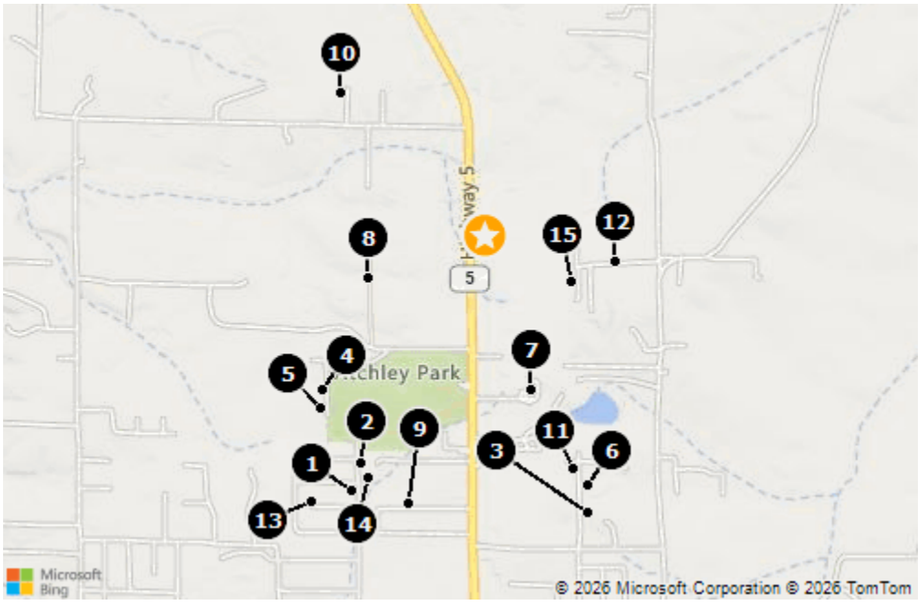
ICE SiteX Report

OrderID: 98697850

SiteX Property Information Report



Subject Property Location

25826 HIGHWAY 5, LEBANON, MO 65536-5725

County:	**LACLEDE MO**	Census Tract:	291059603.011059
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	13-1.1-02-204-002-009.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$270,000**	FSD:	25	Common Confidence Score:	28
Value Range:	$202,500 - $337,500	ICE Confidence Score:	75		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$12,800	Tax Year:	2024
Assd Improvement:		Market Improvment Value:	$69,600	Total Taxable Value:	$778
Total Assessed Value:	$15,660	Total Assessor Market Value:	$82,400	Delinquent Year:	
				Tax Account ID:	60-7792-00-02-34-16
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 7 Sec/Twnship/Range: SEC 02 TWN 34N RNG 16W
Abbreviated Description: 2-34-16 CITY ANNEX .88 AC PT W1/2 LOT 7 NW1/4

Property Characteristics

Lot Size:	38,333 SF	Bedrooms:	3	Pool:	
Building Area:	2005 SF	Baths:	1	Fireplace:	1
Year Built:	1974	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	2
Number of Units:		Garage Type:		Heating:	Yes
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/13/2026	Sales Price:	$124,135
Document #:	20264557 BK-PG 2023-941	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/30/2025	Loan Amount:	N/A
Document #:	20251957 BK-PG 2025-1957	Loan Type:	FHA
TD Due Date:	04/01/2053	Type Finance:	

Legal Description:
Lot: 7 Sec/Twnship/Range: NW4 S02T34NR16W 5PM
Abbreviated Description: WEST 2 OF LOT 7
City/Muni/Twp: LEBANON

Mortgage Record

Recording Date:	03/15/2023	Loan Amount:	N/A
Document #:	20230941 BK-PG 2023-941	Loan Type:	FHA
TD Due Date:	04/01/2053	Type Finance:	

Legal Description:
Lot: 7 Sec/Twnship/Range: NW4 S02T34NR16W FIFTH PM
Abbreviated Description: WEST 2 OF LOT 7

ICE SiteX Report

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Prior Transfer

Recording Date:	03/09/2015	Sales Price:	N/A
Document #:	2015-0759 BK-PG 264 -7986	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/06/2015		
Document Type:			

Legal Description:
Lot: 7 Sec/Twnship/Range: NW4 S02T34NR16W 5PM

Prior Transfer

Recording Date:	03/09/2015	Sales Price:	N/A
Document #:	BK-PG 264 -7986	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 7 Sec/Twnship/Range: SEC 02 TWN 34N RNG 16W
Abbreviated Description: 2-34-16 CITY ANNEX .88 AC PT W1/2 LOT 7 NW1/4

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	13,996 SF	Median # of Baths	1
Median Living Area	2,233 SF	Median Year Built	1991
Price Range - 2 Yrs		Age Range	1 years to 66 years
Median Value		Median Age	35 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.74Mi.	**324 LANTERN LN** **LEBANON, MO 65536-4311**	09/08/2026			2464	7/3/1	1984		SF
		APN: 13-2.0-03-012-003-001.000 Document #: 20263996 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Subdivision: CARRIAGE HILLS SUBDIVISION Abbreviated Description: Lot:8 Subdivision:CARRIAGE HILLS SUBDIVISION								
2	.66Mi.	**1640 INDIAN CREEK DR** **LEBANON, MO 65536-3879**	07/17/2026			3662	8/3/1	1999		SF
		APN: 13-2.0-03-012-002-002.000 Document #: 20263189 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 26 Subdivision: CARRIAGE HILLS ANNEX MapRef: MB 5 PG 2 Abbreviated Description: Lot:26 Subdivision:CARRIAGE HILLS ANNEX Map Ref:MB 5 PG 2								
3	.65Mi.	**1632 WOODHILL DR** **LEBANON, MO 65536-2415**	06/04/2026			1814	5/3/1	1999	13,233 SF	
		APN: 13-1.0-02-022-014-004.000 Document #: 20262452 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 11 Subdivision: MAPLEWOOD SUBDIVISION Phase No: I Abbreviated Description: Lot:11 Subdivision:MAPLEWOOD SUBDIVISION Phase No:I								
4	.63Mi.	**1817 VADIE AVE** **LEBANON, MO 65536-6296**	05/14/2026			3588	//1	2025	14,909 SF	
		APN: 13-2.0-03-013-003-001.041 Document #: 20262067 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 22 Subdivision: LEGACY TRAILS Phase No: 1 Abbreviated Description: Lot:22 Subdivision:LEGACY TRAILS Phase No:1 City/Muni/Twp:LEBANON City/Muni/Twp: LEBANON								
5	.66Mi.	**1801 VADIE AVE** **LEBANON, MO 65536-6296**	12/22/2025			2131	//1	2025	22,334 SF	
		APN: 13-2.0-03-013-003-001.047 Document #: 20255178 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 30 Subdivision: LEGACY TRAILS PHASE 1 Abbreviated Description: Lot:30 Subdivision:LEGACY TRAILS PHASE 1 City/Muni/Twp:LEBANON City/Muni/Twp: LEBANON								
6	.69Mi.	**1616 WOODHILL DR** **LEBANON, MO 65536-2415**	11/24/2025			3339	//1	2021	12,748 SF	
		APN: 13-1.0-02-022-014-008.000 Document #: 20254735 Document Type: Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:STR: SW4NE4NW4SE4W2NE4SE4W2SE4NE4 S0T33R17								
7	.4Mi.	**25466 HIGHWAY 5** **LEBANON, MO 65536-6294**	10/09/2025			22375	//1	1970	170,756 SF	
		APN: 13-1.0-02-023-005-003.002 Document #: 20254038 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 2 Subdivision: NORTH 5 SUBDIVISION Abbreviated Description: Lot:2 Subdivision:NORTH 5 SUBDIVISION City/Muni/Twp:LEBANON City/Muni/Twp: LEBANON								
8	.44Mi.	**25629 ORTEGA DR** **LEBANON, MO 65536-5758**	10/01/2025			1523	//1	1969	217,801 SF	
		APN: 13-2.0-03-013-002-002.000 Document #: 20253903 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Subdivision: STOVALL 2ND SUBDIVISION MapRef: MB 2 PG 22 Sec/Twnship/Range: NE4 S03T34NR16W 5PM Abbreviated Description: Lot:7 Subdivision:STOVALL 2ND SUBDIVISION Map Ref:MB 2 PG 22Sec/Twnship/Range:NE4 S03T34NR16W 5PM Abbreviated Description:LOT: NORTH 2 OF LOT 7 City/Muni/Twp:LEBANON City/Muni/Twp: LEBANON								
9	.72Mi.	**128 NORTHGATE DR** **LEBANON, MO 65536-3822**	09/04/2025			1699	5/3/	1971	13,996 SF	
		APN: 13-2.0-03-012-005-016.000 Document #: 20253529 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13&15 Subdivision: NORTHGATE HILLS SUBDIVISION Abbreviated Description: Lot:13&15 Subdivision:NORTHGATE HILLS SUBDIVISION Abbreviated Description:LOT: WEST 2 FT OF LOT 13 City/Muni/Twp:LEBANON City/Muni/Twp: LEBANON								
10	.52Mi.	**26147 ORLANDO LN** **LEBANON, MO 65536-5784**	09/03/2025			2233	//1	1991	19,602 SF	
		APN: 06-7.0-35-003-001-004.000 Document #: 20253500 Document Type: Price Code: Land Use: Single Family Residential								

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Legal: Sec/Twnship/Range: SW4SW4 S35T35NR16W 5PM Abbreviated Description: Sec/Twnship/Range:SW4SW4 S35T35NR16W 5PM

11	.74Mi.	**1540 WOODHILL DR** **LEBANON, MO 65536-2400**	08/20/2025	1791	//1	1999	13,038 SF

APN: 13-1.0-02-022-014-013.000 Document #: 20253255
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: MAPLEWOOD SUBDIVISION Phase No: I Abbreviated Description: Lot:6 Subdivision:MAPLEWOOD SUBDIVISION Phase No:I

12	.33Mi.	**20341 GRANGER LN** **LEBANON, MO 65536-8245**	08/15/2025	2192	5/3/	1960	25,000 SF

APN: 13-1.0-02-023-001-005.000 Document #: 20253200
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 6&7 Sec/Twnship/Range: NW4 S02T34NR16W 5PM Abbreviated Description: Lot:6&7 Sec/Twnship/Range:NW4 S02T34NR16W 5PM Abbreviated Description:LOT: POR OF LOTS 6&4

13	.82Mi.	**417 CARRIAGE PL** **LEBANON, MO 65536-4317**	08/05/2025	3500	6/3/1	1986	12,720 SF

APN: 13-2.0-03-012-003-024.000 Document #: 20253038
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 16 Subdivision: CARRIAGE HILLS SUBDIVISION Abbreviated Description: Lot:16 Subdivision:CARRIAGE HILLS SUBDIVISION

14	.69Mi.	**1620 INDIAN CREEK DR** **LEBANON, MO 65536-3879**	08/04/2025	2531	//1	1996	SF

APN: 13-2.0-03-012-002-004.000 Document #: 20253015
Document Type: Price Code:
Land Use: Single Family Residential
Legal:

15	.25Mi.	**20197 GRANGER LN** **LEBANON, MO 65536-8243**	06/23/2025	1385	5/2/	1965	14,375 SF

APN: 13-1.0-02-023-002-004.000 Document #: 20252322
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SE4SE4 S22T35NR16W 5PM Abbreviated Description: Sec/Twnship/Range:SE4SE4 S22T35NR16W 5PM

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.	**25826 HIGHWAY 5**	**03/09/2015**	$82,400	$15,660	2,005	6/3/1	1974	38,333 SF	
.09Mi.	**25848 HIGHWAY 5**	**10/29/2020**	$94,000	$17,860	1,939	5/2/1	1975	5 SF	
.1Mi.	**25773 HIGHWAY 5**	**05/13/2026**	$78,800	$14,970	1,522		1940	2 SF	
.1Mi.	**25870 HIGHWAY 5**	**06/10/2022**	$148,100	$28,140	2,209	//1	1958	5 SF	
.12Mi.	**25698 HIGHWAY 5**		$391,900	$74,410	3,617	//1	2018	7 SF	
.12Mi.	**25863 HIGHWAY 5**	**09/03/2013**	$123,500	$23,470	3,108	//1	1970	1 SF	
.14Mi.	**25651 HIGHWAY 5**	**08/30/1999**	$73,600	$13,980	1,281		1939	1 SF	
.15Mi.	**25901 HIGHWAY 5**	**07/25/2024**	$89,900	$17,080	1,871	//1	1950	1 SF	
.17Mi.	**25934 HIGHWAY 5**		$35,200	$6,690	1,007		1920	5 SF	
.21Mi.	**25640 HIGHWAY 5**	**07/30/2021**	$123,600	$23,480	3,501	//1	1960	3 SF	
.21Mi.	**25641 HIGHWAY 5**	**10/20/2022**	$89,100	$16,930	1,441	//1	1960	5 SF	
.22Mi.	**25936 HIGHWAY 5**	**04/02/1997**	$144,600	$27,470	2,141	//1	2000	5 SF	
.23Mi.	**20233 GRANGER LN**	**04/02/2020**	$70,600	$13,410	1,386	//1	1970	30,750 SF	
.24Mi.	**20225 GRANGER LN**	**05/02/2014**	$58,700	$11,150	1,424	5/3/	1962	15,000 SF	
.25Mi.	**25962 HIGHWAY 5**	**12/31/2019**	$258,300	$49,010	3,845	//1	1985	10 SF	Yes
.25Mi.	**20197 GRANGER LN**	**01/13/2024**	$70,400	$13,380	1,385	5/2/	1965	14,375 SF	

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	62%

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Demographics & Income

Median Age:	39.2 years old	Households:	12,059
Median Household Income:	$53,883	Households w/Family:	63%
Household Income Per Capita:	$27,806	Households w/Family Married:	45%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

School District

School District Zone:	Lebanon R-Iii School District	Students:	4,410
Number of Schools:	8	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.98Mi.	**Lebanon Middle School** Number of Students: 859 Student-Teacher Ratio: 13.06	B-	Public	6 - 8
2.96Mi.	**Maplecrest Elementary School** Number of Students: 656 Student-Teacher Ratio: 13.55	C	Public	2 - 3
1.24Mi.	**Joe D. Esther Elementary School** Number of Students: 609 Student-Teacher Ratio: 11.53	NA	Public	KG - 1
2.12Mi.	**Boswell Elementary School** Number of Students: 581 Student-Teacher Ratio: 14.3	C+	Public	4 - 5
1.63Mi.	**Lebanon High School** Number of Students: 1,439 Student-Teacher Ratio: 18.56 Advanced Placement: Yes	C	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	106%	SIMILAR
BURGLARY	124%	HIGHER
MOTOR VEHICLE THEFT	106%	SIMILAR
FORCIBLE ROBBERY	106%	SIMILAR
AGGRAVATED ASSAULT	110%	HIGHER
FORCIBLE RAPE	121%	HIGHER
MURDER	111%	HIGHER
OVERALL	106%	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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