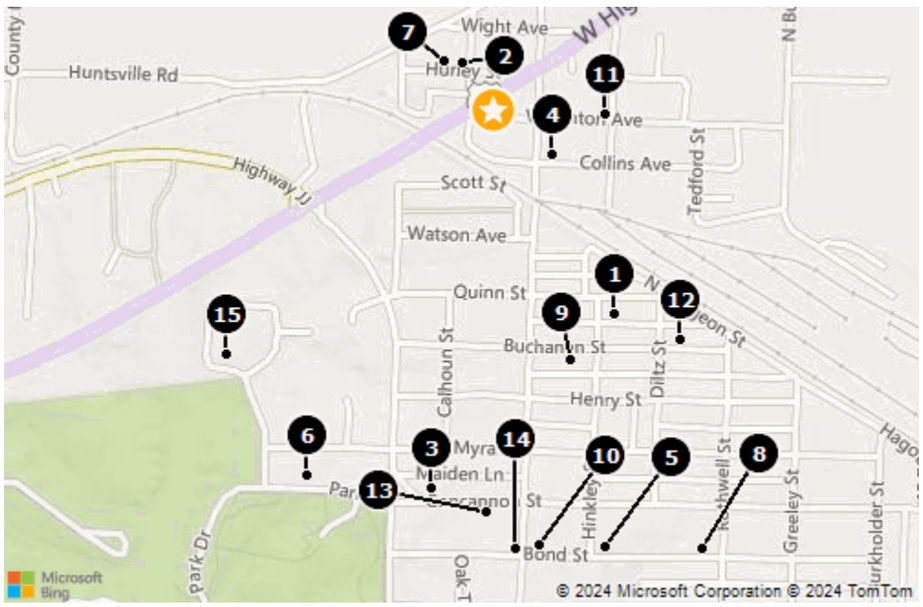
SiteX™ Report

OrderID: 92515440

SiteX Property Information Report



Subject Property Location

315 W HINTON AVE, MOBERLY, MO 65270-1047

County:	**RANDOLPH MO**	Census Tract:	291754903.002039
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	07-7.0-35.0-3.0-001-008.001	Thomas Bros Pg-Grid:	

Valuation

Value:	**$91,000**	FSD:	15
Value Range:	$77,350 - $104,650	Confidence Score:	85

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2023	Tax Rate Code Area:	
Assd Land Value:	$285	Market Land Value:	$1,500	Tax Year:	
Assd Improvement:	$6,605	Market Improvment Value:	$34,760	Total Taxable Value:	
Total Assessed Value:	$6,890	Total Assessor Market Value:	$36,260	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 13-14 Block: 8 District: 7 Subdivision: GRANDVIEW ADDITION Sec/Twnship/Range: SEC 35 TWN 54N RNG 14W
Abbreviated Description: GRANDVIEW ADD...MOBERLY: THE EAST 29.51' OF LOT 13 AND ALL OF LOT 14, BLK 8
City/Muni/Twp: MOBERLY

Property Characteristics

Lot Size:	4,792 SF	Bedrooms:	3	Pool:	
Building Area:	1008 SF	Baths:	1	Fireplace:	
Year Built:	1961	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	Other
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	Wall
Style:	Ranch	Basement:	No	Roof Cover:	Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/28/2023	Sales Price:	N/A
Document #:	20231192 BK-PG 941 -3095	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/27/2023		
Document Type:	Warranty Deed		

Legal Description:
City/Muni/Twp: MOBERLY

Prior Transfer

Recording Date:	04/27/2023	Sales Price:	N/A
Document #:	BK-PG 941 -3095	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 13-14 Block: 8 District: 7 Subdivision: GRANDVIEW ADDITION Sec/Twnship/Range: SEC 35 TWN 54N RNG 14W
Abbreviated Description: GRANDVIEW ADD...MOBERLY: THE EAST 29.51' OF LOT 13 AND ALL OF LOT 14, BLK 8
City/Muni/Twp: MOBERLY

Prior Transfer

Recording Date:	04/29/2002	Sales Price:	$29,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

SiteX™ Report

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Area Sales Analysis

Total Area Sales		Median # of Bedrooms	2
Median Lot Size	6,970 SF	Median # of Baths	1
Median Living Area	1,210 SF	Median Year Built	1940
Price Range - 2 Yrs		Age Range	12 years to 114 years
Median Value		Median Age	84 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.3Mi.	**1120 QUINN ST** **MOBERLY, MO 65270-1119**	07/31/2024			1138	/2/1	1915	6,534 SF	
		APN: 07-7.0-35.0-4.0-002-005.000 Document #: 20242250 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MOBERLY City/Muni/Twp: MOBERLY								
2	.07Mi.	**1407 HURLEY ST** **MOBERLY, MO 65270-3131**	06/25/2024			1440	/3/2	2006	14,375 SF	
		APN: 07-7.0-35.0-2.0-000-042.000 Document #: 20241812 Document Type: Deed Price Code: Land Use: Single Family Residential Legal:								
3	.48Mi.	**1355 CONCANNON ST** **MOBERLY, MO 65270-1252**	06/17/2024			1276	/3/1	1965	25,265 SF	
		APN: 07-7.0-35.0-3.0-002-176.000 Document #: 20241747 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal:								
4	.09Mi.	**221 COLLINS AVE** **MOBERLY, MO 65270-1043**	05/28/2024			1144	/3/1	1970	12,632 SF	
		APN: 07-7.0-35.0-3.0-001-031.000 Document #: 20241516 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal:								
5	.56Mi.	**1059 BOND ST** **MOBERLY, MO 65270-1258**	04/18/2024			872	/2/1	1925	6,970 SF	
		APN: 10-1.0-02.0-1.0-001-082.000 Document #: 20241108 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MOBERLY City/Muni/Twp: MOBERLY								
6	.52Mi.	**1543 PARK DR** **MOBERLY, MO 65270-1117**	04/16/2024			1503	/3/1	1957	13,068 SF	
		APN: 07-7.0-35.0-3.0-003-058.000 Document #: 20241055 Document Type: Deed Price Code: Land Use: Single Family Residential Legal:								
7	.09Mi.	**1411 HURLEY ST** **MOBERLY, MO 65270-3131**	12/04/2023			1980	/3/2	2012	9,583 SF	
		APN: 07-7.0-35.0-2.0-000-043.000 Document #: 20233741 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MOBERLY City/Muni/Twp: MOBERLY								
8	.6Mi.	**1011 BOND ST** **MOBERLY, MO 65270-1258**	11/27/2023			1441	/2/1	1910	6,098 SF	
		APN: 10-1.0-02.0-1.0-001-092.000 Document #: 20233654 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MOBERLY City/Muni/Twp: MOBERLY								
9	.33Mi.	**1208 BUCHANAN ST** **MOBERLY, MO 65270-1154**	10/31/2023			1414	/3/1	1920	6,098 SF	
		APN: 07-7.0-35.0-3.0-002-095.000 Document #: 20233378 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal:								
10	.54Mi.	**1125 BOND ST** **MOBERLY, MO 65270-1256**	10/02/2023			952	/2/1	1940	6,534 SF	
		APN: 10-1.0-02.0-2.1-000-029.000 Document #: 20233058 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MOBERLY City/Muni/Twp: MOBERLY								
11	.14Mi.	**301 N HINKLEY ST** **MOBERLY, MO 65270-1028**	09/15/2023			852	/2/1	1910	6,098 SF	
		APN: 07-7.0-35.0-3.0-001-002.000 Document #: 20232835 Document Type: Personal Representatives Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MOBERLY City/Muni/Twp: MOBERLY								
12	.37Mi.	**1027 BUCHANAN ST** **MOBERLY, MO 65270-1103**	08/10/2023			940	/2/1	1920	5,227 SF	
		APN: 07-7.0-35.0-4.0-002-021.000 Document #: 20232422 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MOBERLY City/Muni/Twp: MOBERLY								
13	.51Mi.	**1316 CONCANNON ST** **MOBERLY, MO 65270-1251**	07/14/2023			1022	/2/1	1925	6,098 SF	
		APN: 10-1.0-02.0-2.1-000-013.000 Document #: 20232055 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MOBERLY City/Muni/Twp: MOBERLY								
14	.54Mi.	**1201 BOND ST** **MOBERLY, MO 65270-1201**	07/14/2023			1210	/2/1	1948	13,068 SF	
		APN: 10-1.0-02.0-2.1-000-027.000 Document #: 20232057 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MOBERLY City/Muni/Twp: MOBERLY								
15	.45Mi.	**1721 LAKEWOOD DR**	06/21/2023			2720	/4/2	1960	37,897 SF	

SiteX™ Report

OrderID: 92515440

MOBERLY, MO 65270-1145
APN: 07-7.0-35.0-3.0-003-038.000 Document #: 20231822
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal:

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.	**315 W HINTON AVE**	**04/27/2023**	$36,260	$6,890	1,008	/3/1	1961	4,792 SF	
.02Mi.	**313 W HINTON AVE**	**08/31/2011**	$16,120	$3,060	1,026	/2/1	1920	13,504 SF	
.03Mi.	**310 W HINTON AVE**	**02/14/2012**	$64,520	$12,260	1,200	/2/1	1977	23,958 SF	
.03Mi.	**320 W HINTON AVE**	**06/01/2023**	$52,540	$9,980	1,695	/3/1	1968	9,148 SF	
.04Mi.	**1328 HURLEY ST**	**03/07/2016**	$12,150	$2,310	672	/2/1	1950	4,792 SF	
.04Mi.	**303 W HINTON AVE**	**04/20/2012**	$35,880	$6,820	1,288	/3/1	1925	14,375 SF	
.04Mi.	**306 W HINTON AVE**	**06/18/2010**	$18,830	$3,580	1,222	/3/1	1925	6,970 SF	
.05Mi.	**1505 CALHOUN ST**	**05/20/2016**	$20,420	$3,880	768	/2/1	1954	9,148 SF	
.05Mi.	**302 W HINTON AVE**	**03/25/1989**	$19,700	$3,740	1,648	/4/1	1947	6,970 SF	
.05Mi.	**317 COLLINS AVE**	**03/11/2009**	$18,200	$3,460	1,400	/2/1	1935	23,522 SF	
.06Mi.	**1311 HURLEY ST**	**08/26/2004**	$18,120	$3,440	1,904	/3/1	1923	13,939 SF	
.06Mi.	**1410 HURLEY ST**	**10/23/2015**	$33,240	$6,320	1,008	/2/1	1950	28,314 SF	
.07Mi.	**301 COLLINS AVE**	**07/19/2014**	$13,780	$2,620	984	/2/1	1920	9,583 SF	
.07Mi.	**1416 W HINTON AVE**	**06/30/2016**	$46,590	$8,850	1,256	/2/1	1954	13,939 SF	
.07Mi.	**251 W HINTON AVE**	**06/18/2009**	$18,370	$3,490	968	/2/1	1920	9,583 SF	
.07Mi.	**250 W HINTON AVE**	**07/21/2004**	$15,130	$2,870	1,176	/2/1	1929	4,792 SF	

Rent vs. Own

Households Occupied by Renters:	35%	Households Occupied by Owners:	53%

Demographics & Income

Median Age:	37.8 years old	Households:	6,409
Median Household Income:	$53,157	Households w/Family:	63%
Household Income Per Capita:	$25,817	Households w/Family Married:	41%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Moberly School District	Students:	2,215
Number of Schools:	8	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.56Mi.	**South Park Elementary School** Number of Students: 225 Student-Teacher Ratio: 11.44	NA	Public	KG - 2
2.83Mi.	**Moberly High School** Number of Students: 749 Student-Teacher Ratio: 16.41 Advanced Placement: Yes	C-	Public	9 - 12
2.70Mi.	**Gratz Brown Elementary School** Number of Students: 454 Student-Teacher Ratio: 11.51	D+	Public	3 - 5
2.63Mi.	**Moberly Middle School** Number of Students: 466	B-	Public	6 - 8

Student-Teacher Ratio: 11.75

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	141%	NOTABLY HIGHER
BURGLARY	127%	HIGHER
MOTOR VEHICLE THEFT	130%	NOTABLY HIGHER
FORCIBLE ROBBERY	116%	HIGHER
AGGRAVATED ASSAULT	117%	HIGHER
FORCIBLE RAPE	134%	NOTABLY HIGHER
MURDER	114%	HIGHER
OVERALL	105%	SIMILAR

Disaster Alerts

No alerts noted

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