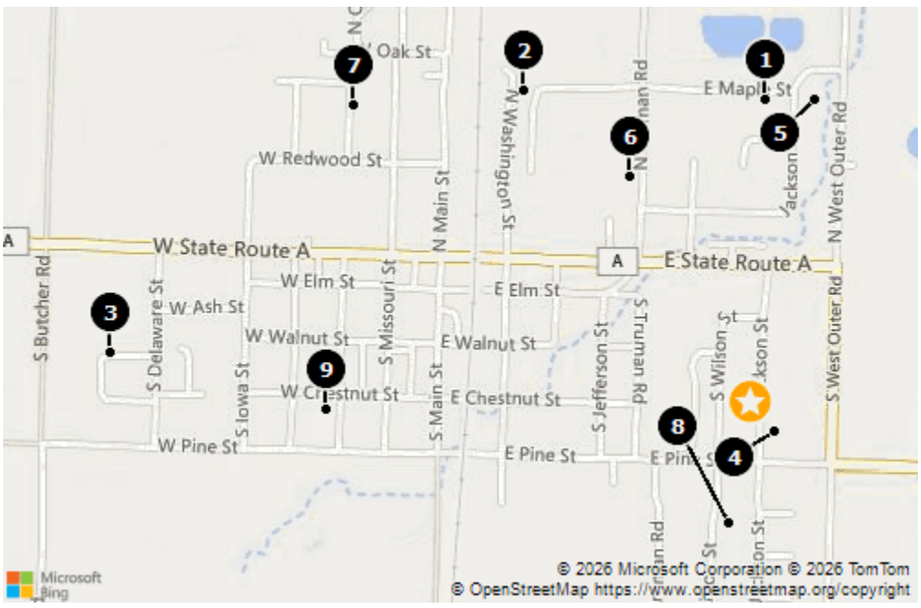
ICE SiteX Report

OrderID: 98677954

SiteX Property Information Report



Subject Property Location

306 S JACKSON ST, ARCHIE, MO 64725-9602

County:	**CASS MO**	Census Tract:	290370612.002070
Property Use:	Single Family Residential (Assumed)	Zoning:	
Parcel Number:	18-08-33-100-011-002.020	Thomas Bros Pg-Grid:	

Valuation

Value:	**$286,000**	FSD:	13	Common Confidence Score:	54
Value Range:	$248,820 - $323,180	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	5001001
Assd Land Value:	$3,060	Market Land Value:	$16,120	Tax Year:	2025
Assd Improvement:	$32,280	Market Improvment Value:	$169,910	Total Taxable Value:	$6,715
Total Assessed Value:	$35,340	Total Assessor Market Value:	$186,030	Delinquent Year:	
				Tax Account ID:	0086523
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 24 Subdivision: MEADOWBROOK ACRES A Map Ref: MP 4352/26 Sec/Twnship/Range: SEC 33 TWN 43N RNG 31W
Abbreviated Description: MEADOWBROOK ACRES LOT 24

Property Characteristics

Lot Size:	8,712 SF	Bedrooms:	3	Pool:	
Building Area:	1396 SF	Baths:	1	Fireplace:	
Year Built:	2005	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Stucco
Number of Units:		Garage Type:	Attached	Heating:	
Number of Stories:	1+B	Number of Cars:	2	A/C:	Yes
Style:		Basement:	Full	Roof Cover:	Asphalt
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	09/24/2025	Loan Amount:	N/A
Document #:	772886 BK-PG 5217-113	Loan Type:	FHA
TD Due Date:	12/01/2052	Type Finance:	

Legal Description:
Lot: 24 Subdivision: MEADOWBROOK ACRES
City/Muni/Twp: ARCHIE

Prior Transfer

Recording Date:	10/10/2024	Sales Price:	N/A
Document #:	756505 BK-PG 4914-57	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/22/2022	Sales Price:	N/A
Document #:	726574 BK-PG 4914 -56	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/04/2022		
Document Type:			

Legal Description:
Lot: 24 Subdivision: MEADOWBROOK ACRES Map Ref: MB 18 PG 56
City/Muni/Twp: ARCHIE

ICE SiteX Report

OrderID: 98677954

Prior Transfer

Recording Date:	11/04/2022	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 24 Subdivision: MEADOWBROOK ACRES A Map Ref: MP 4352/26 Sec/Twnship/Range: SEC 33 TWN 43N RNG 31W
Abbreviated Description: MEADOWBROOK ACRES LOT 24

Prior Transfer

Recording Date:	08/30/2021	Sales Price:	N/A
Document #:	699338 BK-PG 4352-27	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/13/2021	Loan Amount:	N/A
Document #:	698205 BK-PG 4733-116	Loan Type:	FHA
TD Due Date:	09/01/2051	Type Finance:	

Legal Description:
Lot: 24 Subdivision: MEADOWBROOK ACRES

Prior Transfer

Recording Date:	04/29/2019	Sales Price:	N/A
Document #:	643746 BK-PG 3733-132	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/24/2019	Sales Price:	N/A
Document #:	643517 BK-PG 4352 -026	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/24/2019		
Document Type:			

Legal Description:
Lot: 24 Subdivision: MEADOWBROOK ACRES Map Ref: MB 18 PG 56
City/Muni/Twp: ARCHIE

Mortgage Record

Recording Date:	09/09/2013	Loan Amount:	N/A
Document #:	531099 BK-PG 3733-132	Loan Type:	New Conventional
TD Due Date:	09/01/2023	Type Finance:	

Legal Description:
Lot: 24 Subdivision: MEADOWBROOK ACRES
City/Muni/Twp: ARCHIE

Prior Transfer

Recording Date:	10/17/2011	Sales Price:	N/A
Document #:	486030 BK-PG 3497 -259	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/07/2011		
Document Type:			

Legal Description:
Lot: 24 Subdivision: MEADOWBROOK ACRES Map Ref: MB18 PG56
City/Muni/Twp: SRCHIE

Prior Transfer

Recording Date:	05/25/2011	Sales Price:	N/A
Document #:	477456 BK-PG 3458 -111	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/18/2011		
Document Type:			

Legal Description:
Lot: 24 Subdivision: MEADOWBROOK ACRES Map Ref: MB 18 PG 56

Prior Transfer

Recording Date:	04/21/2011	Sales Price:	$135,164
Document #:	00475591 BK-PG 3449 -744	Type of Sale:	Full Amount on Deed
Contract Date:	04/20/2011		
Document Type:			

Legal Description:
Lot: 24 Subdivision: MEADOWBROOK ACRES Map Ref: MB 18 PG 56

Prior Transfer

Recording Date:	11/07/2005	Sales Price:	N/A
Document #:	343443 BK-PG 2720 -648	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/04/2005		
Document Type:			

Legal Description:
Lot: 24 Subdivision: MEADOWBROOK ACRES Map Ref: MB 18 PG 56
City/Muni/Twp: ARCHIE

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	13,068 SF	Median # of Baths	1
Median Living Area	1,087 SF	Median Year Built	1991
Price Range - 2 Yrs		Age Range	3 years to 86 years
Median Value		Median Age	35 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool

ICE SiteX Report

OrderID: 98677954

1	.37Mi.	**703 E MAPLE ST** **ARCHIE, MO 64725-9546**	09/08/2026	1144	5/3/1	1991	13,068 SF

APN: 18-08-33-100-009-002.000 Document #: 790389
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 41 Subdivision: GEBHARDTS ADDITION MapRef: MB 5 PG 76 Abbreviated Description: Lot:41 Subdivision:GEBHARDTS ADDITION Map Ref:MB 5 PG 76City/Muni/Twp:ARCHIE City/Muni/Twp: ARCHIE

2	.49Mi.	**216 BLACKBERRY CIR** **ARCHIE, MO 64725-8216**	08/15/2025	1672	4/3/1	2023	13,068 SF

APN: 18-08-33-100-004-006.002 Document #: 770974
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 16 Subdivision: BLACKBERRY TRAILS MapRef: MB 21 PG 19 Abbreviated Description: Lot:16 Subdivision:BLACKBERRY TRAILS Map Ref:MB 21 PG 19City/Muni/Twp:ARCHIE City/Muni/Twp: ARCHIE

3	.82Mi.	**7 HI VIEW RIDGE DR** **ARCHIE, MO 64725-9520**	08/13/2025	936	5/3/1	1972	13,068 SF

APN: 18-08-33-200-014-004.001 Document #: 770844
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 4 Subdivision: HI VIEW RIDGE MapRef: MB 4 PG 88 Abbreviated Description: Lot:4 Subdivision:HI VIEW RIDGE Map Ref:MB 4 PG 88City/Muni/Twp:ARCHIE City/Muni/Twp: ARCHIE

4	.05Mi.	**403 S JACKSON ST** **ARCHIE, MO 64725-9603**	08/07/2025	2856	7/4/1	2005	17,424 SF

APN: 18-08-33-100-011-002.025 Document #: 770549
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 5 Subdivision: MEADOWBROOK ACRES Tract No: A MapRef: MB 18 PG 56 Abbreviated Description: Lot:5 Subdivision:MEADOWBROOK ACRES Tract No:A Map Ref:MB 18 PG 56

5	.39Mi.	**721 JACKSON AVE** **ARCHIE, MO 64725-9542**	07/28/2025	988	5/3/1	1979	26,136 SF

APN: 18-08-33-100-001-002.000 Document #: 769932
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 28&29 Subdivision: GEBHARDTS ADDITION MapRef: MB 5 PG 76 Abbreviated Description: Lot:28&29 Subdivision:GEBHARDTS ADDITION Map Ref:MB 5 PG 76Abbreviated Description:PORTION LOTS28&29 City/Muni/Twp:ARCHIE City/Muni/Twp: ARCHIE

6	.33Mi.	**206 N TRUMAN RD** **ARCHIE, MO 64725-9510**	05/23/2025	864	4/2/1	1940	8,712 SF

APN: 18-08-33-100-007-026.001 Document #: 766740
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal:

7	.62Mi.	**207 N OHIO ST** **ARCHIE, MO 64725-9526**	05/14/2025	1080	5/3/1	1992	13,068 SF

APN: 18-08-33-200-005-001.002 Document #: 766251
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 27-30 Block: 3 Subdivision: HIGH SCHOOL ADDITION MapRef: MB 1 PG 44 Abbreviated Description: Lot:27-30 Block:3 Subdivision:HIGH SCHOOL ADDITION Map Ref:MB 1 PG 44

8	.16Mi.	**509 S WILSON ST** **ARCHIE, MO 64725-9605**	05/13/2025	1588	5/3/1	2005	13,068 SF

APN: 18-08-33-000-000-002.014 Document #: 766186
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 9 Subdivision: QUAIL RIDGE MapRef: MB 18 PG 34 Abbreviated Description: Lot:9 Subdivision:QUAIL RIDGE Map Ref:MB 18 PG 34City/Muni/Twp:ARCHIE City/Muni/Twp: ARCHIE

9	.54Mi.	**402 S OHIO ST** **ARCHIE, MO 64725-9501**	05/09/2025	1087	5/3/1	1980	13,068 SF

APN: 18-08-33-204-000-081.000 Document #: 766022
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 320&321 Abbreviated Description: Lot:320&321 City/Muni/Twp:ARCHIE City/Muni/Twp: ARCHIE

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.

ICE SiteX Report

OrderID: 98677954

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.	**306 S JACKSON ST**	**11/04/2022**	$186,030	$35,340	1,396	5/3/1	2005	8,712 SF	
.02Mi.	**305 S WILSON ST**	**08/28/2024**	$267,010	$50,730	1,562	4/3/	2024	8,712 SF	
.03Mi.	**303 S WILSON ST**	**02/09/2024**	$147,120	$27,950	1,346	7/3/1	2009	8,712 SF	
.03Mi.	**307 S WILSON ST**	**08/03/2022**	$315,530	$59,950	1,572	7/4/1	2022	8,712 SF	
.03Mi.	**402 S JACKSON ST**	**08/25/2016**	$174,490	$33,150	1,424	5/3/1	2004	8,712 SF	
.03Mi.	**305 S JACKSON ST**	**04/08/2020**	$216,320	$41,110	1,918	6/4/1	2005	8,712 SF	
.03Mi.	**302 S JACKSON ST**	**06/12/2018**	$215,500	$40,950	1,394	5/3/1	2005	21,780 SF	
.04Mi.	**401 S WILSON ST**	**05/24/2023**	$321,280	$61,050	1,610	7/4/1	2022	8,712 SF	
.04Mi.	**401 S JACKSON ST**		$195,860	$37,220	1,635	3/5/1	2006	8,712 SF	
.05Mi.	**404 S JACKSON ST**		$177,120	$33,650	1,392	5/3/1	2006	8,712 SF	
.05Mi.	**301 S JACKSON ST**	**07/26/2019**	$197,350	$37,500	1,540	5/3/1	2008	8,712 SF	
.05Mi.	**403 S WILSON ST**	**12/15/2021**	$238,490	$45,320	1,325	4/3/1	2021	8,712 SF	
.05Mi.	**306 S WILSON ST**	**08/01/2024**	$247,460	$47,020	1,500	7/4/1	2021	8,712 SF	
.05Mi.	**403 S JACKSON ST**	**03/31/2022**	$217,350	$41,300	2,856	7/4/1	2005	17,424 SF	
.05Mi.	**308 S WILSON ST**	**06/15/2022**	$258,450	$49,110	1,429	7/4/1	2022	8,712 SF	
.06Mi.	**206 S JACKSON ST**	**07/25/2022**	$162,840	$30,940	1,354	5/3/1	2005	8,712 SF	

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	39.9 years old	Households:	627
Median Household Income:	$80,245	Households w/Family:	77%
Household Income Per Capita:	$37,133	Households w/Family Married:	66%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Archie R-V School District	Students:	569
Number of Schools:	2	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.55Mi.	**Archie High School** Number of Students: 278 Student-Teacher Ratio: 10.94	C+	Public	6 - 12
0.55Mi.	**Archie Elementary School** Number of Students: 291 Student-Teacher Ratio: 14.77	C	Public	PK - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	78%	LOWER
BURGLARY	116%	HIGHER
MOTOR VEHICLE THEFT	91%	LOWER
FORCIBLE ROBBERY	158%	NOTABLY HIGHER
AGGRAVATED ASSAULT	95%	SIMILAR
FORCIBLE RAPE	130%	NOTABLY HIGHER
MURDER	136%	NOTABLY HIGHER
OVERALL	127%	HIGHER

Disaster Alerts

No alerts noted

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