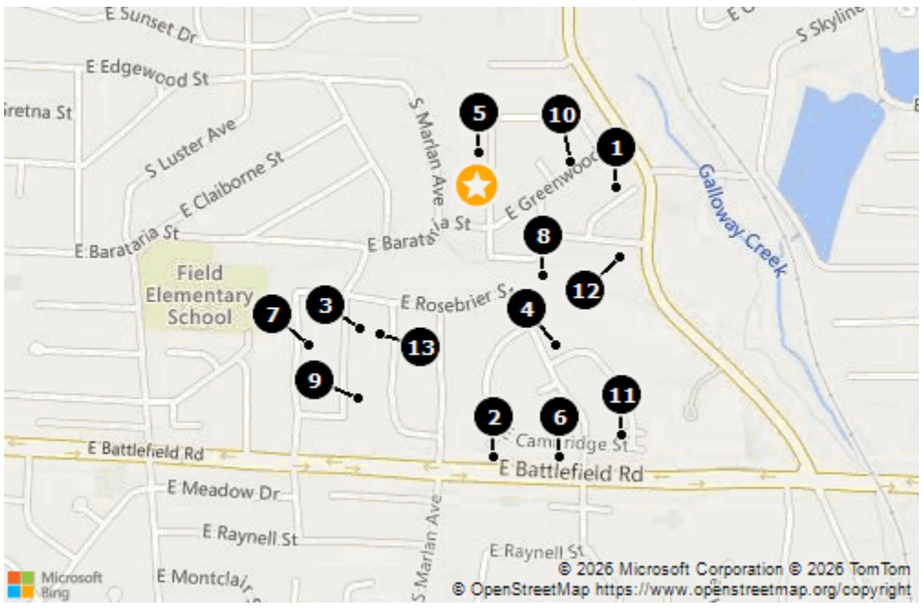
ICE SiteX Report

OrderID: 98730179

SiteX Property Information Report



Subject Property Location

2705 S PATTERSON AVE, SPRINGFIELD, MO 65804-3913

County:	**GREENE MO**	Census Tract:	290770026.004026
Property Use:	Single Family Residential	Zoning:	INC
Parcel Number:	1905102021	Thomas Bros Pg-Grid:	

Valuation

Value:	**$394,000**	FSD:	20	Common Confidence Score:	37
Value Range:	$315,200 - $472,800	ICE Confidence Score:	80		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$9,460	Market Land Value:	$49,800	Tax Year:	2025
Assd Improvement:	$41,530	Market Improvment Value:	$218,600	Total Taxable Value:	$2,540
Total Assessed Value:	$50,990	Total Assessor Market Value:	$268,400	Delinquent Year:	
				Tax Account ID:	881905102021
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 3 Block: 102 Subdivision: BRENTHIL ADD Sec/Twnship/Range: SEC 05 TWN 28N RNG 21W
Abbreviated Description: BRENTHIL LOT 3

Property Characteristics

Lot Size:	14,288 SF	Bedrooms:	5	Pool:	
Building Area:	3220 SF	Baths:	3	Fireplace:	1
Year Built:	1966	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	8	Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	
Number of Stories:	1+B	Number of Cars:	2	A/C:	
Style:		Basement:	Finished	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	07/21/2025	Loan Amount:	N/A
Document #:	23349-25 BK-PG 2025-23349-25	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 3 Subdivision: BRENTHIL
City/Muni/Twp: SPRINGFIELD

Mortgage Record

Recording Date:	08/03/2016	Loan Amount:	N/A
Document #:	030709-16 BK-PG 2016-030709-16	Loan Type:	FHA
TD Due Date:	08/01/2046	Type Finance:	

Legal Description:
Lot: 3 Subdivision: BRENTHIL SPRINGFIELD

Prior Transfer

Recording Date:	08/03/2016	Sales Price:	N/A
Document #:	030708-16 BK-PG 2016 -030708-16	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/26/2016		
Document Type:			

Legal Description:
Lot: 3 Subdivision: BRENTHIL
City/Muni/Twp: SPRINGFIELD

ICE SiteX Report

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Prior Transfer

Recording Date:	08/03/2016	Sales Price:	N/A
Document #:	BK-PG 2016 -3070816	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 3 Block: 102 Subdivision: BRENTHIL ADD Sec/Twnship/Range: SEC 05 TWN 28N RNG 21W
Abbreviated Description: BRENTHIL LOT 3

Prior Transfer

Recording Date:	08/19/2014	Sales Price:	$206,055
Document #:	028740-14 BK-PG 2012-023645-12	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/15/2014	Sales Price:	N/A
Document #:	023757-14 BK-PG 2014 -023757-14	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/14/2014		
Document Type:			

Legal Description:
Lot: 3 Subdivision: BRENTHIL
City/Muni/Twp: SPRINGFIELD

Prior Transfer

Recording Date:	06/20/2012	Sales Price:	$200,921
Document #:	026505-12 BK-PG 2010-024314-10	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/04/2012	Loan Amount:	N/A
Document #:	023645-12 BK-PG 2012-023645-12	Loan Type:	New Conventional
TD Due Date:	07/01/2042	Type Finance:	

Legal Description:
Lot: 3 Subdivision: BRENTHILL
City/Muni/Twp: SPRINGFIELD

Prior Transfer

Recording Date:	06/04/2012	Sales Price:	N/A
Document #:	023644-12 BK-PG 2012 -023644-12	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/01/2012		
Document Type:			

Legal Description:
Lot: 3 Subdivision: BRENTHIL
City/Muni/Twp: SPRINGFIELD

Prior Transfer

Recording Date:	07/07/2010	Sales Price:	$398,000
Document #:	025913-10 BK-PG 2007-058153-07	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/25/2010	Loan Amount:	N/A
Document #:	024314-10 BK-PG 2010-024314-10	Loan Type:	FHA
TD Due Date:	07/01/2040	Type Finance:	

Legal Description:
Lot: 3 Subdivision: BRENTHIL SPRINGFIELD

Mortgage Record

Recording Date:	12/03/2007	Loan Amount:	N/A
Document #:	058153-07 BK-PG 2007-058153-07	Loan Type:	New Conventional
TD Due Date:	12/01/2027	Type Finance:	

Legal Description:
Lot: 3 Subdivision: BRENTHILL
City/Muni/Twp: SPRINGFIELD

Prior Transfer

Recording Date:	12/03/2007	Sales Price:	N/A
Document #:	058151-07 BK-PG 2007 -058151-07	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/30/2007		
Document Type:			

Legal Description:
Lot: 3 Subdivision: BRENTHIL
City/Muni/Twp: SPRINGFIELD

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	4
Median Lot Size	13,983 SF	Median # of Baths	2
Median Living Area	3,279 SF	Median Year Built	1969
Price Range - 2 Yrs		Age Range	44 years to 61 years
Median Value		Median Age	57 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.18Mi.	**2717 S MELROSE AVE**	10/07/2026			2021	7/3/2	1967	13,852 SF	

ICE SiteX Report

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SPRINGFIELD, MO 65804-3903
APN: 1905116013 Document #: 35830-26
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 49 Subdivision: BRENTHIL MapRef: MB X PG 12 Abbreviated Description: Lot:49 Subdivision:BRENTHIL Map Ref:MB X PG 12City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD

2	.36Mi.	**2944 S JOSSELIN PL**	08/03/2026	3618	8/4/2	1971	16,640 SF

SPRINGFIELD, MO 65804-3947
APN: 1905111016 Document #: 27515-26
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 32 Subdivision: BRENTWOOD SOUTH THIRD ADDITION Abbreviated Description: Lot:32 Subdivision:BRENTWOOD SOUTH THIRD ADDITION City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD

3	.24Mi.	**2840 S CHANTILLY LN**	07/24/2026	3909	10/5/3	1967	14,636 SF

SPRINGFIELD, MO 65804-3940
APN: 1905109003 Document #: 26468-26
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 47 Subdivision: BRENTWOOD SOUTH Abbreviated Description: Lot:47 Subdivision:BRENTWOOD SOUTH City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD

4	.23Mi.	**2860 S CHAMBERY AVE**	07/06/2026	3882	10/4/3	1971	23,740 SF

SPRINGFIELD, MO 65804-3936
APN: 1905114035 Document #: 23816-26
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: BRENTWOOD SOUTH FOURTH ADDITION Abbreviated Description: Lot:14 Subdivision:BRENTWOOD SOUTH FOURTH ADDITION City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD

5	.04Mi.	**2661 S PATTERSON AVE**	06/25/2026	3302	11/5/3	1969	15,028 SF

SPRINGFIELD, MO 65804-3911
APN: 1905102023 Document #: 22351-26
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: BRENTHIL Abbreviated Description: Lot:5 Subdivision:BRENTHIL City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD

6	.37Mi.	**2466 E CAMBRIDGE ST**	06/03/2026	1971	7/3/2	1970	12,720 SF

SPRINGFIELD, MO 65804-3932
APN: 1905111021 Document #: 19358-26
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 27 Subdivision: BRENTWOOD SOUTH THIRD ADDITION Abbreviated Description: Lot:27 Subdivision:BRENTWOOD SOUTH THIRD ADDITION City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD

7	.29Mi.	**2850 S BARNES AVE**	05/01/2026	4247	8/4/3	1967	15,290 SF

SPRINGFIELD, MO 65804-3916
APN: 1905108004 Document #: 14941-26
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 19 Subdivision: FIRST ADDITION TO BRENTWOOD SOUTH Abbreviated Description: Lot:19 Subdivision:FIRST ADDITION TO BRENTWOOD SOUTH City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD

8	.14Mi.	**2450 E BARATARIA ST**	04/09/2026	1764	5/2/2	1982	14,113 SF

SPRINGFIELD, MO 65804-3900
APN: 1905114008 Document #: 11845-26
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: BRENTWOOD SOUTH THIRD ADDITION Abbreviated Description: Lot:7 Subdivision:BRENTWOOD SOUTH THIRD ADDITION City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD

9	.32Mi.	**2916 S CHANTILLY LN**	03/09/2026	3618	7/5/3	1965	12,153 SF

SPRINGFIELD, MO 65804-3942
APN: 1905109008 Document #: 7503-26
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 42 Subdivision: BRENTWOOD SOUTH Abbreviated Description: Lot:42 Subdivision:BRENTWOOD SOUTH

10	.12Mi.	**2517 E GREENWOOD ST**	03/02/2026	2009	7/3/2	1966	13,983 SF

SPRINGFIELD, MO 65804-3909
APN: 1905118017 Document #: 6534-26
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 36 Subdivision: BRENTHIL Abbreviated Description: Lot:36 Subdivision:BRENTHIL City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD

11	.37Mi.	**2941 S VERSAILLES AVE**	02/13/2026	2982	9/4/3	1971	13,983 SF

SPRINGFIELD, MO 65804-3961
APN: 1905113008 Document #: 4546-26
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 32 Subdivision: BRENTWOOD SOUTH FOURTH ADDITION MapRef: MB AA PG 36 Abbreviated Description: Lot:32 Subdivision:BRENTWOOD SOUTH FOURTH ADDITION Map Ref:MB AA PG 36City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD

12	.21Mi.	**2534 E BARATARIA ST**	12/09/2025	2008	7/4/2	1967	13,286 SF

SPRINGFIELD, MO 65804-3902
APN: 1905114002 Document #: 40585-25
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 56 Subdivision: BRENTHIL A SUBDIVISION Abbreviated Description: Lot:56 Subdivision:BRENTHIL A SUBDIVISION City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD

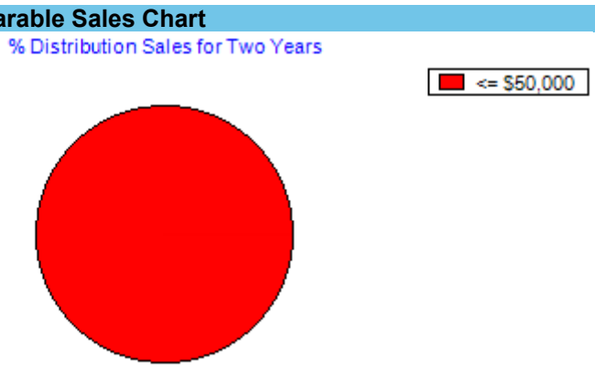
13	.23Mi.	**2841 S GLENDALE AVE**	10/21/2025	3279	7/4/2	1970	12,720 SF

SPRINGFIELD, MO 65804-3943
APN: 1905109031 Document #: 34783-25
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 76 Subdivision: SECOND ADDITION TO BRENTWOOD SOUTH Abbreviated Description: Lot:76 Subdivision:SECOND ADDITION TO BRENTWOOD SOUTH City/Muni/Twp:SPRINGFIELD City/Muni/Twp: SPRINGFIELD

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.	**2705 S PATTERSON AVE**	**08/03/2016**	$268,400	$50,990	3,220	8/5/3	1966	14,288 SF	
.02Mi.	**2671 S PATTERSON AVE**	**06/10/2016**	$264,400	$50,230	3,213	8/5/3	1968	15,028 SF	
.02Mi.	**2715 S PATTERSON AVE**	**11/01/1991**	$315,900	$60,020	3,048	9/4/2	1968	15,028 SF	
.03Mi.	**2704 S MARLAN AVE**	**01/17/2013**	$398,200	$75,660	3,903	8/5/5	1969	23,871 SF	
.04Mi.	**2656 S MARLAN AVE**	**10/01/1993**	$293,500	$55,770	3,578	10/6/3	1961	26,397 SF	
.04Mi.	**2704 S PATTERSON AVE**	**11/02/2020**	$217,100	$41,250	2,071	6/3/2	1971	13,286 SF	
.04Mi.	**2714 S PATTERSON AVE**	**05/27/2020**	$276,800	$52,590	2,318	6/3/2	1970	13,286 SF	
.04Mi.	**2661 S PATTERSON AVE**	**05/29/2026**	$289,300	$54,970	3,302	11/5/3	1969	15,028 SF	
.04Mi.	**2725 S PATTERSON AVE**	**03/21/2024**	$249,400	$47,380	2,276	6/3/2	1967	14,157 SF	
.04Mi.	**2670 S PATTERSON AVE**	**08/15/2022**	$232,000	$44,080	2,851	8/3/3	1971	13,286 SF	
.05Mi.	**2716 S MARLAN AVE**	**11/03/2023**	$393,500	$74,770	4,064	7/3/3	1952	20,778 SF	
.05Mi.	**2724 S PATTERSON AVE**	**09/29/2003**	$250,700	$47,630	3,658	8/4/2	1967	21,867 SF	
.06Mi.	**2660 S PATTERSON AVE**	**01/30/2025**	$214,600	$40,770	2,229	7/3/2	1966	13,416 SF	
.06Mi.	**2644 S MARLAN AVE**	**04/12/2017**	$446,800	$84,890	3,838	9/4/3	1979	33,193 SF	
.06Mi.	**2651 S PATTERSON AVE**	**04/25/2011**	$229,000	$43,510	2,280	10/5/3	1966	14,854 SF	
.06Mi.	**2443 E GREENWOOD ST**	**04/25/2025**	$416,800	$79,190	2,794	8/5/3	1967	19,341 SF	

Rent vs. Own

Households Occupied by Renters:	45%	Households Occupied by Owners:	49%

Demographics & Income

Median Age:	40.0 years old	Households:	19,929
Median Household Income:	$63,443	Households w/Family:	50%
Household Income Per Capita:	$39,925	Households w/Family Married:	39%
Most Common Education Level:	High School Graduate	Households w/Family Children:	19%

School District

School District Zone:	Springfield Public Schools	Students:	24,285
Number of Schools:	56	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.18Mi.	**Glendale High School** Number of Students: 1,357 Student-Teacher Ratio: 17.02 Advanced Placement: Yes	B	Public	9 - 12
0.81Mi.	**Pershing K-8 School** Number of Students: 702 Student-Teacher Ratio: 16.14	A-	Public	KG - 8
5.86Mi.	**Westport K-8 School** Number of Students: 399 Student-Teacher Ratio: 11.13	D-	Public	KG - 8
0.41Mi.	**Field Elementary School** Number of Students: 401 Student-Teacher Ratio: 16.04	B	Public	KG - 5

ICE SiteX Report

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Flood Report

The Subject Property of **2705 S PATTERSON AVE, SPRINGFIELD, MO 65804-3913** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
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	126%	HIGHER
BURGLARY	113%	HIGHER
MOTOR VEHICLE THEFT	124%	HIGHER
FORCIBLE ROBBERY	78%	LOWER
AGGRAVATED ASSAULT	125%	HIGHER
FORCIBLE RAPE	75%	NOTABLY LOWER
MURDER	103%	SIMILAR
OVERALL	105%	SIMILAR

Disaster Alerts

4/29/2025 - Severe Tornados, Flooding 4/23/2026 - Severe Tornados, Flooding

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