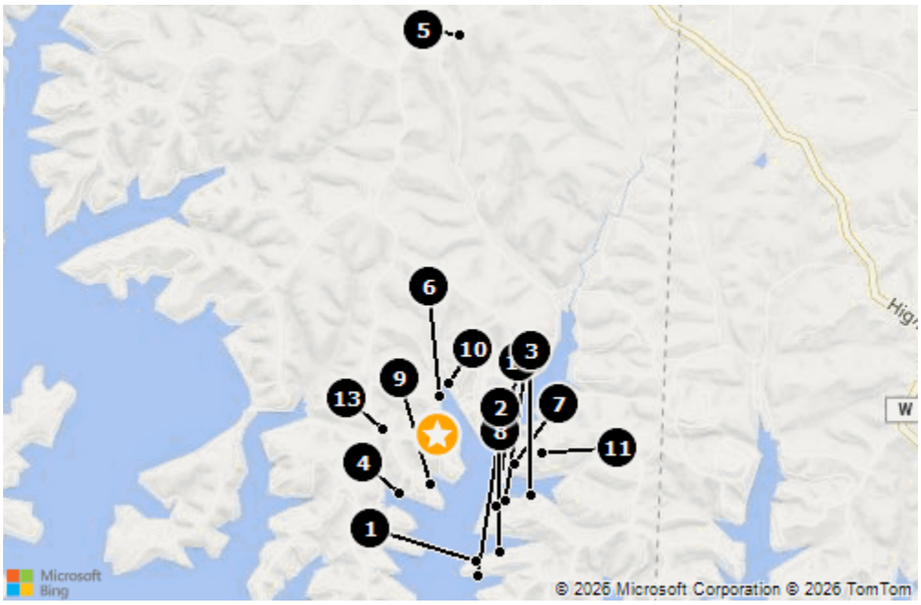
ICE SiteX Report

OrderID: 96501616

SiteX Property Information Report



Subject Property Location

30180 LEA LN, ROCKY MOUNT, MO 65072-2769

County:	**MORGAN MO**	Census Tract:	291414704.011041
Property Use:	Residential (General) (Single)	Zoning:	
Parcel Number:	213008100008007000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$157,000**	FSD:	17
Value Range:	$130,310 - $183,690	Confidence Score:	83

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2024	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$17,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$58,000	Total Taxable Value:	$643
Total Assessed Value:	$14,250	Total Assessor Market Value:	$75,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 9 Block: 4 Subdivision: COOL VALLEY RESURVEY Sec/Twnship/Range: SEC 08 TWN 40 RNG 16
Abbreviated Description: LOT 9, BLK 4, COOL VALLEY RESURVEY 50' X 100'

Property Characteristics

Lot Size:	5,000 SF	Bedrooms:		Pool:	
Building Area:	1197 SF	Baths:	1	Fireplace:	
Year Built:	1961	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	4
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:		Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/12/2025	Sales Price:	$129,292
Document #:	202505577 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/09/2022	Sales Price:	$34,000
Document #:	202202618 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/03/2022	Sales Price:	N/A
Document #:	202202417 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/14/2022		
Document Type:			
Legal Description:			

Lot: 9 Block: 4 Subdivision: COOL VALLEY SUBDIVISION Legal Unit: 1 Map Ref: MB 1958 PG 37

Prior Transfer

Recording Date:	04/14/2022	Sales Price:	N/A
Document #:	BK-PG 2022 -2417	Type of Sale:	Per Assessor Transaction History
Document Type:			

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Legal Description:
Lot: 9 Block: 4 Subdivision: COOL VALLEY RESURVEY Sec/Twnship/Range: SEC 08 TWN 40 RNG 16
Abbreviated Description: LOT 9, BLK 4, COOL VALLEY RESURVEY 50' X 100'

Mortgage Record

Recording Date:	04/15/2015	Loan Amount:	N/A
Document #:	201500001564 BK-PG -	Loan Type:	New Conventional
TD Due Date:	05/01/2045	Type Finance:	
Legal Description:			

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	1,021 SF	Median Year Built	1974
Price Range - 2 Yrs		Age Range	19 years to 76 years
Median Value		Median Age	52 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.67Mi.	**30775 RUSTIC RD** **ROCKY MOUNT, MO 65072-2901**	10/02/2025			1193	//	1957	SF	
		APN: 212009300009032000 Document #: 202504729 Document Type: Price Code: Land Use: Residential (General) (Single) Legal: Lot: 23&24 Subdivision: FRIEDRICHS RESORT MapRef: MB 1950 PG 9-A Abbreviated Description: Lot:23&24 Subdivision:FRIEDRICHS RESORT Map Ref:MB 1950 PG 9-AAbbreviated Description:PORTION LOT23								
2	.68Mi.	**30782 WELLER RD** **ROCKY MOUNT, MO 65072-**	09/26/2025			776	//	1962	SF	
		APN: 212009300009020000 Document #: 202504588 Document Type: Price Code: Land Use: Residential (General) (Single) Legal: Lot: 37 Subdivision: FRIEDRICHS RESORT Tract No: 3 MapRef: MB 1950 PG 16 Abbreviated Description: Lot:37 Subdivision:FRIEDRICHS RESORT Tract No:3 Map Ref:MB 1950 PG 16								
3	.57Mi.	**30571 ECHO VALLEY LN** **ROCKY MOUNT, MO 65072-2609**	08/22/2025			1042	//	1962	SF	Spa Only
		APN: 212009200013005001 Document #: 202503904 Document Type: Price Code: Land Use: Residential (General) (Single) Legal: Lot: 6 Subdivision: TATE DIETZ SUBDIVISION MapRef: MB 1950 PG 1 Abbreviated Description: Lot:6 Subdivision:TATE DIETZ SUBDIVISION Map Ref:MB 1950 PG 1Abbreviated Description:PORTION LOT6								
4	.36Mi.	**30444 BLOSSOM DR** **ROCKY MOUNT, MO 65072-**	07/28/2025			784	//	1950	7,500 SF	
		APN: 213008100029004000 Document #: 202503391 Document Type: Price Code: Land Use: Residential (General) (Single) Legal: Lot: 14 Block: 6 Subdivision: LULLABY ACRES Legal Unit: 2 MapRef: MB 1950 PG 33A Sec/Twnship/Range: S08T40NR16 Abbreviated Description: Lot:14 Block:6 Subdivision:LULLABY ACRES Legal Unit:2 Map Ref:MB 1950 PG 33ASec/Twnship/Range:S08T40NR16								
5	.71Mi.	**29455 HIGHWAY Y** **ROCKY MOUNT, MO 65072-2126**	07/28/2025			720	//	1984	93,219 SF	
		APN: 213005000000013000 Document #: 202503387 Document Type: Price Code: Land Use: Residential (General) (Single) Legal: Lot: 25 Section: 5 Subdivision: OZARK VILLAGE Abbreviated Description: Lot:25 Section:5 Subdivision:OZARK VILLAGE								
6	.19Mi.	**29985 MEADOW DR** **ROCKY MOUNT, MO 65072-**	07/21/2025			696	//	1996	SF	
		APN: 213005000000020003 Document #: 202503243 Document Type: Price Code: Land Use: Residential (General) (Single) Legal: Lot: 15 Block: 6 Subdivision: COOL VALLEY SUBDIVISION UNIT 1 MapRef: MB 1958 PG 37 Abbreviated Description: Lot:15 Block:6 Subdivision:COOL VALLEY SUBDIVISION UNIT 1 Map Ref:MB 1958 PG 37								
7	.42Mi.	**30710 TIMBERLAKE VILLAGE CIR** **ROCKY MOUNT, MO 65072-2631**	05/15/2025			3555	//1	2007	SF	
		APN: 212009200015039000 Document #: 202502100 Document Type: Price Code: Land Use: Residential (General) (Single) Legal: Lot: 38 Subdivision: TIMBERLAKE ESTATES MapRef: CAB 7 SL 9-11 Abbreviated Description: Lot:38 Subdivision:TIMBERLAKE ESTATES Map Ref:CAB 7 SL 9-11								
8	.75Mi.	**30814 WINDY LN** **ROCKY MOUNT, MO 65072-2971**	04/30/2025			1091	//	1965	SF	
		APN: 212009300009038000 Document #: 202501791 Document Type: Price Code: Land Use: Residential (General) (Single) Legal: Lot: 17 Subdivision: FRIEDRICHS RESORT MapRef: CAB 1 SL 82 Abbreviated Description: Lot:17 Subdivision:FRIEDRICHS RESORT Map Ref:CAB 1 SL 82								
9	.24Mi.	**30427 EDGEVIEW DR** **ROCKY MOUNT, MO 65072-9085**	04/25/2025			999	//	1978	5,000 SF	
		APN: 213008100021003000 Document #: 202501718 Document Type: Price Code: Land Use: Residential (General) (Single) Legal: Lot: 20 Block: 1 Subdivision: LULLABY ACRES Legal Unit: 2 MapRef: MB 1950 PG 33A Sec/Twnship/Range: S08T40R16 Abbreviated Description: Lot:20 Block:1 Subdivision:LULLABY ACRES Legal Unit:2 Map Ref:MB 1950 PG 33ASec/Twnship/Range:S08T40R16								
10	.27Mi.	**30038 OAK KNOLL RD** **ROCKY MOUNT, MO 65072-2724**	04/14/2025			524	//	1955	SF	
		APN: 213005400003006000 Document #: 202501481 Document Type: Price Code: Land Use: Residential (General) (Single) Legal: Lot: 9 Block: 1 Subdivision: OAK KNOLL ESTATES Legal Unit: 1 MapRef: MB 1950 PG 31 Sec/Twnship/Range: S04&S05&S08&09 T40R16 Abbreviated Description: Lot:9 Block:1 Subdivision:OAK KNOLL ESTATES Legal Unit:1 Map Ref:MB 1950 PG 31Sec/Twnship/Range:S04&S05&S08&09 T40R16								
11	.54Mi.	**30777 TIMBERLAKE VILLAGE CIR** **ROCKY MOUNT, MO 65072-2631**	04/10/2025			3435	//1	2005	SF	
		APN: 212009200015002000 Document #: 202501434								

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Document Type: Price Code:
Land Use: Residential (General) (Single)
Legal: Lot: 26 Subdivision: TIMBERLAKE ESTATES SUBDIVISION MapRef: CAB 7 SL 9-11 Abbreviated Description: Lot:26 Subdivision:TIMBERLAKE ESTATES SUBDIVISION Map Ref:CAB 7 SL 9-11

12	.47Mi.	**30513 ECHO VALLEY LN ROCKY MOUNT, MO 65072-**	03/31/2025	1650	//1	1986	SF

APN: 212009300003001002 Document #: 202501014
Document Type: Price Code:
Land Use: Residential (General) (Single)
Legal:

13	.14Mi.	**30295 LULLABYE DR ROCKY MOUNT, MO 65072-**	01/03/2025	880	//	1970	10,560 SF

APN: 213008100014028000 Document #: 202500026
Document Type: Price Code:
Land Use: Residential (General) (Single)
Legal: Lot: 3&4 Block: 1 Subdivision: LULLABYE ACRES Legal Unit: 1 MapRef: MB 1950 PG 14A Abbreviated Description: Lot:3&4 Block:1 Subdivision:LULLABYE ACRES Legal Unit:1 Map Ref:MB 1950 PG 14A

14	.48Mi.	**30535 ECHO VALLEY LN ROCKY MOUNT, MO 65072-**	10/31/2024	1538	//1	1986	SF

APN: 212009300003001003 Document #: 202404993
Document Type: Price Code:
Land Use: Residential (General) (Single)
Legal: Sec/Twnship/Range: SW4NW4&NW4SW4 S09T40NR16W Abbreviated Description: Sec/Twnship/Range:SW4NW4&NW4SW4 S09T40NR16W

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.	**30180 LEA LN**	**04/14/2022**	$75,000	$14,250	1,197	//1	1961	5,000 SF	
.02Mi.	**30178 LEA LN**	**08/13/2024**	$6,800	$1,290					
.02Mi.	**30182 LEA LN**	**10/01/1978**	$62,300	$11,840	943		1991	6,000 SF	
.03Mi.	**30179 LEA LN**	**09/24/2020**	$58,300	$11,080	1,042		1960	7,500 SF	
.03Mi.	**30181 LEA LN**	**04/14/2010**	$34,600	$6,570	480		1964		
.03Mi.	**30177 LEA LN**	**07/02/2019**	$88,600	$16,830	1,533		1970	12,500 SF	
.04Mi.	**30183 LEA LN**	**06/23/2017**	$46,300	$8,800	743		1970		
.05Mi.	**30193 MEADOW DR**	**12/07/2023**	$79,800	$15,160	701		1960	7,000 SF	
.05Mi.	**30197 MEADOW DR**	**11/22/2003**	$131,300	$24,950	1,118		1960		
.05Mi.	**30187 MEADOW DR**	**08/08/2024**	$148,900	$28,290	1,161		1964	7,000 SF	
.06Mi.	**30183 MEADOW DR**	**12/23/2021**	$49,200	$9,350					
.06Mi.	**30201 MEADOW DR**	**08/01/1988**	$109,600	$20,820	1,001		1959	6,500 SF	
.06Mi.	**30205 MEADOW DR**	**10/15/2003**	$249,600	$47,420	2,768		1960	6,500 SF	
.06Mi.	**30175 MEADOW DR**	**11/09/2016**	$139,700	$26,540	1,199		1960	6,500 SF	
.06Mi.	**30165 MEADOW DR**	**05/14/2015**	$222,600	$42,290	2,164	//1	1950		
.07Mi.	**30209 MEADOW DR**	**11/03/2016**	$238,600	$45,330	1,522		1960	12,500 SF	

Rent vs. Own

Households Occupied by Renters:	5%	Households Occupied by Owners:	28%

Demographics & Income

Median Age:	52.3 years old	Households:	858
Median Household Income:	$55,042	Households w/Family:	72%
Household Income Per Capita:	$36,864	Households w/Family Married:	55%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Eldon R-I School District	Students:	1,872
Number of Schools:	5	Rating:	B+

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
10.25Mi.	**Eldon High School** Number of Students: 558 Student-Teacher Ratio: 16.49	A	Public	9 - 12
9.96Mi.	**Eldon Upper Elementary School** Number of Students: 396 Student-Teacher Ratio: 16.03	A-	Public	4 - 6
9.91Mi.	**South Elementary School** Number of Students: 619 Student-Teacher Ratio: 16.73	NA	Public	PK - 3
10.99Mi.	**Eldon Middle School** Number of Students: 299 Student-Teacher Ratio: 14.34	C	Public	7 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	17%	SIGNIFICANTLY LOWER
BURGLARY	166%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	12%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	26%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	176%	NOTABLY HIGHER
FORCIBLE RAPE	52%	NOTABLY LOWER
MURDER	148%	NOTABLY HIGHER
OVERALL	186%	NOTABLY HIGHER

Disaster Alerts

No alerts noted

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