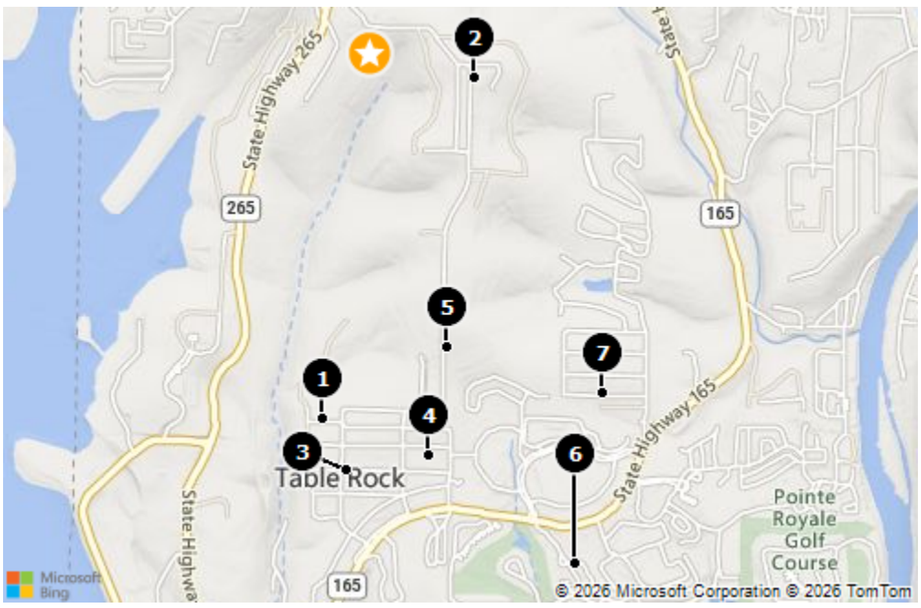
ICE SiteX Report

OrderID: 97768029

SiteX Property Information Report



Subject Property Location

274 SKYLINE RD, BRANSON, MO 65616-8986

County:	**TANEY MO**	Census Tract:	292134801.081019
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	18-2.0-10-004-001-032.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$293,000**	FSD:	16	Common Confidence Score:	49
Value Range:	$246,120 - $339,880	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	4CWX
Assd Land Value:		Market Land Value:	$18,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$93,240	Total Taxable Value:	$1,109
Total Assessed Value:	$21,140	Total Assessor Market Value:	$111,240	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1 Block: 1 Subdivision: SKYLINE Sec/Twnship/Range: SEC 10 TWN 22N RNG 22W
Abbreviated Description: SKYLINE SKYLINE LT 1 & W2 LT 2 BLK 1

Property Characteristics

Lot Size:	2.279 AC	Bedrooms:		Pool:	
Building Area:	2432 SF	Baths:		Fireplace:	Yes
Year Built:	1980	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:		A/C:	Central
Style:		Basement:	Yes	Roof Cover:	Wood Shake
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/20/2026	Sales Price:	$103,530
Document #:	BK-PG 2025-19157	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/30/2025	Sales Price:	$281,000
Document #:	BK-PG 2025 -19156	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/24/2025		
Document Type:			

Legal Description:
Lot: 1&2 Block: 1 Subdivision: SKYLINE SUBDIVISION Map Ref: MB 10 PG 30 Sec/Twnship/Range: NE4SE4 S10T22NR22W
Abbreviated Description: PORTION LOT2

Prior Transfer

Recording Date:	11/03/2020	Sales Price:	N/A
Document #:	BK-PG 2020 -27704	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/23/2020		
Document Type:			

Legal Description:
Lot: 1&2 Block: 1 Subdivision: SKYLINE SUBDIVISION Map Ref: MB 10 PG 30 Sec/Twnship/Range: NE4SE4 S10T22NR22W
Abbreviated Description: PORTION LOT2

ICE SiteX Report

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Prior Transfer

Recording Date:	10/23/2020	Sales Price:	N/A
Document #:	BK-PG 2020 -27704	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1 Block: 1 Subdivision: SKYLINE Sec/Twnship/Range: SEC 10 TWN 22N RNG 22W
Abbreviated Description: SKYLINE SKYLINE LT 1 & W2 LT 2 BLK 1

Prior Transfer

Recording Date:	02/03/2014	Sales Price:	N/A
Document #:	2014_06208 BK-PG 2014 -06208	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/30/2014		
Document Type:			

Legal Description:
Lot: 1&2 Block: 1 Subdivision: SKYLINE SUBDIVISION Sec/Twnship/Range: NE4SE4 S10T22R22
Abbreviated Description: W2 LOT 2

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	15,500 SF	Median # of Baths	
Median Living Area	2,369 SF	Median Year Built	1997
Price Range - 2 Yrs		Age Range	11 years to 49 years
Median Value		Median Age	29 years

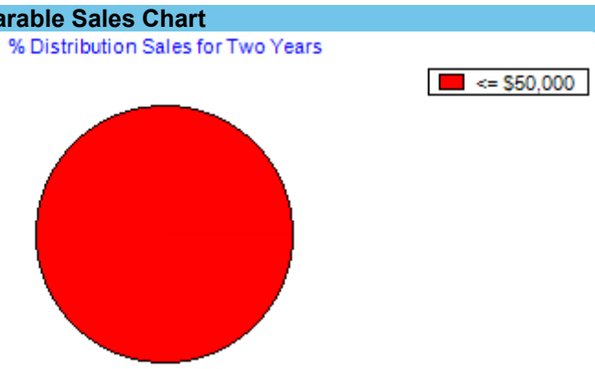
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.95Mi.	**430 GRAND AVE** **BRANSON, MO 65616-9883**	04/30/2026			2369	//	2004	11,122 SF	
		APN: 18-5.0-15-004-003-003.001 Document #: Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1-3 Block: 13 Subdivision: TANEY CITY NORTH DIVISION Abbreviated Description: Lot:1-3 Block:13 Subdivision:TANEY CITY NORTH DIVISION Abbreviated Description:PORTION LOT1-3								
2	.3Mi.	**1624 SKYVIEW DR** **BRANSON, MO 65616-9739**	12/01/2025			3248	//	2007	25,000 SF	
		APN: 18-1.0-11-003-002-017.003 Document #: Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: 5 Subdivision: SKYLINE SUBDIVISION MapRef: MB 10 PG 30 Abbreviated Description: Lot:10 Block:5 Subdivision:SKYLINE SUBDIVISION Map Ref:MB 10 PG 30								
3	1.1Mi.	**365 PLAZA DR** **BRANSON, MO 65616-9546**	11/10/2025			2560	//	1997	21,000 SF	
		APN: 18-5.0-15-004-012-007.000 Document #: Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 14-16 Block: 5 Subdivision: TABLEROCK TOWNSITE MapRef: MB 6 PG 17 Abbreviated Description: Lot:14-16 Block:5 Subdivision:TABLEROCK TOWNSITE Map Ref:MB 6 PG 17								
4	1.05Mi.	**203 ELIZABETH DR** **BRANSON, MO 65616-9542**	08/26/2025			2041	//	2015	7,500 SF	
		APN: 18-5.0-15-004-008-006.004 Document #: Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: 7 Subdivision: TABLE ROCK TOWNSITE MapRef: MB 6 PG 17 Abbreviated Description: Lot:6 Block:7 Subdivision:TABLE ROCK TOWNSITE Map Ref:MB 6 PG 17								
5	.79Mi.	**916 SKYVIEW DR** **BRANSON, MO 65616-9734**	08/11/2025			3352	//	1994	15,500 SF	
		APN: 18-5.0-15-001-001-015.000 Document #: Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 34 Block: 5 Subdivision: SKYLINE SUBDIVISION MapRef: MB 10 PG 30 Abbreviated Description: Lot:34 Block:5 Subdivision:SKYLINE SUBDIVISION Map Ref:MB 10 PG 30								
6	1.41Mi.	**109 LANCASHIRE DR** **BRANSON, MO 65616-3446**	07/22/2025			1678	6/3/	1987	SF	
		APN: 18-6.0-14-003-008-005.000 Document #: Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 1 Subdivision: POINTE ROYALE SUBDIVISION MapRef: MB 21 PG 55-64 Abbreviated Description: Lot:1 Block:1 Subdivision:POINTE ROYALE SUBDIVISION Map Ref:MB 21 PG 55-64								
7	1.06Mi.	**220 CHESTNUT ST** **BRANSON, MO 65616-9755**	06/03/2025			867	4/2/	1977	21,600 SF	
		APN: 18-6.0-14-002-006-025.000 Document #: Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10&11 Block: 2 Subdivision: TABLE ROCK ACRES MapRef: MB 10 PG 59 Abbreviated Description: Lot:10&11 Block:2 Subdivision:TABLE ROCK ACRES Map Ref:MB 10 PG 59Abbreviated Description:PORTION LOT10								

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.	**274 SKYLINE RD**	**10/23/2020**	$111,240	$21,140	2,432		1980	2 SF	
.03Mi.	**298 SKYLINE RD**	**10/19/2022**	$92,000	$17,480	2,250		1978		
.05Mi.	**266 SKYLINE RD**	**03/24/2010**	$128,340	$24,380	2,971		1999		
.18Mi.	**194 LONE PINE RD**	**07/31/2000**	$74,460	$14,150	2,371		1987		
.19Mi.	**139 LONE PINE RD**	**11/14/2008**	$203,660	$38,700	4,883		1972		
.19Mi.	**216 LONE PINE RD**	**05/02/2025**	$83,190	$15,810	1,864		1976	21,000 SF	
.2Mi.	**187 LONE PINE RD**	**01/14/2010**	$98,400	$18,700	2,270		1992		
.21Mi.	**232 LONE PINE RD**	**11/21/2019**	$115,790	$22,000	2,584		1990		
.21Mi.	**270 LONE PINE RD**	**09/23/2022**	$125,570	$23,860	2,345		1976		
.22Mi.	**215 LONE PINE RD**	**10/30/2002**	$79,240	$15,060	1,766		1992	9,600 SF	
.23Mi.	**725 SKYLINE RD**	**12/03/2024**	$159,930	$30,390	3,448		1995	1 SF	
.23Mi.	**280 LAKEFRONT DR**	**11/28/2023**	$676,260	$216,400	4,777		2019		
.23Mi.	**229 LONE PINE RD**	**07/16/2021**	$160,590	$30,510	3,705		1988		
.23Mi.	**290 LONE PINE RD**	**08/17/2017**	$394,000	$126,080	7,316		2001	12,500 SF	
.24Mi.	**300 LONE PINE RD**	**12/13/2024**	$137,110	$26,050	3,053		1995	12,500 SF	
.25Mi.	**314 LONE PINE RD**	**08/02/2024**	$200,340	$38,060	3,761		2007	12,500 SF	

Rent vs. Own

Households Occupied by Renters:	32%	Households Occupied by Owners:	43%

Demographics & Income

Median Age:	43.7 years old	Households:	11,823
Median Household Income:	$57,577	Households w/Family:	58%
Household Income Per Capita:	$33,306	Households w/Family Married:	50%
Most Common Education Level:	High School Graduate	Households w/Family Children:	21%

School District

School District Zone:	Branson R-Iv School District	Students:	4,653
Number of Schools:	7	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.98Mi.	**Cedar Ridge Elementary School** Number of Students: 517 Student-Teacher Ratio: 12.84	B-	Public	1 - 3
4.03Mi.	**Cedar Ridge Intermediate School** Number of Students: 515 Student-Teacher Ratio: 14.03	C+	Public	4 - 6
3.90Mi.	**Cedar Ridge Primary School** Number of Students: 415 Student-Teacher Ratio: 11.51	NA	Public	PK - KG
6.39Mi.	**Branson High School** Number of Students: 1,469 Student-Teacher Ratio: 16.62 Advanced Placement: Yes	B+	Public	9 - 12
5.33Mi.	**Branson Jr. High School** Number of Students: 694 Student-Teacher Ratio: 14.75	D+	Public	7 - 8

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	121%	HIGHER
BURGLARY	89%	LOWER
MOTOR VEHICLE THEFT	132%	NOTABLY HIGHER
FORCIBLE ROBBERY	84%	LOWER
AGGRAVATED ASSAULT	116%	HIGHER
FORCIBLE RAPE	100%	SIMILAR
MURDER	121%	HIGHER
OVERALL	118%	HIGHER

Disaster Alerts

No alerts noted

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