		
Document Type:			

Legal Description:
Lot: 44-46 Subdivision: HARTWIG AND NEIBELS ADDITION
Abbreviated Description: PRIOR REF 02/09/2009 BK3125 PG0270;W5FT LOT 44 & E5FT LOT 46
City/Muni/Twp: ST JOSEPH

Prior Transfer

Recording Date:	02/10/2009	Sales Price:	N/A
Document #:	2009001565 BK-PG 3125 -0270	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/09/2009		
Document Type:			

Legal Description:
Lot: 44&45 Subdivision: HARTWIG AND NEIBELS ADDITION
Abbreviated Description: W5FT LOT 44 E5FT LOT 45
City/Muni/Twp: ST JOSEPH

Area Sales Analysis

Total Area Sales	$197,000	Median # of Bedrooms	
Median Lot Size	6,098 SF	Median # of Baths	
Median Living Area	1,080 SF	Median Year Built	1917
Price Range - 2 Yrs	to $189,000	Age Range	1 years to 145 years
Median Value		Median Age	109 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.36Mi.	**1113 S 23RD ST** **SAINT JOSEPH, MO 64507-1502**	05/20/2026			1648	//	1952	14,375 SF	
		APN: 06-5.0-16-001-004-167.000 Document #: 2026003923 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1-3 Block: 3 Subdivision: STROPS ADDITION Abbreviated Description: Lot:1-3 Block:3 Subdivision:STROPS ADDITION Abbreviated Description:PORTION LOTS1&3 City/Muni/Twp:ST JOSEPH City/Muni/Twp: ST JOSEPH								
2	.38Mi.	**2101 PENN ST** **SAINT JOSEPH, MO 64507-1268**	05/01/2026			988	//	1917	3,850 SF	
		APN: 06-5.0-16-002-004-094.000 Document #: 2026003375 Document Type: Price Code:								

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Land Use: Single Family Residential
Legal: Lot: 1&2 Block: 76 Subdivision: PATEES ADDITION Abbreviated Description: Lot:1&2 Block:76 Subdivision:PATEES ADDITION City/Muni/Twp:ST JOSEPH City/Muni/Twp: ST JOSEPH

3	.27Mi.	**2610 MARY ST** **SAINT JOSEPH, MO 64507-1539**	12/10/2025	$8,000	$6	1174	//	1917	6,098 SF

APN: 06-5.0-16-001-002-037.000 Document #: 2025010299
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Block: 6 Subdivision: WYATT PARK Abbreviated Description: Lot:8 Block:6 Subdivision:WYATT PARK City/Muni/Twp:ST JOSEPH City/Muni/Twp: ST JOSEPH

4	.25Mi.	**924 S 23RD ST** **SAINT JOSEPH, MO 64507-1139**	11/12/2025			889	//	1881	3,485 SF

APN: 06-5.0-16-001-004-108.000 Document #: 2025009432
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 12 Block: 3 Subdivision: HALLS THIRD ADDITION Abbreviated Description: Lot:12 Block:3 Subdivision:HALLS THIRD ADDITION City/Muni/Twp:ST JOSEPH City/Muni/Twp: ST JOSEPH

5	.16Mi.	**808 S 23RD ST** **SAINT JOSEPH, MO 64507-1137**	11/06/2025			480	//	1885	3,049 SF

APN: 06-5.0-16-001-004-085.000 Document #: 2025009334
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 12 Block: 1 Subdivision: HALLS THIRD ADDITION Abbreviated Description: Lot:12 Block:1 Subdivision:HALLS THIRD ADDITION Abbreviated Description:PORTION LOT12 City/Muni/Twp:ST JOSEPH City/Muni/Twp: ST JOSEPH

6	.41Mi.	**2530 FELIX ST** **SAINT JOSEPH, MO 64501-3241**	10/10/2025	$189,000	$164	1148	//	1915	8,400 SF

APN: 06-2.0-09-004-003-017.000 Document #: 2025008461
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8&9 Block: 68 Subdivision: EASTERN EXTENSION Abbreviated Description: Lot:8&9 Block:68 Subdivision:EASTERN EXTENSION Abbreviated Description:PORTION LOT8 City/Muni/Twp:ST JOSEPH City/Muni/Twp: ST JOSEPH

7	.39Mi.	**2421 PENN ST** **SAINT JOSEPH, MO 64507-1550**	09/23/2025			1318	//	1962	6,098 SF

APN: 06-5.0-16-001-003-138.000 Document #: 2025007742
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 19&20 Block: 4 Subdivision: STROPS ADDITION Abbreviated Description: Lot:19&20 Block:4 Subdivision:STROPS ADDITION Abbreviated Description:PORTION LOTS19&20 City/Muni/Twp:ST JOSEPH City/Muni/Twp: ST JOSEPH

8	.23Mi.	**2417 OLIVE ST** **SAINT JOSEPH, MO 64507-1540**	08/29/2025			1683	//	1897	6,098 SF

APN: 06-5.0-16-001-003-072.000 Document #: 2025006939
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 17 Block: 2 Subdivision: HERMANS ADDITION Abbreviated Description: Lot:17 Block:2 Subdivision:HERMANS ADDITION City/Muni/Twp:ST JOSEPH City/Muni/Twp: ST JOSEPH

9	.41Mi.	**2517 FELIX ST** **SAINT JOSEPH, MO 64501-3240**	08/18/2025			1056	//	1902	5,600 SF

APN: 06-2.0-09-004-002-154.000 Document #: 2025006414
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 14&15 Block: 65 Subdivision: EASTERN EXTENSION Abbreviated Description: Lot:14&15 Block:65 Subdivision:EASTERN EXTENSION Abbreviated Description:PORTION LOTS14&15 City/Muni/Twp:ST JOSEPH City/Muni/Twp: ST JOSEPH

10	.15Mi.	**2423 MARY ST** **SAINT JOSEPH, MO 64507-1534**	08/05/2025			984	//	1929	5,663 SF

APN: 06-5.0-16-001-003-023.000 Document #: 2025006056
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 13 Block: 4 Subdivision: HERMANS ADDITION Abbreviated Description: Lot:13 Block:4 Subdivision:HERMANS ADDITION City/Muni/Twp:ST JOSEPH City/Muni/Twp: ST JOSEPH

11	.36Mi.	**2519 SENECA ST** **SAINT JOSEPH, MO 64507-1558**	08/01/2025			1118	//	1912	4,792 SF

APN: 06-5.0-16-001-003-124.000 Document #: 2025005964
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Subdivision: FREDERICKS ADDITION Abbreviated Description: Lot:15 Subdivision:FREDERICKS ADDITION Abbreviated Description:PORTION LOT15 City/Muni/Twp:ST JOSEPH City/Muni/Twp: ST JOSEPH

12	.32Mi.	**2210 FELIX ST** **SAINT JOSEPH, MO 64501-3153**	07/23/2025			1114	//	1912	6,720 SF

APN: 06-2.0-09-004-003-044.000 Document #: 2025005640
Document Type: Price Code:
Land Use: Single Family Residential
Legal:

13	.27Mi.	**2405 LAFAYETTE ST** **SAINT JOSEPH, MO 64507-1525**	07/23/2025			902	//	2025	6,098 SF

APN: 06-5.0-16-001-003-091.000 Document #: 2025005651
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Block: 1 Subdivision: HERMANS ADDITION Abbreviated Description: Lot:14 Block:1 Subdivision:HERMANS ADDITION City/Muni/Twp:ST JOSEPH City/Muni/Twp: ST JOSEPH

14	.39Mi.	**2524 SENECA ST** **SAINT JOSEPH, MO 64507-1559**	07/22/2025			896	//	2024	14,810 SF

APN: 06-5.0-16-001-003-126.000 Document #: 2025005583
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NE4 S16T57R35 Abbreviated Description: Sec/Twnship/Range:NE4 S16T57R35

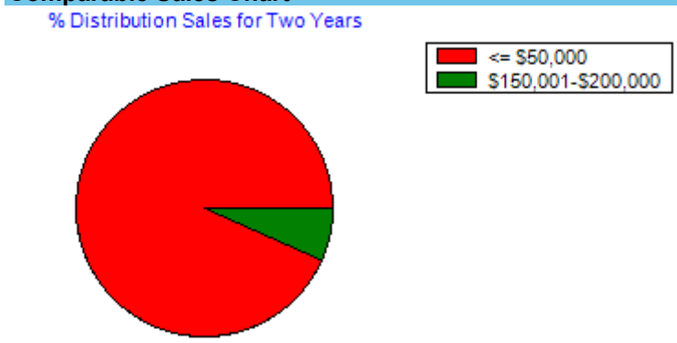
15	.12Mi.	**2004 MESSANIE ST** **SAINT JOSEPH, MO 64507-2416**	07/10/2025			1080	//	1932	7,426 SF

APN: 06-5.0-16-002-001-073.000 Document #: 2025005221
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1&2 Block: 4 Subdivision: HALLS SECOND ADDITION Abbreviated Description: Lot:1&2 Block:4 Subdivision:HALLS SECOND ADDITION Abbreviated Description:PORTION LOTS1&2 City/Muni/Twp:ST JOSEPH City/Muni/Twp: ST JOSEPH

ICE SiteX Report

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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.	**2215 LOCUST ST**	**06/03/2021**	$46,400	$8,810	988		1922	4,356 SF	
.01Mi.	**2219 LOCUST ST**	**04/11/2023**	$44,920	$8,530	988		1922	4,356 SF	
.01Mi.	**2211 LOCUST ST**	**04/18/2024**	$22,730	$4,320	832		1922	4,356 SF	
.01Mi.	**2209 LOCUST ST**	**08/31/2018**	$23,700	$4,500	832		1925	4,356 SF	
.01Mi.	**2223 LOCUST ST**	**06/07/2023**	$23,780	$4,510	736		1925	4,356 SF	
.02Mi.	**2225 LOCUST ST**	**01/10/1995**	$33,180	$6,300	1,104		1922	6,098 SF	
.02Mi.	**2205 LOCUST ST**	**09/17/2018**	$26,280	$4,990	882		1910	6,098 SF	
.03Mi.	**2212 MESSANIE ST**	**08/04/2004**	$37,620	$7,140	1,136		1881	4,356 SF	
.03Mi.	**2227 LOCUST ST**	**05/20/2024**	$15,340	$2,920	728		1912	3,049 SF	
.03Mi.	**2214 MESSANIE ST**	**06/09/2025**	$34,630	$6,580	1,020		1912	4,356 SF	
.03Mi.	**2201 LOCUST ST**	**10/05/2015**	$26,310	$5,000	896		1917	6,534 SF	
.03Mi.	**2216 MESSANIE ST**	**08/16/2007**	$59,750	$11,350	1,040		1917	4,356 SF	
.04Mi.	**2218 MESSANIE ST**	**08/25/2020**	$31,530	$5,990	984		1922	4,356 SF	
.04Mi.	**2216 LOCUST ST**	**04/27/2020**	$25,120	$4,780	880		1881	3,049 SF	
.04Mi.	**2229 LOCUST ST**	**08/31/2018**	$80,210	$15,240	1,176		1922	9,148 SF	
.04Mi.	**2218 LOCUST ST**	**03/17/2023**	$18,680	$3,550	700		1899	3,049 SF	

Rent vs. Own

Households Occupied by Renters:	44%	Households Occupied by Owners:	36%

Demographics & Income

Median Age:	37.3 years old	Households:	4,787
Median Household Income:	$49,702	Households w/Family:	48%
Household Income Per Capita:	$23,621	Households w/Family Married:	25%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	St. Joseph School District	Students:	10,430
Number of Schools:	25	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.65Mi.	**Buchanan County Academy** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 12
0.33Mi.	**Central High School** Number of Students: 1,733 Student-Teacher Ratio: 16.45 Advanced Placement: Yes	C	Public	9 - 12
1.70Mi.	**Alternative Resource Center** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 12
1.02Mi.	**Harry S. Truman Middle School** Number of Students: 486 Student-Teacher Ratio: 13.1	D-	Public	7 - 8

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Flood Report

The Subject Property of **2215 LOCUST ST, SAINT JOSEPH, MO 64501-3120** is in **Zone A** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH NO BFES HAVE BEEN DETER-MINED.
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	153%	NOTABLY HIGHER
BURGLARY	133%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	150%	NOTABLY HIGHER
FORCIBLE ROBBERY	115%	HIGHER
AGGRAVATED ASSAULT	140%	NOTABLY HIGHER
FORCIBLE RAPE	108%	SIMILAR
MURDER	141%	NOTABLY HIGHER
OVERALL	144%	NOTABLY HIGHER

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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