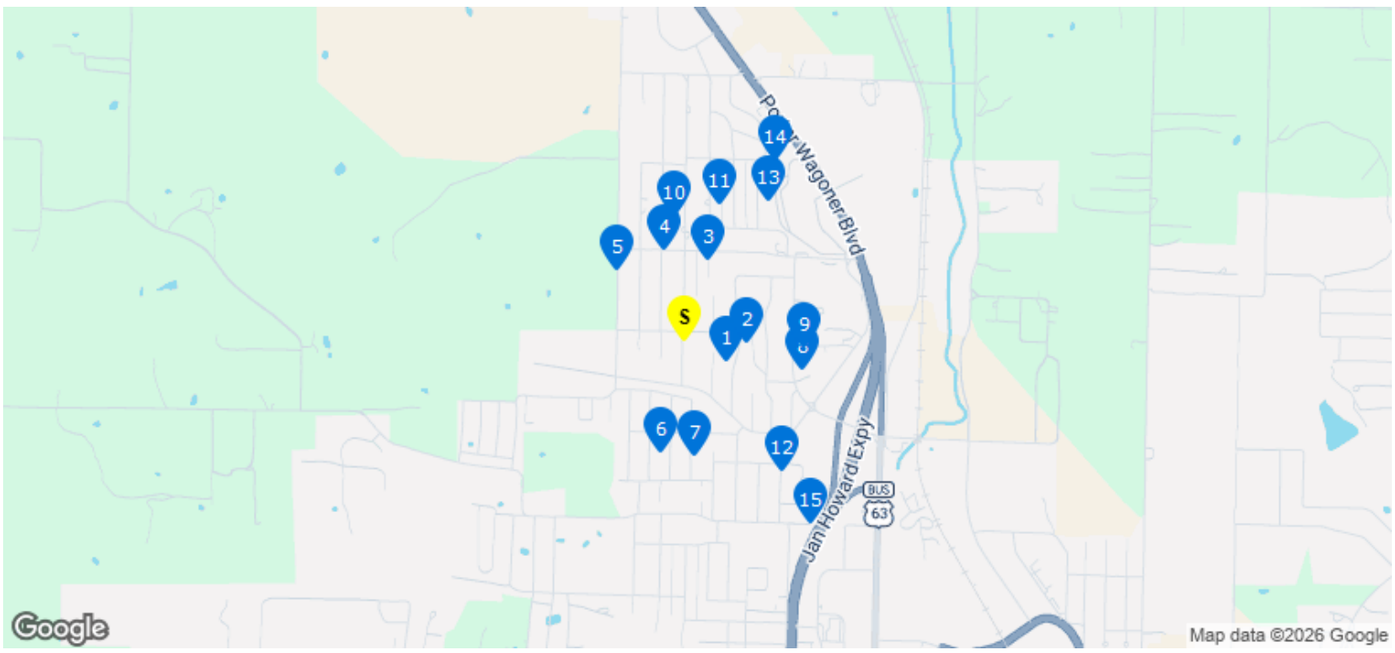
ICE SiteX Report

OrderID: 98768628

SiteX Property Information Report



Subject Property Location

2602 GINGER DR, WEST PLAINS, MO 65775-1539

County:	**HOWELL MO**	Census Tract:	0908.02
Property Use:	Single Family Residential (Assumed)	Zoning:	
Parcel Number:	1532070040110110000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$189,000**	FSD:	15	Common Confidence Score:	47
Value Range:	$160,650 - $217,350	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$2,410	Market Land Value:	$12,660	Tax Year:	
Assd Improvement:	$13,270	Market Improvment Value:	$69,820	Total Taxable Value:	
Total Assessed Value:	$15,680	Total Assessor Market Value:	$82,480	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Subdivision: WAYHAVEN SUB 4TH ADD Sec/Twnship/Range: SEC 07 TWN 24N RNG 08W
Abbreviated Description: SUBD:WAYHAVEN SUB 4TH ADD SEC/TWN/RNG/MER:SEC 07 TWN 24N RNG 08W

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:	06/16/2026	Sales Price:	$177,272
Document #:	2026R2691 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	02/09/2024	Sales Price:	$76,978
Document #:	2024R0476 BK-PG 2024-476	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	01/30/2024	Loan Amount:	N/A
Document #:	2024R0332 BK-PG -	Loan Type:	Conventional
Contract Date:	01/29/2024		
TD Due Date:	02/01/2054	Type Finance:	
Legal Description:			

Block: 16 Subdivision: WAYHAVEN SUBDIVISION Sec/Twnship/Range: SE4SE4 S07T24NR08W

Prior Transfer

Recording Date:	01/30/2024	Sales Price:	N/A

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Document #:	2024R0331 BK-PG -	Type of Sale:	Undetermined Transfer
Contract Date:	01/29/2024		
Document Type:	Deed		

Legal Description:
Block: 16 Subdivision: WAYHAVEN SUBDIVISION Sec/Twnship/Range: SE4SE4 S07T24NR08W

Mortgage Record

Recording Date:	03/07/2016	Loan Amount:	N/A
Document #:	2016R0767 BK-PG -	Loan Type:	Conventional
Contract Date:	03/03/2016		
TD Due Date:	04/01/2046	Type Finance:	

Legal Description:
Block: 16 Subdivision: WAYHAVEN SUBDIVISION FOURTH ADDITION Map Ref: MB G PG38-40 Sec/Twnship/Range: NE4SE4SW4SE4SE4SE4 S07T24NR08W

Prior Transfer

Recording Date:	03/07/2016	Sales Price:	N/A
Document #:	2016R0766 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	03/03/2016		
Document Type:	Deed		

Legal Description:
Block: 16 Subdivision: WAYHAVEN SUBDIVISION FOURTH ADDITION Map Ref: MB G PG38-40 Sec/Twnship/Range: NE4SE4SW4SE4SE4SE4 S07T24NR08W

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	.04Mi.	**2513 PAULA DR** **WEST PLAINS, MO 65775-1667**	03/07/2025				//		SF	

APN: 15320700401300200000 Document #: 2025R0818
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 1 Block: 2 Subdivision: WAYHAVEN SUBDIVISION MapRef: PL G PG 5&6 Sec/Twnship/
Range: SW4SE4S07NW4NE4S18T24NR08W Abbreviated Description: Lot:1 Block:2 Subdivision:WAYHAVEN SUBDIVISION Map Ref:PL G PG 5&6Sec/
Twnship/Range:SW4SE4S07NW4NE4S18T24NR08W

2	.06Mi.	**2303 HOWARD AVE** **WEST PLAINS, MO 65775-1695**	02/06/2026				//		SF	

APN: 15320700401001000000 Document #: 2026R0519
Document Type: Warranty Deed Price Code:
Land Use: Residential (General) (Single)
Legal: Lot: 10 Block: 17 Subdivision: WAYHAVEN SUBDIVISION MapRef: PL G PG 38-40 Abbreviated
Description: Lot:10 Block:17 Subdivision:WAYHAVEN SUBDIVISION Map Ref:PL G PG 38-40Abbreviated Description:STR: NW4SE4&SW4SE4&SE4SE4
S07T24NR08W

3	.08Mi.	**2609 PAULA DR** **WEST PLAINS, MO 65775-1552**	05/21/2025				//		SF	

APN: 15320700401101600000 Document #: 2025R1895
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 71 Block: 1 Subdivision: WAYHAVEN SUBDIVISION MapRef: MB G PG 5&6 Sec/Twnship/
Range: SW4SE4S07NW4NE4S18T24NR08W Abbreviated Description: Lot:71 Block:1 Subdivision:WAYHAVEN SUBDIVISION Map Ref:MB G PG 5&6Sec/
Twnship/Range:SW4SE4S07NW4NE4S18T24NR08W

4	.13Mi.	**2519 COURTNEY PL** **WEST PLAINS, MO 65775-4402**	09/10/2026				//		SF	

APN: 15401800100102600000 Document #: 2026R4060
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 7 Block: 1 Subdivision: KNOWLES SUBDIVISION Sec/Twnship/Range: NE4NE4 S18T24NR08W Abbreviated
Description: Lot:7 Block:1 Subdivision:KNOWLES SUBDIVISION Sec/Twnship/Range:NE4NE4 S18T24NR08W

5	.18Mi.	**2601 KODY DR** **WEST PLAINS, MO 65775-1798**	12/08/2025				//		SF	

APN: 15320700401203900000 Document #: 2025R5176
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 3 Block: 1 Subdivision: WAYHAVEN FIFTH ADDITION SUBDIVISION MapRef: PL G PG 181&182 Abbreviated
Description: Lot:3 Block:1 Subdivision:WAYHAVEN FIFTH ADDITION SUBDIVISION Map Ref:PL G PG 181&182

6	.19Mi.	**2505 COURTNEY PL** **WEST PLAINS, MO 65775-4402**	11/18/2025				//		SF	

APN: 15401800100102300000 Document #: 2025R4825
Document Type: Warranty Deed Price Code:
Land Use: Residential (General) (Single)
Legal: Lot: 2 Block: 1 Subdivision: KNOWLES SUBDIVISION MapRef: MB G PG 157&158 Sec/Twnship/Range: NE4NE4SE4NE4
S18T24NR08W Abbreviated Description: Lot:2 Block:1 Subdivision:KNOWLES SUBDIVISION Map Ref:MB G PG 157&158Sec/Twnship/
Range:NE4NE4SE4NE4 S18T24NR08W

7	.24Mi.	**2204 WAYHAVEN DR** **WEST PLAINS, MO 65775-1508**	08/10/2026				//		SF	

APN: 15320700400600903000 Document #: 2026R3537
Document Type: Warranty Deed Price Code:
Land Use: Residential (General) (Single)
Legal: Lot: 9&10 Block: 13 Section: 7 Subdivision: WAYHAVEN SUBDIVISION FOURTH ADDITION MapRef: MB G PG 38-40 Abbreviated
Description: Lot:9&10 Block:13 Section:7 Subdivision:WAYHAVEN SUBDIVISION FOURTH ADDITION Map Ref:MB G PG 38-40

8	.24Mi.	**2702 PAULA DR** **WEST PLAINS, MO 65775-1551**	05/20/2026				//		SF	

APN: 15320700400501100000 Document #: 2026R2280
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential (Assumed)
Legal: MapRef: NW4SE4 S07T24NR08W Abbreviated Description: Map Ref:NW4SE4 S07T24NR08W

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9	.25Mi.	**2006 KODY DR** **WEST PLAINS, MO 65775-1583**	04/07/2025		//	47,916 SF

APN: 15320700401206600000 Document #: 2025R1236
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 8&9 Block: 2 Subdivision: WAYHAVEN FIFTH ADDITION SUBDIVISION MapRef: PL G PG 181&182 Abbreviated Description: Lot:8&9 Block:2 Subdivision:WAYHAVEN FIFTH ADDITION SUBDIVISION Map Ref:PL G PG 181&182

10	.26Mi.	**2704 JENNIFER DR** **WEST PLAINS, MO 65775-1537**	01/14/2026		//	SF

APN: 15320700400700900000 Document #: 2026R0198
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 9 Block: 12 Subdivision: WAYHAVEN SUBDIVISION MapRef: PL G PG 38-40 Sec/Twnship/Range: NW4SW4SE4SE4SE4 S07T24NR08 Abbreviated Description: Lot:9 Block:12 Subdivision:WAYHAVEN SUBDIVISION Map Ref:PL G PG 38-40Sec/Twnship/ Range:NW4SW4SE4SE4SE4 S07T24NR08

11	.27Mi.	**2303 KAY DR** **WEST PLAINS, MO 65775-1653**	04/13/2026	$77,490	//	SF

APN: 15401800100600300000 Document #: 2026R1577
Document Type: Special Warranty Deed Price Code:
Land Use: Residential (General) (Single)
Legal: Lot: 6 Block: 8 Subdivision: MORRISON SUBDIVISION MapRef: MB G PG 4345 Sec/Twnship/Range: SW4SE4 S07 W2NE4 S18T24NR08W Abbreviated Description: Lot:6 Block:8 Subdivision:MORRISON SUBDIVISION Map Ref:MB G PG 4345Sec/Twnship/Range:SW4SE4 S07 W2NE4 S18T24NR08W

12	.27Mi.	**2691 RHONDA DR** **WEST PLAINS, MO 65775-6524**	06/30/2025		//	217,800 SF

APN: 15320700000000901000 Document #: 2025R2518
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 1 Sec/Twnship/Range: S07T24NR08W 5PM Abbreviated Description: Lot:1 Sec/Twnship/Range:S07T24NR08W 5PM Abbreviated Description:LOT : PART OF LOT 1

13	.31Mi.	**2620 LEE ANNA DR** **WEST PLAINS, MO 65775-1793**	05/07/2025		//	SF

APN: 15320700401208100000 Document #: 2025R1689
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 5 Block: 3 Subdivision: WAYHAVEN FIFTH ADDITION SUBDIVISION MapRef: MB G PG 181-182 Abbreviated Description: Lot:5 Block:3 Subdivision:WAYHAVEN FIFTH ADDITION SUBDIVISION Map Ref:MB G PG 181-182

14	.32Mi.	**2402 LAMBE AVE** **WEST PLAINS, MO 65775-1693**	07/02/2026		//	SF

APN: 15401800101000100000 Document #: 2026R2953
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 14 Block: 3 Subdivision: MORRISON SUBDIVISION MapRef: MB G PG 43-45 Sec/Twnship/Range: W2NE4 S18T24NR08W Abbreviated Description: Lot:14 Block:3 Subdivision:MORRISON SUBDIVISION Map Ref:MB G PG 43-45Sec/Twnship/Range:W2NE4 S18T24NR08W

15	.33Mi.	**2204 LAMBE AVE** **WEST PLAINS, MO 65775-1689**	10/08/2025		//	SF

APN: 15401800100801200000 Document #: 2025R4179
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 5&6 Block: 5 Subdivision: MORRISON SUBDIVISION MapRef: B G PG 93&94 Sec/Twnship/Range: SW4SE4W2NE4 S07&18T24NR08W Abbreviated Description: Lot:5&6 Block:5 Subdivision:MORRISON SUBDIVISION Map Ref:B G PG 93&94Sec/Twnship/ Range:SW4SE4W2NE4 S07&18T24NR08W

16	.34Mi.	**2355 MCFARLAND DR** **WEST PLAINS, MO 65775-1745**	04/28/2026		//	18,731 SF

APN: 15401800100105800000 Document #: 2026R1862
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 7 Block: 4 Subdivision: KNOWLES SUBDIVISION Phase No: 2 MapRef: PL G PG 169&170 Abbreviated Description: Lot:7 Block:4 Subdivision:KNOWLES SUBDIVISION Phase No:2 Map Ref:PL G PG 169&170

17	.34Mi.	**2451 MCFARLAND DR** **WEST PLAINS, MO 65775-1647**	06/13/2025		//	16,553 SF

APN: 15320700401209201000 Document #: 2025R2285
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 16 Block: 3 Subdivision: WAYHAVEN FIFTH ADDITION SUBDIVISION MapRef: PL G PG 181-&182 Abbreviated Description: Lot:16 Block:3 Subdivision:WAYHAVEN FIFTH ADDITION SUBDIVISION Map Ref:PL G PG 181-&182

18	.35Mi.	**2811 GINGER DR** **WEST PLAINS, MO 65775-1571**	07/15/2025		//	SF

APN: 15320700400701301000 Document #: 2025R2735
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 15 Block: 12 Subdivision: WAYHAVEN SUBDIVISION MapRef: MB G PG 38-40 Sec/Twnship/ Range: NW4SE4SW4SE4&SE4SE4S07T24NR08W Abbreviated Description: Lot:15 Block:12 Subdivision:WAYHAVEN SUBDIVISION Map Ref:MB G PG 38-40Sec/Twnship/Range:NW4SE4SW4SE4&SE4SE4S07T24NR08W

19	.36Mi.	**2209 JOANN DR** **WEST PLAINS, MO 65775-1791**	10/20/2026		//	SF

APN: 15401800100701400000 Document #: 2026R4699
Document Type: Warranty Deed Price Code:
Land Use: Residential (General) (Single)
Legal: Lot: 4 Block: 4 Subdivision: KNOWLES SUBDIVISION Abbreviated Description: Lot:4 Block:4 Subdivision:KNOWLES SUBDIVISION

20	.4Mi.	**2819 RIDGEWOOD DR** **WEST PLAINS, MO 65775-1556**	06/23/2026		//	SF

APN: 15320700400501700000 Document #: 2026R2778
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 10 Block: 14 Subdivision: WAYHAVEN SUBDIVISION FOURTH ADDITION MapRef: PL G PG 38 Sec/Twnship/Range: NW4SE4 S07T24NR08W Abbreviated Description: Lot:10 Block:14 Subdivision:WAYHAVEN SUBDIVISION FOURTH ADDITION Map Ref:PL G PG 38Sec/Twnship/ Range:NW4SE4 S07T24NR08W

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.	**2602 GINGER DR**		$82,480	$15,680					
.02Mi.	**2604 GINGER DR**	**04/06/2022**	$89,180	$16,950					
.03Mi.	**2601 PAULA DR**	**03/30/2016**	$81,280	$15,450					
.03Mi.	**2514 GINGER DR**	**10/30/2012**	$91,110	$17,310					
.03Mi.	**2301 HOWARD AVE**	**07/31/2012**	$45,380	$8,620					
.04Mi.	**2603 PAULA DR**	**07/26/2023**	$95,240	$18,100					
.04Mi.	**2606 GINGER DR**	**01/10/1983**	$114,170	$21,700					
.04Mi.	**2513 PAULA DR**		$117,790	$22,380					
.05Mi.	**2302 HOWARD AVE**	**02/26/1999**	$130,220	$24,740					
.05Mi.	**2605 PAULA DR**		$64,980	$12,350					
.06Mi.	**2511 PAULA DR**	**06/30/2003**	$106,910	$20,310					
.06Mi.	**2608 GINGER DR**	**10/19/2017**	$98,120	$18,650					
.06Mi.	**2509 GINGER DR**	**07/18/2022**	$106,270	$20,190					
.07Mi.	**2602 PAULA DR**	**01/02/2019**	$122,350	$23,250					
.07Mi.	**2512 JENNIFER DR**	**06/18/2020**	$210,090	$39,920					
.07Mi.	**2508 GINGER DR**	**03/07/2018**	$94,430	$17,940					

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
2.84Mi.	**West Plains Middle School** Number of Students: 555 Student-Teacher Ratio: 13.11	B-	Public	5 - 8
2.69Mi.	**West Plains Elementary School** Number of Students: 767 Student-Teacher Ratio: 12.1	C	Public	PK - 4
2.69Mi.	**West Plains High School** Number of Students: 1,108 Student-Teacher Ratio: 16.45 Advanced Placement: Yes	B	Public	9 - 12
10.17Mi.	**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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