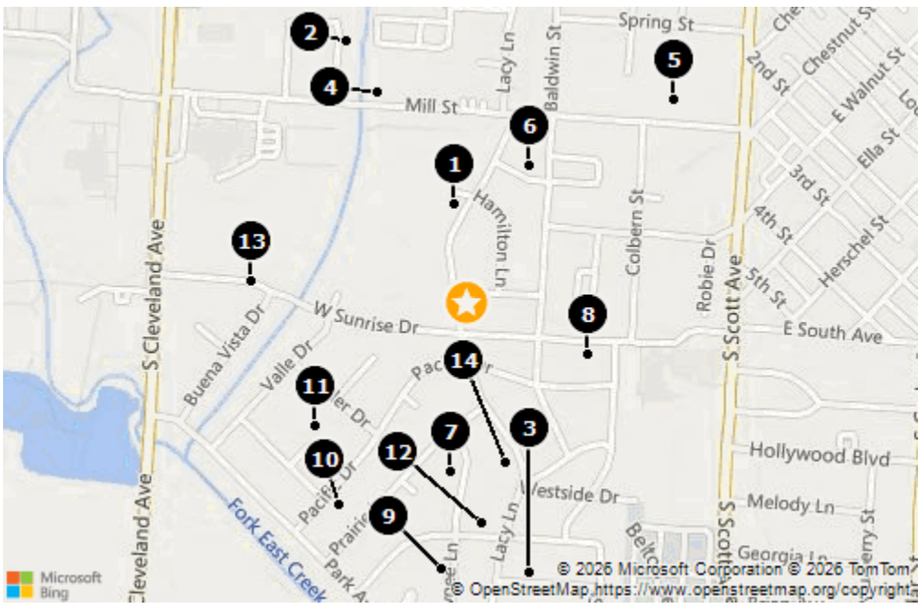
ICE SiteX Report

OrderID: 98019371

SiteX Property Information Report



Subject Property Location

313 W SOUTH AVE, BELTON, MO 64012-2354

County:	**CASS MO**	Census Tract:	290370602.023017
Property Use:	Single Family Residential (Assumed)	Zoning:	
Parcel Number:	05-06-14-200-002-030.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$195,000**	FSD:	15	Common Confidence Score:	50
Value Range:	$165,750 - $224,250	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	5904001
Assd Land Value:	$2,080	Market Land Value:	$10,960	Tax Year:	2025
Assd Improvement:	$15,590	Market Improvment Value:	$82,060	Total Taxable Value:	$3,357
Total Assessed Value:	$17,670	Total Assessor Market Value:	$93,020	Delinquent Year:	
				Tax Account ID:	1570000
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1 Block: 4 Subdivision: LACY EST Map Ref: MP 4336/118 Sec/Twnship/Range: SEC 14 TWN 46N RNG 33W
Abbreviated Description: RESURVEY LACY EST LOT 1 BLK 4

Property Characteristics

Lot Size:	8,712 SF	Bedrooms:	4	Pool:	
Building Area:	814 SF	Baths:	1	Fireplace:	2
Year Built:	1950	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Wood
Number of Units:		Garage Type:	Attached	Heating:	
Number of Stories:	1+B	Number of Cars:	1	A/C:	Yes
Style:		Basement:	Full	Roof Cover:	Asphalt
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/21/2026	Sales Price:	$108,007
Document #:	787797 BK-PG 4337-37	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/04/2019	Sales Price:	N/A
Document #:	641020 BK-PG 4336 -118	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/01/2019		
Document Type:			

Legal Description:
Lot: 1 Block: 4 Subdivision: LACY ESTATES Map Ref: MB 2 PG 47
City/Muni/Twp: BELTON

Prior Transfer

Recording Date:	03/04/2019	Sales Price:	$110,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1 Block: 4 Subdivision: LACY EST Map Ref: MP 4336/118 Sec/Twnship/Range: SEC 14 TWN 46N RNG 33W
Abbreviated Description: RESURVEY LACY EST LOT 1 BLK 4

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Prior Transfer

Recording Date:	01/12/2018	Sales Price:	N/A
Document #:	619523 BK-PG 4209 -059	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/05/2018		
Document Type:			

Legal Description:
Lot: 1 Block: 4 Subdivision: RESURVEY OF LACY ESTATES Map Ref: MB 2 PG 47
City/Muni/Twp: BELTON

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	8,712 SF	Median # of Baths	1
Median Living Area	980 SF	Median Year Built	1960
Price Range - 2 Yrs		Age Range	36 years to 126 years
Median Value		Median Age	66 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**400 LACY LN** **BELTON, MO 64012-2328**	07/09/2026			888	5/3/1	1958	8,712 SF	
		APN: 05-06-14-200-002-059.000 Document #: 787178 Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 8 Block: 5 Subdivision: LACY ESTATES Abbreviated Description: Lot:8 Block:5 Subdivision:LACY ESTATES								
2	.36Mi.	**205 DAWN AVE** **BELTON, MO 64012-2366**	06/16/2026			1281	5/3/1	1990	8,712 SF	
		APN: 05-06-14-200-001-118.029 Document #: 786010 Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 16 Subdivision: MILL CREEK ESTATES Abbreviated Description: Lot:16 Subdivision:MILL CREEK ESTATES City/Muni/Twp:BELTON City/Muni/Twp: BELTON								
3	.35Mi.	**210 CHEROKEE DR** **BELTON, MO 64012-2912**	06/01/2026			928	5/3/1	1960	8,712 SF	
		APN: 05-06-14-400-005-053.000 Document #: 785115 Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 101 Subdivision: LACY ESTATES NO 4 MapRef: MB 2 PG 67 Abbreviated Description: Lot:101 Subdivision:LACY ESTATES NO 4 Map Ref:MB 2 PG 67								
4	.3Mi.	**412 MILL ST** **BELTON, MO 64012-2339**	04/14/2026			1104	6/2/1	1950	26,136 SF	
		APN: 05-06-14-200-001-116.000 Document #: 782711 Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal:								
5	.37Mi.	**118 MILL ST** **BELTON, MO 64012-2334**	03/12/2026			1698	6/3/1	1900	30,492 SF	
		APN: 05-06-14-100-001-065.000 Document #: 781059 Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 3 Block: 5 Subdivision: SCOTTAND COLBERNS ADDITION Abbreviated Description: Lot:3 Block:5 Subdivision:SCOTTAND COLBERNS ADDITION Abbreviated Description:PORTION LOT3 City/Muni/Twp:BELTON City/Muni/Twp: BELTON								
6	.19Mi.	**302 LAKE DR** **BELTON, MO 64012-2330**	02/11/2026			925	5/3/1	1954	8,712 SF	
		APN: 05-06-14-200-002-007.000 Document #: 779677 Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 8 Block: 1 Subdivision: LACY ESTATES MapRef: MB 2 PG 37 Abbreviated Description: Lot:8 Block:1 Subdivision:LACY ESTATES Map Ref:MB 2 PG 37City/Muni/Twp:BELTON City/Muni/Twp: BELTON								
7	.21Mi.	**604 PAWNEE LN** **BELTON, MO 64012-2939**	11/04/2025			980	5/3/1	1960	13,068 SF	
		APN: 05-06-14-300-005-003.000 Document #: 775120 Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 32 Subdivision: LACY ESTATES NO 4 MapRef: MB 2 PG 67 Abbreviated Description: Lot:32 Subdivision:LACY ESTATES NO 4 Map Ref:MB 2 PG 67City/Muni/Twp:BELTON City/Muni/Twp: BELTON								
8	.16Mi.	**203 W SUNRISE DR** **BELTON, MO 64012-2960**	09/02/2025			936	5/3/1	1960	8,712 SF	
		APN: 05-06-14-400-005-012.000 Document #: 771750 Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 30 Subdivision: LACY ESTATES NO 3 Abbreviated Description: Lot:30 Subdivision:LACY ESTATES NO 3								
9	.34Mi.	**704 PAWNEE LN** **BELTON, MO 64012-2941**	08/29/2025			960	5/3/1	1960	8,712 SF	
		APN: 05-06-14-300-005-010.000 Document #: 771615 Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 39 Subdivision: LACY ESTATES NO 4 Abbreviated Description: Lot:39 Subdivision:LACY ESTATES NO 4 City/Muni/Twp:BELTON City/Muni/Twp: BELTON								
10	.3Mi.	**505 PACIFIC DR** **BELTON, MO 64012-2935**	08/06/2025			960	5/3/1	1968	8,712 SF	
		APN: 05-06-14-300-002-029.000 Document #: 770479 Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 42&43 Subdivision: LACY ESTATES NO 5 & 6 RESURVEY Abbreviated Description: Lot:42&43 Subdivision:LACY ESTATES NO 5 & 6 RESURVEY Abbreviated Description:PORTION LOTS42&43								
11	.25Mi.	**600 ELDORADO CIR** **BELTON, MO 64012-4400**	07/24/2025			1442	6/3/1	1989	8,712 SF	
		APN: 05-06-14-300-002-142.000 Document #: 769784 Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 105 Subdivision: SPANISH VILLA Abbreviated Description: Lot:105 Subdivision:SPANISH VILLA								
12	.28Mi.	**302 BROOKSIDE DR** **BELTON, MO 64012-2906**	06/18/2025			980	5/3/1	1958	13,068 SF	

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APN: 05-06-14-300-006-032.000 Document #: 767972
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 28 Subdivision: LACY ESTATES NO 4 MapRef: MB 2 PG 67 Abbreviated Description: Lot:28 Subdivision:LACY ESTATES NO 4 Map Ref:MB 2 PG 67

13	.25Mi.	**600 W SUNRISE DR** **BELTON, MO 64012-2965**	05/30/2025	1123	5/3/1	1983	8,712 SF

APN: 05-06-14-200-002-073.000 Document #: 767015
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 11 Subdivision: SPANISH VILLA MapRef: MB 5 PG 30 Abbreviated Description: Lot:11 Subdivision:SPANISH VILLA Map Ref:MB 5 PG 30

14	.21Mi.	**608 LACY LN** **BELTON, MO 64012-2924**	05/22/2025	1035	6/3/1	1962	13,068 SF

APN: 05-06-14-300-006-005.000 Document #: 766663
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 16 Subdivision: LACY ESTATES NO 4 MapRef: MB 2 PG 67 Abbreviated Description: Lot:16 Subdivision:LACY ESTATES NO 4 Map Ref:MB 2 PG 67

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.	**313 W SOUTH AVE**	**03/04/2019**	$93,020	$17,670	814	7/4/1	1950	8,712 SF	
.01Mi.	**311 W SOUTH AVE**	**09/07/2023**	$83,830	$15,930	950	5/3/1	1956	8,712 SF	
.02Mi.	**501 LACY LN**	**07/15/2022**	$95,430	$18,130	1,050	5/3/1	1956	8,712 SF	
.03Mi.	**401 W SOUTH AVE**		$59,320	$11,270	1,467	7/3/1	1960	8,712 SF	
.03Mi.	**309 W SOUTH AVE**	**11/16/2015**	$88,580	$16,830	950	5/3/1	1955	8,712 SF	
.03Mi.	**413 LACY LN**	**06/17/2024**	$112,670	$21,410	1,225	6/3/1	1958	8,712 SF	
.03Mi.	**310 W SUNRISE DR**	**11/17/2020**	$100,390	$19,080	1,176	5/4/1	1956	8,712 SF	
.03Mi.	**410 HAMILTON LN**		$91,490	$17,380	950	5/3/1	1955	8,712 SF	
.04Mi.	**402 W SUNRISE DR**	**05/17/2022**	$236,960	$45,020	2,178	6/3/1	2002	8,712 SF	
.04Mi.	**411 LACY LN**	**11/30/2020**	$67,760	$12,870	864	5/3/1	1958	8,712 SF	
.05Mi.	**408 HAMILTON LN**	**09/19/2024**	$75,240	$14,300	950	5/3/1	1953	8,712 SF	
.05Mi.	**404 W SUNRISE DR**	**01/04/2017**	$194,450	$36,940	1,608	5/3/1	1997	8,712 SF	
.05Mi.	**305 W SOUTH AVE**	**02/16/2023**	$99,240	$18,860	1,240	5/3/1	1955	8,712 SF	
.06Mi.	**406 HAMILTON LN**	**05/30/2019**	$74,470	$14,150	925	5/3/1	1954	8,712 SF	
.06Mi.	**309 W SUNRISE DR**	**06/10/2022**	$85,340	$16,220	1,008	6/3/1	1956	8,712 SF	
.06Mi.	**304 W SUNRISE DR**	**05/03/2022**	$71,350	$13,560	936	4/2/1	1955	8,712 SF	

Rent vs. Own

Households Occupied by Renters:	31%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	39.0 years old	Households:	12,329
Median Household Income:	$77,221	Households w/Family:	72%
Household Income Per Capita:	$37,804	Households w/Family Married:	50%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Belton 124 School District	Students:	4,230
Number of Schools:	8	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.31Mi.	**Belton Middle School**	C-	Public	7 - 8

Number of Students: 641

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Student-Teacher Ratio: 13.28

0.50Mi. **Mill Creek Upper Elementary School** Number of Students: 435 Student-Teacher Ratio: 15.05		B+	Public	5 - 6
0.69Mi. **Belton High School** Number of Students: 1,258 Student-Teacher Ratio: 13.68 Advanced Placement: Yes		C+	Public	9 - 12
0.63Mi. **Cambridge Elementary School** Number of Students: 501 Student-Teacher Ratio: 16.09		C-	Public	KG - 4

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	118%	HIGHER
BURGLARY	124%	HIGHER
MOTOR VEHICLE THEFT	118%	HIGHER
FORCIBLE ROBBERY	79%	LOWER
AGGRAVATED ASSAULT	95%	SIMILAR
FORCIBLE RAPE	90%	LOWER
MURDER	95%	SIMILAR
OVERALL	105%	SIMILAR

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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