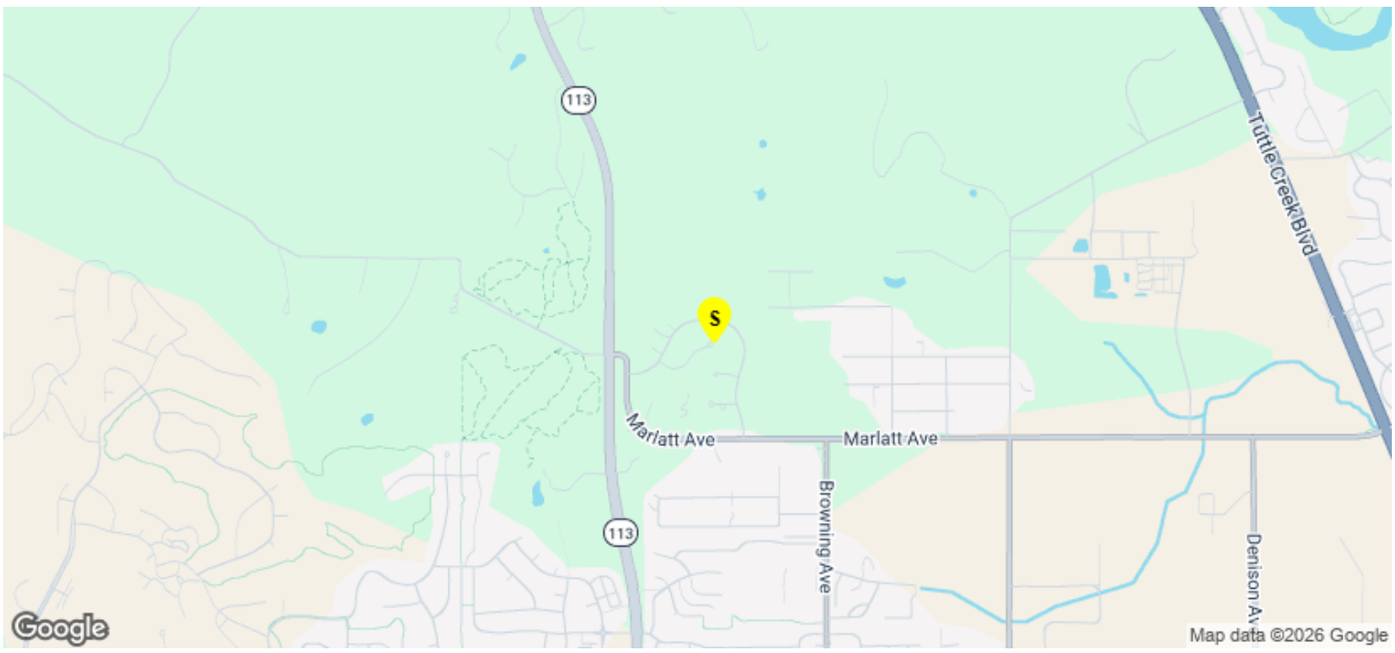
ICE SiteX Report

OrderID: 98761666

SiteX Property Information Report



Subject Property Location

2909 TATARRAX DR, MANHATTAN, KS 66502-1980

County:	**RILEY KS**	Census Tract:	0002.01
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	177-35-0-40-04-008.00-0	Thomas Bros Pg-Grid:	

Valuation

Value:	**$307,000**	FSD:	10	Common Confidence Score:	63
Value Range:	$276,300 - $337,700	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	002
Assd Land Value:	$5,597	Market Land Value:	$48,670	Tax Year:	2025
Assd Improvement:	$36,814	Market Improvment Value:	$320,120	Total Taxable Value:	$5,894
Total Assessed Value:	$42,411	Total Assessor Market Value:	$368,790	Delinquent Year:	
				Tax Account ID:	R5801
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 31 Subdivision: TATARRAX HILLS Map Ref: MAP 177
Abbreviated Description: TATARRAX HILLS, LOT 31

Property Characteristics

Lot Size:	20,038 SF	Bedrooms:	3	Pool:	
Building Area:	2075 SF	Baths:	2	Fireplace:	1
Year Built:	1982	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Tilt-up (pre-cast concrete)
Number of Units:	1	Garage Type:	Attached Garage	Heating:	Yes
Number of Stories:	1+B	Number of Cars:	2	A/C:	Yes
Style:	Ranch\Rambler	Basement:	Partial Basement	Roof Cover:	Composition Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

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

Legal Description:
Subdivision: TATARRAX HILLS
Abbreviated Description: TATARRAX HILLS, LOT 31

No Comparable Sales Found

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.

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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.	**2909 TATARRAX DR**		$368,790	$42,411	2,075	7/3/2	1982	20,038 SF	
.02Mi.	**2911 TATARRAX DR**		$485,110	$55,788	2,278	9/5/3	1998	22,651 SF	
.03Mi.	**2905 TATARRAX DR**	**04/00/1992**	$504,240	$57,987	2,613	11/6/3	1992	35,719 SF	
.04Mi.	**3102 HARAHEY RDG**		$476,400	$54,786	2,118	10/5/3	1992	23,522 SF	
.04Mi.	**3104 HARAHEY RDG**		$522,140	$60,046	2,193	10/4/3	1983	20,473 SF	
.04Mi.	**2908 TATARRAX DR**	**07/00/1989**	$401,560	$46,180	1,542	6/3/2	1989	19,602 SF	
.04Mi.	**2910 TATARRAX DR**	**04/00/1997**	$443,940	$51,053	2,062	10/5/3	1992	18,295 SF	
.04Mi.	**2913 TATARRAX DR**	**08/00/1994**	$481,770	$55,404	3,590	7/4/2	1994	20,473 SF	
.05Mi.	**2906 TATARRAX DR**		$497,760	$57,243	2,768	8/3/2	1987	20,473 SF	
.05Mi.	**3106 HARAHEY RDG**		$535,100	$61,536	2,128	8/4/3	1984	23,958 SF	
.06Mi.	**2912 TATARRAX DR**	**06/00/1992**	$462,000	$53,130	2,052	7/3/3	1992	22,651 SF	
.06Mi.	**2915 TATARRAX DR**		$446,110	$51,303	2,182	9/4/3	1998	20,473 SF	
.07Mi.	**2903 TATARRAX DR**		$400,790	$46,091	1,954	9/5/3	1995	19,166 SF	
.07Mi.	**3100 HARAHEY RDG**		$387,590	$44,573	2,263	8/3/2	1984	23,958 SF	
.07Mi.	**2904 TATARRAX DR**		$495,150	$56,942	1,975	9/5/4	1994	20,473 SF	
.08Mi.	**3105 HARAHEY RDG**	**07/00/2006**	$468,660	$53,896	1,798	9/3/2	1988	22,651 SF	

Rent vs. Own

Households Occupied by Renters:	52%	Households Occupied by Owners:	37%

Demographics & Income

Median Age:	28.0 years old	Households:	18,380
Median Household Income:	$57,338	Households w/Family:	41%
Household Income Per Capita:	$30,112	Households w/Family Married:	31%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	20%

School District

School District Zone:	Manhattan Unified School District 383	Students:	7,204
Number of Schools:	14	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.73Mi.	**Susan B. Anthony Middle School** Number of Students: 775 Student-Teacher Ratio: 13.41	B+	Public	6 - 8
1.79Mi.	**Marlatt Elementary School** Number of Students: 454 Student-Teacher Ratio: 15.21	A+	Public	KG - 5
3.22Mi.	**Manhattan High School** Number of Students: 2,087 Student-Teacher Ratio: 15.16	B	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	142%	NOTABLY HIGHER
BURGLARY	117%	HIGHER
MOTOR VEHICLE THEFT	145%	NOTABLY HIGHER
FORCIBLE ROBBERY	131%	NOTABLY HIGHER
AGGRAVATED ASSAULT	121%	HIGHER
FORCIBLE RAPE	117%	HIGHER
MURDER	143%	NOTABLY HIGHER
OVERALL	131%	NOTABLY HIGHER

Disaster Alerts

6/4/2026 - Severe Tornados, Flooding

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