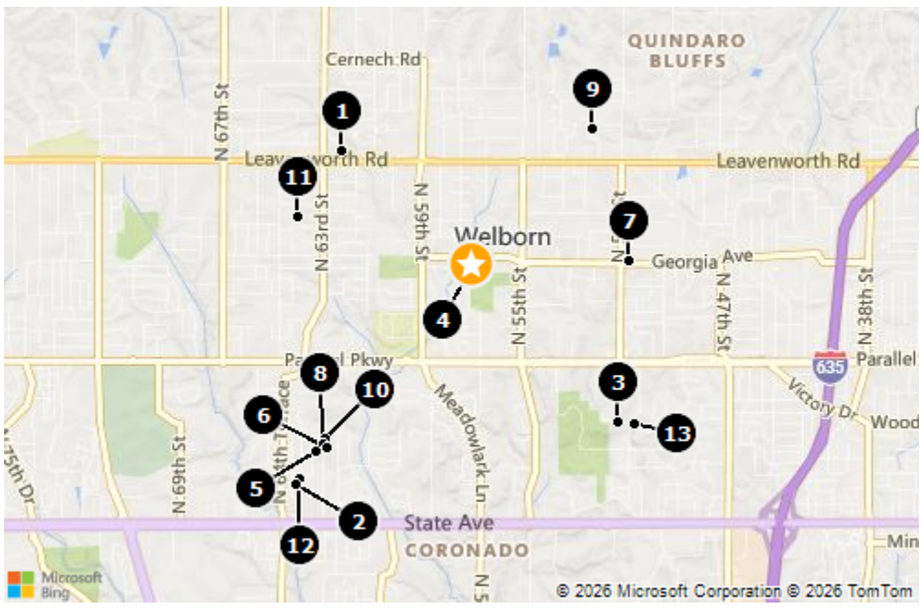
ICE SiteX Report

OrderID: 98723003

SiteX Property Information Report



Subject Property Location

2609 N 57TH ST, KANSAS CITY, KS 66104-2810

County:	**WYANDOTTE KS**	Census Tract:	202090443.031000
Property Use:	Duplex (2 units, any combination)	Zoning:	
Parcel Number:	036200 01	Thomas Bros Pg-Grid:	

Valuation

Value:	**$257,000**	FSD:	17	Common Confidence Score:	42
Value Range:	$213,310 - $300,690	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	010
Assd Land Value:	$3,549	Market Land Value:	$30,860	Tax Year:	2025
Assd Improvement:	$24,707	Market Improvment Value:	$214,840	Total Taxable Value:	$4,359
Total Assessed Value:	$28,256	Total Assessor Market Value:	$245,700	Delinquent Year:	
				Tax Account ID:	R10584
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 12 Subdivision: SHAMROCK ACRES NO 2 Sec/Twnship/Range: SEC 35 TWN 10S RNG 24E
Abbreviated Description: SHAMROCK ACRES NO 2, S35, T10, R24, ACRES 0.250000, L12

Property Characteristics

Lot Size:	9,757 SF	Bedrooms:	4	Pool:	
Building Area:	1464 SF	Baths:	2	Fireplace:	
Year Built:	1973	Partial Baths:	2	Type Const:	Frame
Number of Buildings:		Number of Rooms:	10	Ext Walls:	2
Number of Units:	2	Garage Type:	Underground	Heating:	Yes
Number of Stories:	B/L+B	Number of Cars:		A/C:	Yes
Style:		Basement:	Full	Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/06/2019	Sales Price:	N/A
Document #:	2019R-12124 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/09/2018	Sales Price:	N/A
Document #:	2018R-06120 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/30/2018	Sales Price:	N/A
Document #:	2018R-05542 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/24/2018		
Document Type:			
Legal Description:			
Lot: 12 Subdivision: SHAMROCK ACRES NO 2			

Prior Transfer

Recording Date:	03/27/2015	Sales Price:	$70,400
Document #:	2015R-03744 BK-PG 5418-098	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

ICE SiteX Report

OrderID: 98723003

Legal Description:

Prior Transfer

Recording Date:	08/27/2012	Sales Price:	N/A
Document #:	2012R-11875 BK-PG 5306-807	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/23/2012	Sales Price:	N/A
Document #:	2012R-11719 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/08/2012		
Document Type:			

Legal Description:
Lot: 12 Subdivision: SHAMROCK ACRES #2

Prior Transfer

Recording Date:	08/01/2007	Sales Price:	N/A
Document #:	2007R-16848 BK-PG 5418-096	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/24/2007		
Document Type:			

Legal Description:
Lot: 9 Subdivision: SHAMROCK ACRES #2
City/Muni/Twp: KANSAS CITY

Prior Transfer

Recording Date:	11/28/2006	Sales Price:	N/A
Document #:	2006R-28826 BK-PG 5306-805	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/21/2006		
Document Type:			

Legal Description:
Lot: 12 Subdivision: SHAMROCK ACRES #2

Prior Transfer

Recording Date:	06/18/2004	Sales Price:	N/A
Document #:	2004R-15976 BK-PG 4818-0613	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/16/2004		
Document Type:			

Legal Description:
Lot: 12 Subdivision: SHAMROCK ACRES #2

Prior Transfer

Recording Date:	04/16/2004	Sales Price:	N/A
Document #:	2004R-09596 BK-PG 4780-0732	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/02/2004		
Document Type:			

Legal Description:
Lot: 12 Subdivision: SHAMROCK ACRES #2

Prior Transfer

Recording Date:	01/08/2003	Sales Price:	N/A
Document #:	2003R-00537 BK-PG 4528-0654	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/23/2002		
Document Type:			

Legal Description:
Lot: 12 Subdivision: SHAMROCK ACRES #2

Prior Transfer

Recording Date:	10/30/2002	Sales Price:	N/A
Document #:	2002R-26516 BK-PG 4495-0848	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/30/2002		
Document Type:			

Legal Description:
Lot: 12 Subdivision: SHAMROCK ACRES #2

Prior Transfer

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

Legal Description:
Lot: 12 Subdivision: SHAMROCK ACRES NO 2 Sec/Twnship/Range: SEC 35 TWN 10S RNG 24E
Abbreviated Description: SHAMROCK ACRES NO 2, S35, T10, R24, ACRES 0.250000, L12

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	4
Median Lot Size	10,585 SF	Median # of Baths	2
Median Living Area	1,464 SF	Median Year Built	1965
Price Range - 2 Yrs		Age Range	56 years to 76 years
Median Value		Median Age	61 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.86Mi.	**6228 MAY LN** **KANSAS CITY, KS 66104-1464**	10/06/2026			1296	8/4/2	1965	9,453 SF	

APN: 031904 01 Document #: 2026R-13910
Document Type: Price Code:

ICE SiteX Report

OrderID: 98723003

Land Use: Duplex (2 units, any combination)
Legal: Lot: 1 Subdivision: RESURVEY OF FRIEDBERG HEIGHTS Abbreviated Description: Lot:1 Subdivision:RESURVEY OF FRIEDBERG HEIGHTS City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

2	1.41Mi.	**1317 N 64TH DR** **KANSAS CITY, KS 66102-1121**	08/12/2026	1904	10/5/2	1960	9,801 SF

APN: 016011 01 Document #: 2026R-11033
Document Type: Price Code:
Land Use: Duplex (2 units, any combination)
Legal: Lot: 12 Subdivision: WESTFIELD ESTATES Abbreviated Description: Lot:12 Subdivision:WESTFIELD ESTATES City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

3	1.09Mi.	**1709 N 51ST TER** **KANSAS CITY, KS 66102-1401**	01/14/2026	1500	8/4/2	1960	23,610 SF

APN: 048400 01 Document #: 2026R-00569
Document Type: Price Code:
Land Use: Duplex (2 units, any combination)
Legal: Lot: 3 Subdivision: SKYLINE TERRACE ANNEX NO 1 Abbreviated Description: Lot:3 Subdivision:SKYLINE TERRACE ANNEX NO 1 City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

4	.08Mi.	**2508 N 57TH ST** **KANSAS CITY, KS 66104-2807**	01/07/2026	1464	10/4/2	1961	11,456 SF

APN: 036207 01 Document #: 2026R-00235
Document Type: Price Code:
Land Use: Duplex (2 units, any combination)
Legal: Lot: 5 Subdivision: SHAMROCK ACRES NO 2 Abbreviated Description: Lot:5 Subdivision:SHAMROCK ACRES NO 2

5	1.23Mi.	**1515 N 63RD PL** **KANSAS CITY, KS 66102-1104**	12/08/2025	1538	8/4/2	1968	9,278 SF

APN: 016813 01 Document #: 2025R-16442
Document Type: Price Code:
Land Use: Duplex (2 units, any combination)
Legal: Lot: 8 Subdivision: HAZEL GROVE MANOR EAST Abbreviated Description: Lot:8 Subdivision:HAZEL GROVE MANOR EAST City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

6	1.17Mi.	**1529 N 63RD TER** **KANSAS CITY, KS 66102-1142**	10/24/2025	1464	10/4/2	1970	11,631 SF

APN: 016803 01 Document #: 2025R-14455
Document Type: Price Code:
Land Use: Duplex (2 units, any combination)
Legal: Lot: 18 Subdivision: HAZEL GROVE MANOR EAST Abbreviated Description: Lot:18 Subdivision:HAZEL GROVE MANOR EAST City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

7	.79Mi.	**5028 GEORGIA AVE** **KANSAS CITY, KS 66104-3261**	09/18/2025	1456	8/4/2	1965	17,119 SF

APN: 178829 01 Document #: 2025R-12570
Document Type: Price Code:
Land Use: Duplex (2 units, any combination)
Legal: Lot: 12,13 Subdivision: KERR HEIGHTS Abbreviated Description: Lot:12,13 Subdivision:KERR HEIGHTS Abbreviated Description:LOT: WEST 80 FEET OF THE EAST 152.5 FEET OF LOTS 12 AND 13 City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

8	1.17Mi.	**1536 N 63RD TER** **KANSAS CITY, KS 66102-1143**	08/20/2025	1464	10/4/2	1970	10,280 SF

APN: 016804 01 Document #: 2025R-11034
Document Type: Price Code:
Land Use: Duplex (2 units, any combination)
Legal: Lot: 16 Subdivision: HAZEL GROVE MANOR EAST Abbreviated Description: Lot:16 Subdivision:HAZEL GROVE MANOR EAST City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

9	.91Mi.	**3217 N 52ND ST** **KANSAS CITY, KS 66104-1624**	07/25/2025	1456	8/4/2	1967	10,585 SF

APN: 026800 01 Document #: 2025R-09689
Document Type: Price Code:
Land Use: Duplex (2 units, any combination)
Legal: Lot: 10 Subdivision: MILGARDEN Abbreviated Description: Lot:10 Subdivision:MILGARDEN

10	1.14Mi.	**1606 N 63RD TER** **KANSAS CITY, KS 66102-1158**	07/18/2025	1464	10/4/2	1970	10,324 SF

APN: 016807 01 Document #: 2025R-09335
Document Type: Price Code:
Land Use: Duplex (2 units, any combination)
Legal: Lot: 14 Subdivision: HAZEL GROVE MANOR EAST Abbreviated Description: Lot:14 Subdivision:HAZEL GROVE MANOR EAST City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

11	.91Mi.	**2841 N 64TH ST** **KANSAS CITY, KS 66104-1808**	07/17/2025	1380	8/4/2	1965	16,030 SF

APN: 001919 01 Document #: 2025R-09300
Document Type: Price Code:
Land Use: Duplex (2 units, any combination)
Legal: Lot: 20 Subdivision: WESTSIDE GARDENS Sec/Twnship/Range: NW4S34T10R24 Abbreviated Description: Lot:20 Subdivision:WESTSIDE GARDENS Sec/Twnship/Range:NW4S34T10R24

12	1.46Mi.	**1218 N 64TH ST** **KANSAS CITY, KS 66102-1110**	07/02/2025	1680	8/4/2	1960	10,324 SF

APN: 016000 01 Document #: 2025R-08574
Document Type: Price Code:
Land Use: Duplex (2 units, any combination)
Legal: Lot: 17 Subdivision: RESURVEY OF WESTFIELD ESTATES Abbreviated Description: Lot:17 Subdivision:RESURVEY OF WESTFIELD ESTATES City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

13	1.15Mi.	**1714 N 50TH TER** **KANSAS CITY, KS 66102-1520**	05/16/2025	1176	8/4/2	1950	14,375 SF

APN: 048202 01 Document #: 2025R-06151
Document Type: Price Code:
Land Use: Duplex (2 units, any combination)
Legal: Lot: 3 Subdivision: ODNEAL GARDENS Abbreviated Description: Lot:3 Subdivision:ODNEAL GARDENS

ICE SiteX Report

OrderID: 98723003

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.	**2609 N 57TH ST**		$245,700	$28,256	1,464	10/4/2	1973	9,757 SF	
.02Mi.	**2601 N 57TH ST**	**04/19/2013**	$205,300	$23,609	1,464	10/4/2	1973	10,498 SF	
.03Mi.	**2525 N 57TH ST**	**03/09/2015**	$219,900	$25,288	1,464	10/4/2	1973	10,585 SF	
.04Mi.	**2526 N 57TH ST**		$330,500	$38,008	3,082	12/6/4	2006	11,369 SF	
.05Mi.	**2517 N 57TH ST**	**03/09/2015**	$220,100	$25,312	1,464	10/4/2	1973	10,716 SF	
.07Mi.	**2509 N 57TH ST**	**03/09/2015**	$216,000	$24,840	1,464	10/4/2	1973	10,716 SF	
.08Mi.	**2508 N 57TH ST**	**10/00/2006**	$177,700	$20,436	1,464	10/4/2	1961	11,456 SF	
.09Mi.	**2501 N 57TH ST**	**03/09/2015**	$216,100	$24,852	1,464	10/4/2	1973	10,977 SF	
.09Mi.	**2500 N 57TH ST**		$221,900	$25,518	1,464	10/6/2	1973	10,585 SF	
.12Mi.	**2447 N 57TH ST**		$196,800	$22,632	1,584	10/4/2	1971	11,718 SF	
.12Mi.	**5709 NOGARD AVE**		$254,000	$29,210	1,895	12/4/3	1968	13,329 SF	
.13Mi.	**2439 N 57TH ST**		$241,800		811	/2/1	1972	9,583 SF	
.15Mi.	**5650 YECKER AVE**		$201,200	$23,138	1,656	8/4/2	1968	15,682 SF	
.15Mi.	**2434 N 57TH ST**		$199,600	$22,954	1,584	10/4/2	1971	9,104 SF	
.15Mi.	**5644 YECKER AVE**	**03/00/1988**	$196,400	$22,586	1,768	8/4/2	1968	15,507 SF	
.15Mi.	**2433 N 57TH ST**	**04/11/2014**	$192,500	$22,138	1,622	10/4/2	1972	10,542 SF	

Rent vs. Own

Households Occupied by Renters:	30%	Households Occupied by Owners:	60%

Demographics & Income

Median Age:	37.2 years old	Households:	10,098
Median Household Income:	$54,424	Households w/Family:	67%
Household Income Per Capita:	$22,916	Households w/Family Married:	41%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Kansas City Unified School District 500	Students:	21,538
Number of Schools:	43	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.54Mi.	**F. L. Schlagle High School**	F	Public	9 - 12
Number of Students: 841 Student-Teacher Ratio: 16.01 Advanced Placement: Yes				
0.77Mi.	**Welborn Elementary School**	F	Public	KG - 5
Number of Students: 504 Student-Teacher Ratio: 14.61				

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	127%	HIGHER
BURGLARY	120%	HIGHER
MOTOR VEHICLE THEFT	119%	HIGHER
FORCIBLE ROBBERY	102%	SIMILAR
AGGRAVATED ASSAULT	108%	SIMILAR
FORCIBLE RAPE	103%	SIMILAR
MURDER	107%	SIMILAR
OVERALL	113%	HIGHER

ICE SiteX Report

OrderID: 98723003

Disaster Alerts

7/17/2025 - Severe Storm, Flooding

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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