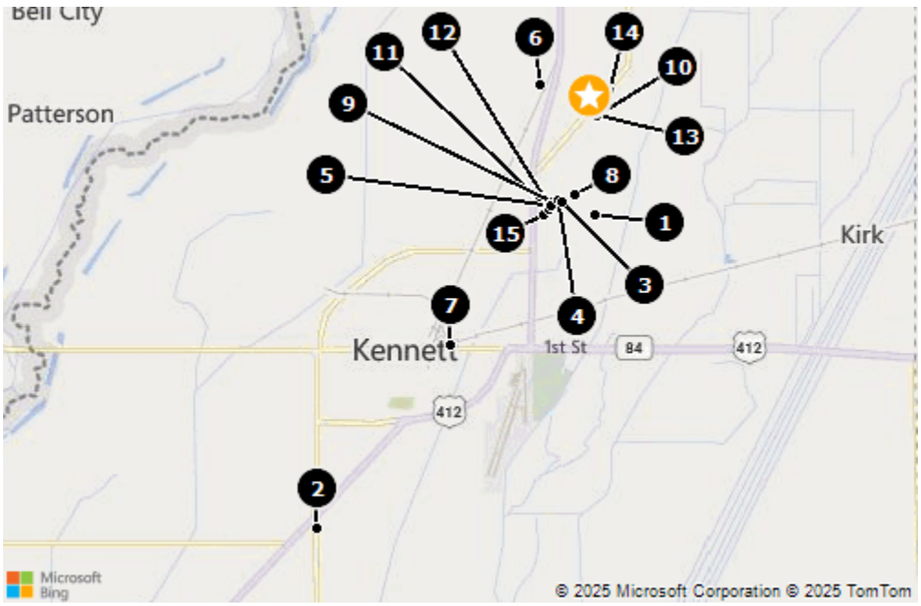
ICE SiteX Report

OrderID: 93960701

SiteX Property Information Report



Subject Property Location

2600 COVINA LN, KENNETT, MO 63857-7504

County:	**DUNKLIN MO**	Census Tract:	290693604.003131
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	12-04.0-19-000-00-068.000.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$173,000**	FSD:	26
Value Range:	$128,020 - $217,980	Confidence Score:	74

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	4754
Assd Land Value:		Market Land Value:	$9,000	Tax Year:	2020
Assd Improvement:		Market Improvment Value:	$77,370	Total Taxable Value:	$828
Total Assessed Value:	$16,410	Total Assessor Market Value:	$86,370	Delinquent Year:	
				Tax Account ID:	19141
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 8 Block: D Subdivision: HICKORY VILLAGE REPLAT Sec/Twnship/Range: SEC 19 TWN 19N RNG 10E
Abbreviated Description: HICKORY VILLAGE REPLAT: LOT 8 BLK D

Property Characteristics

Lot Size:	18,000 SF	Bedrooms:		Pool:	
Building Area:	2006 SF	Baths:		Fireplace:	
Year Built:	1978	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:	Built-in	Heating:	Forced Air
Number of Stories:		Number of Cars:	6	A/C:	Yes
Style:		Basement:	Yes	Roof Cover:	Asphalt
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	10/21/2024	Loan Amount:	N/A
Document #:	2024R3869 BK-PG 2024-2869	Loan Type:	FHA
TD Due Date:	10/01/2051	Type Finance:	

Legal Description:
Lot: 8 Subdivision: HICKORY VILLAGE SUBDIVISION
City/Muni/Twp: KENNETT

Prior Transfer

Recording Date:	04/04/2024	Sales Price:	$119,191
Document #:	2024R0835 BK-PG 2021-3211	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/03/2023	Loan Amount:	N/A
Document #:	2023R0012 BK-PG 2023-12	Loan Type:	FHA
TD Due Date:	10/01/2051	Type Finance:	

Legal Description:
Lot: 8 Block: D Subdivision: HICKORY VILLAGE SUBDWISION
City/Muni/Twp: KENNETT

Prior Transfer

Recording Date:	11/01/2021	Sales Price:	N/A

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Document #:	2021R3684 BK-PG 2016-2963	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/27/2021	Sales Price:	N/A
Document #:	2021R3210 BK-PG 2021 -3210	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/23/2021		
Document Type:	Warranty Deed		

Legal Description:
Lot: 8 Block: D Subdivision: REPLAT OF HICKORY VILLAGE SUBDIVISION

Prior Transfer

Recording Date:	09/23/2021	Sales Price:	N/A
Document #:	2021-3210 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 8 Block: D Subdivision: HICKORY VILLAGE REPLAT Sec/Twnship/Range: SEC 19 TWN 19N RNG 10E
Abbreviated Description: HICKORY VILLAGE REPLAT: LOT 8 BLK D

Prior Transfer

Recording Date:	11/02/2016	Sales Price:	N/A
Document #:	2016R3233 BK-PG 0491-511	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/07/2016	Loan Amount:	N/A
Document #:	2016R2963 BK-PG 2016-2963	Loan Type:	New Conventional
TD Due Date:	10/10/2026	Type Finance:	

Legal Description:
Lot: 8 Block: D Subdivision: REPLAT OF HICKORY VILLAGE SUBDIVISION
City/Muni/Twp: KENNETT

Mortgage Record

Recording Date:	06/18/2007	Loan Amount:	N/A
Document #:	072635 BK-PG 491-511	Loan Type:	New Conventional
TD Due Date:		Type Finance:	

Legal Description:
Lot: 8 Block: D Subdivision: HICKORY VILLAGE SUBDIVISION

Prior Transfer

Recording Date:	04/02/2007	Sales Price:	N/A
Document #:	071487 BK-PG 349 -478	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/13/2007		
Document Type:	Special Warranty Deed		

Legal Description:
Lot: 8 Block: D Subdivision: HICKORY VILLAGE SUBDIVISION

Prior Transfer

Recording Date:	10/10/2006	Sales Price:	$57,577
Document #:	064336 BK-PG 347 -379	Type of Sale:	Full Amount on Deed
Contract Date:	10/03/2006		
Document Type:	Trustee's Deed (Certificate of Title)		

Legal Description:
Lot: 8 Block: D Subdivision: HICKORY VILLAGE SUBDIVISION

Area Sales Analysis

Total Area Sales	$66,000	Median # of Bedrooms	
Median Lot Size	15,714 SF	Median # of Baths	
Median Living Area	1,884 SF	Median Year Built	1969
Price Range - 2 Yrs	to $66,000	Age Range	30 years to 107 years
Median Value		Median Age	56 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.24Mi.	**1812 KATELYN ST** **KENNETT, MO 63857-4114**	02/07/2025			5220	//	1993	31,200 SF	
		APN: 12-09.0-30-000-00-004.043.000 Document #: 2025R0361 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 3&4 Block: D Subdivision: MILES RICHARDSON SECOND SUBDIVISION Abbreviated Description: Lot:3&4 Block:D Subdivision:MILES RICHARDSON SECOND SUBDIVISION City/Muni/Twp:KENNETT City/Muni/Twp: KENNETT								
2	.68Mi.	**2701 STATE HIGHWAY Y** **KENNETT, MO 63857-9143**	01/31/2025			2644	//	1918	54,886 SF	
		APN: 12-04.0-19-000-00-136.001.000 Document #: 2025R0286 Document Type: Limited Warranty Deed Price Code: Land Use: Single Family Residential Legal: Sec/Twnship/Range: S2SW4 S19T19NR10E Abbreviated Description: Sec/Twnship/Range:S2SW4 S19T19NR10E								
3	1.15Mi.	**1920 VENDA ST** **KENNETT, MO 63857-4032**	12/31/2024	$66,000	$45	1455	//	1968	13,500 SF	Yes
		APN: 12-09.0-30-002-05-005.000.000 Document #: 2024R3464 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 20 Block: G Subdivision: SECOND ADDITION TO NORTHHAVEN SUBDIVISION Abbreviated Description: Lot:20 Block:G Subdivision:SECOND ADDITION TO NORTHHAVEN SUBDIVISION City/Muni/Twp:KENNETT City/Muni/Twp: KENNETT								
4	1.14Mi.	**1923 VENDA ST** **KENNETT, MO 63857-4031**	10/31/2024			1343	//	1970	13,500 SF	

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APN: 12-09.0-30-002-06-013.000.000 Document #: 2024R2998
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 27 Block: F Subdivision: SECOND ADDITION Abbreviated Description: Lot:27 Block:F Subdivision:SECOND ADDITION City/Muni/Twp:KENNETT City/Muni/Twp: KENNETT

5	1.34Mi.	**2008 SOUTH AVE** **KENNETT, MO 63857-4067**	10/31/2024	1884	//	1964	15,750 SF

APN: 12-09.0-30-003-07-010.000.000 Document #: 2024R2996
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: E Subdivision: NORTHHAVEN SUBDIVISION Abbreviated Description: Lot:3 Block:E Subdivision:NORTHHAVEN SUBDIVISION City/Muni/Twp:KENNETT City/Muni/Twp: KENNETT

6	.53Mi.	**20058 COUNTY ROAD 430** **KENNETT, MO 63857-7249**	10/11/2024	1376	//	1992	15,714 SF

APN: 12-04.0-19-000-00-005.003.000 Document #: 2024R2821
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: B Subdivision: EVA GRAHAM SUBDIVISION Abbreviated Description: Lot:1 Block:B Subdivision:EVA GRAHAM SUBDIVISION

7	.25Mi.	**MCFARLAND** **KENNETT, MO 63857-**	09/23/2024	1290	//	1995	15,000 SF

APN: 12-04.0-19-000-00-098.001.000 Document #: 2024R2626
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Block: C Subdivision: WRIGHT ACRES SUBDIVISION MapRef: MB 5 PG 35 Abbreviated Description: Lot:10 Block:C Subdivision:WRIGHT ACRES SUBDIVISION Map Ref:MB 5 PG 35

8	1.04Mi.	**2404 NORTHAVEN DR** **KENNETT, MO 63857-4046**	09/09/2024	1932	//	1976	12,747 SF

APN: 12-09.0-30-002-01-044.000.000 Document #: 2024R2485
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 18 Block: K Subdivision: SECOND ADDITION TO NORTHHAVEN SUBDIVISION Abbreviated Description: Lot:18 Block:K Subdivision:SECOND ADDITION TO NORTHHAVEN SUBDIVISION City/Muni/Twp:KENNETT City/Muni/Twp: KENNETT

9	1.18Mi.	**1917 LYNNDALE ST** **KENNETT, MO 63857-4035**	08/22/2024	1847	//	1969	10,500 SF

APN: 12-09.0-30-002-07-013.000.000 Document #: 2024R2256
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 22 Block: E Subdivision: SECOND ADDITION TO NORTHHAVEN SUBDIVISION Abbreviated Description: Lot:22 Block:E Subdivision:SECOND ADDITION TO NORTHHAVEN SUBDIVISION City/Muni/Twp:KENNETT City/Muni/Twp: KENNETT

10	.23Mi.	**2711 NEAL ST** **KENNETT, MO 63857-7512**	08/19/2024	3302	//	1976	15,000 SF

APN: 12-04.0-19-000-00-098.000.000 Document #: 2024R2213
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: C Subdivision: WRIGHT ACRES Abbreviated Description: Lot:4 Block:C Subdivision:WRIGHT ACRES City/Muni/Twp:DUNKLIN City/Muni/Twp: DUNKLIN

11	1.27Mi.	**1900 CAROL DR** **KENNETT, MO 63857-4042**	07/30/2024	1017	//	1961	15,000 SF

APN: 12-09.0-30-003-07-004.000.000 Document #: 2024R1985
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 11 Block: E Subdivision: NORTHHAVEN SUBDIVISION Abbreviated Description: Lot:11 Block:E Subdivision:NORTHHAVEN SUBDIVISION City/Muni/Twp:KENNETT City/Muni/Twp: KENNETT

12	1.34Mi.	**2004 SOUTH AVE** **KENNETT, MO 63857-4067**	07/30/2024	2061	//	1960	15,750 SF

APN: 12-09.0-30-003-07-009.000.000 Document #: 2024R1990
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: E Subdivision: NORTHAVEN SUBDIVISION Abbreviated Description: Lot:2 Block:E Subdivision:NORTHAVEN SUBDIVISION City/Muni/Twp:KENNETT City/Muni/Twp: KENNETT

13	.19Mi.	**3202 STATE ROUTE EE** **KENNETT, MO 63857-7522**	07/12/2024	2024	//	1963	19,946 SF

APN: 12-04.0-19-000-00-089.000.000 Document #: 2024R1842
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: D Subdivision: WRIGHT ACRES SUBDIVISION Abbreviated Description: Lot:8 Block:D Subdivision:WRIGHT ACRES SUBDIVISION City/Muni/Twp:KENNETT City/Muni/Twp: KENNETT

14	.21Mi.	**3511 STATE ROUTE EE** **KENNETT, MO 63857-7525**	07/08/2024	3219	//	1992	44,867 SF

APN: 12-04.0-19-000-00-033.000.000 Document #: 2024R1782
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: E Subdivision: HICKORY VILLAGE SUBDIVISION Abbreviated Description: Lot:1 Block:E Subdivision:HICKORY VILLAGE SUBDIVISION City/Muni/Twp:KENNETT City/Muni/Twp: KENNETT

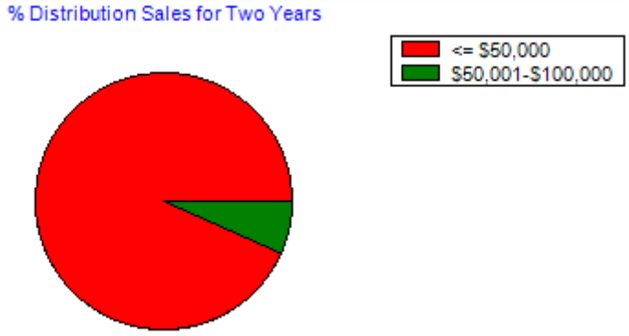
15	1.35Mi.	**1800 WILBURN DR** **KENNETT, MO 63857-4076**	06/03/2024	1142	//	1962	16,125 SF

APN: 12-09.0-30-003-08-007.000.000 Document #: 2024R1448
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: E Subdivision: NORTHAVEN SUBDIVISON Abbreviated Description: Lot:4 Block:E Subdivision:NORTHAVEN SUBDIVISON City/Muni/Twp:KENNETT City/Muni/Twp: KENNETT

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.	**2600 COVINA LN**	**09/23/2021**	$86,370	$16,410	2,006		1978	18,000 SF	
.02Mi.	**2604 COVINA LN**	**12/16/1977**	$65,440	$12,430	1,632		1978	15,000 SF	
.03Mi.	**3508 FAIRFAX RD**	**10/17/2010**	$105,650	$20,070	2,420		1978	18,000 SF	Yes
.03Mi.	**3505 FAIRFAX RD**	**06/10/1977**	$39,720	$7,550	1,093		1980	15,000 SF	
.04Mi.	**2605 QUAIL RUN**	**06/01/2015**	$86,530	$16,440	2,274		1978	15,000 SF	
.04Mi.	**2601 COVINA LN**	**03/09/1979**	$93,830	$17,830	2,497		1979	15,000 SF	
.04Mi.	**3507 FAIRFAX RD**	**07/21/2022**	$49,070	$9,320	1,420		1979	15,000 SF	
.04Mi.	**2606 COVINA LN**	**12/18/2018**	$136,340	$25,900	3,134		1991	15,000 SF	
.04Mi.	**3503 FAIRFAX RD**	**03/22/2024**	$74,800	$14,210	1,922		1978	15,000 SF	
.05Mi.	**2603 COVINA LN**	**04/25/2018**	$87,460	$16,620	1,953		1978	30,000 SF	
.05Mi.	**2607 QUAIL RUN**	**05/12/1992**	$92,910	$17,650	2,166		1992	15,000 SF	
.05Mi.	**3501 FAIRFAX RD**	**06/30/2015**	$103,340	$19,630	2,379		1978	15,000 SF	Yes
.06Mi.	**2608 COVINA LN**	**01/25/2019**	$77,990	$14,820	1,960		1978	15,000 SF	
.06Mi.	**3506 MORGAN DR**	**04/18/2000**	$59,830	$11,370	1,379		1981	30,000 SF	
.06Mi.	**2600 SHERWOOD ST**	**10/25/2005**	$80,030	$15,210	2,093		1978	16,500 SF	
.07Mi.	**2609 QUAIL RUN**	**07/08/2009**	$98,710	$18,750	2,267		1992	15,000 SF	Yes

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	39.4 years old	Households:	4,756
Median Household Income:	$54,845	Households w/Family:	65%
Household Income Per Capita:	$28,844	Households w/Family Married:	42%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Holcomb R-Iii School District	Students:	463
Number of Schools:	2	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
8.91Mi.	**Holcomb Elementary School** Number of Students: 239 Student-Teacher Ratio: 11.42	B	Public	PK - 6
8.87Mi.	**Holcomb High School** Number of Students: 224 Student-Teacher Ratio: 12.72	C	Public	7 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	147%	NOTABLY HIGHER
BURGLARY	110%	HIGHER
MOTOR VEHICLE THEFT	145%	NOTABLY HIGHER
FORCIBLE ROBBERY	118%	HIGHER
AGGRAVATED ASSAULT	121%	HIGHER
FORCIBLE RAPE	123%	HIGHER
MURDER	123%	HIGHER
OVERALL	116%	HIGHER

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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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