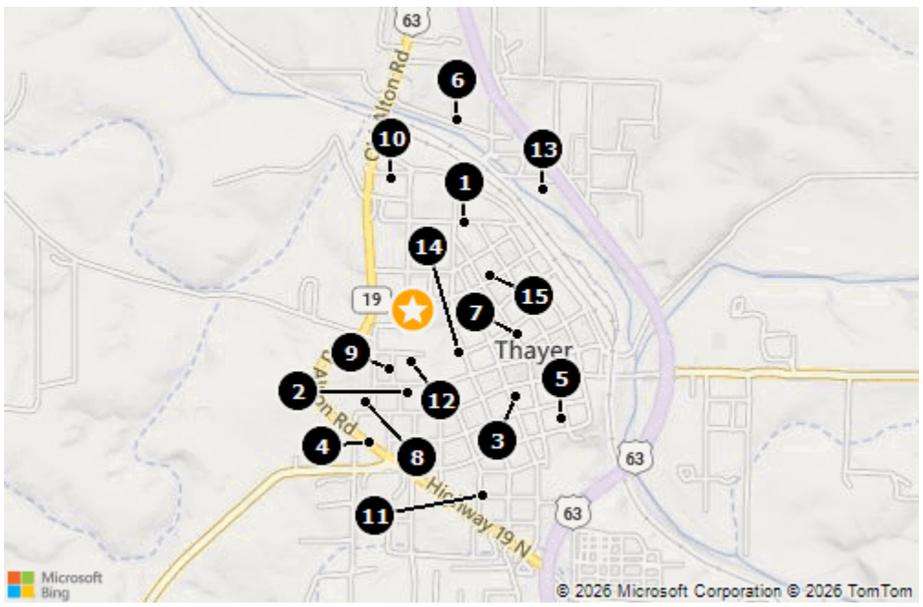
ICE SiteX Report

OrderID: 97164723

SiteX Property Information Report



Subject Property Location

322 N 9TH ST, THAYER, MO 65791-1130

County:	**OREGON MO**	Census Tract:	291494802.002035
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	23-9.0-31-1-009-0003.00000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$143,000**	FSD:	12	Common Confidence Score:	69
Value Range:	$125,840 - $160,160	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$923	Market Land Value:	$4,860	Tax Year:	2025
Assd Improvement:	$10,952	Market Improvment Value:	$57,640	Total Taxable Value:	$583
Total Assessed Value:	$11,875	Total Assessor Market Value:	$62,500	Delinquent Year:	
				Tax Account ID:	0205931000
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1 Block: 11 District: RT2T Subdivision: NEELY Sec/Twnship/Range: SEC 31 TWN 22 RNG 05
Abbreviated Description: B 553 P 239 CT PT BLK 11 NEELEY'S 1ST ADD

Property Characteristics

Lot Size:	19,950 SF	Bedrooms:	3	Pool:	
Building Area:	1422 SF	Baths:	1	Fireplace:	
Year Built:	1960	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Wood
Number of Units:		Garage Type:	Mixed	Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:	4	A/C:	Yes
Style:		Basement:	Partial	Roof Cover:	Asphalt
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/11/2025	Sales Price:	$140,404
Document #:	20251542 BK-PG 553-241	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/15/2025	Loan Amount:	N/A
Document #:	20250371 BK-PG 582-705	Loan Type:	FHA
TD Due Date:	03/01/2052	Type Finance:	

Legal Description:
Block: 11 Subdivision: E A NEELEYS FIRST ADDITION Sec/Twnship/Range: S31T22NR05W
City/Muni/Twp: THAYER

Prior Transfer

Recording Date:	02/18/2022	Sales Price:	N/A
Document #:	20220278 BK-PG 553 -239	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/18/2022		
Document Type:			

Legal Description:
Block: 11 Subdivision: E A NEELEYS FIRST ADDITION Map Ref: MB 3 PG 36 Sec/Twnship/Range: S31T22NR05W
Abbreviated Description: PORTION BLK11
City/Muni/Twp: THAYER

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Prior Transfer

Recording Date:	02/18/2022	Sales Price:	N/A
Document #:	BK-PG 553 -239	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1 Block: 11 District: RT2T Subdivision: NEELY Sec/Twnship/Range: SEC 31 TWN 22 RNG 05
Abbreviated Description: B 553 P 239 CT PT BLK 11 NEELEY'S 1ST ADD

Prior Transfer

Recording Date:	11/10/2015	Sales Price:	$75,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$148,000	Median # of Bedrooms	2
Median Lot Size	10,498 SF	Median # of Baths	1
Median Living Area	1,284 SF	Median Year Built	1937
Price Range - 2 Yrs	to $82,500	Age Range	33 years to 146 years
Median Value		Median Age	89 years

Comparable Sales Data

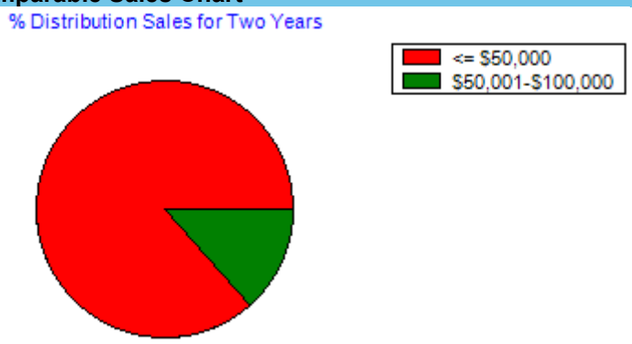
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.28Mi.	**414 POPLAR ST** **THAYER, MO 65791-1018**	10/20/2025			954	5/2/1	1940	10,716 SF	
		APN: 23-9.0-30-4-010-0007.00000 Document #: 20251328 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 2 Subdivision: E J HOPKINS SUBDIVISION MapRef: MB 1 PG 31 Abbreviated Description: Lot:2 Subdivision:E J HOPKINS SUBDIVISION Map Ref:MB 1 PG 31								
2	.22Mi.	**845 CHESTNUT ST** **THAYER, MO 65791-1212**	10/01/2025	$82,500	$34	2391	7/4/2	1930	20,386 SF	
		APN: 23-9.0-31-1-030-0006.00000 Document #: 20251244 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Subdivision: A B HOOKINS SUBDIVISION Abbreviated Description: Lot:5 Subdivision:A B HOOKINS SUBDIVISION Abbreviated Description:PORTION LOT5 City/Muni/Twp:THEVER City/Muni/Twp: THEVER								
3	.34Mi.	**423 WALNUT ST** **THAYER, MO 65791-1242**	09/29/2025	$65,500	$56	1165	5/3/1	1900	9,801 SF	
		APN: 23-9.0-31-1-037-0005.00000 Document #: 20251229 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4&5 Subdivision: J W MORANS SUBDIVISION Abbreviated Description: Lot:4&5 Subdivision:J W MORANS SUBDIVISION City/Muni/Twp:THAYER City/Muni/Twp: THAYER								
4	.5Mi.	**448 MO 19** **THAYER, MO 65791-8523**	09/22/2025			1664	9/6/1	1900	10,498 SF	
		APN: 23-9.0-31-4-003-0009.00000 Document #: 20251183 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 2 Block: 3 Subdivision: PILANDS ADDITION Abbreviated Description: Lot:2 Block:3 Subdivision:PILANDS ADDITION City/Muni/Twp:THAYER City/Muni/Twp: THAYER								
5	.48Mi.	**312 S 3RD ST** **THAYER, MO 65791-1340**	09/17/2025			1632	//1	1937	8,712 SF	
		APN: 23-9.0-32-5-005-0004.00000 Document #: 20251157 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 27 Subdivision: ORIGINAL TOWN OF THAYER Abbreviated Description: Lot:5 Block:27 Subdivision:ORIGINAL TOWN OF THAYER Abbreviated Description:PORTION LOT5								
6	.51Mi.	**304 BRITTANY LN** **THAYER, MO 65791-8200**	08/25/2025			1300	//2	1993	11,631 SF	
		APN: 23-9.0-30-4-002-0003.02000 Document #: 20251050 Document Type: Price Code: Land Use: Single Family Residential Legal: Sec/Twnship/Range: NW4SW4 S28T22NR05W 5PM Abbreviated Description: Sec/Twnship/Range:NW4SW4 S28T22NR05W 5PM								
7	.28Mi.	**216 N 4TH ST** **THAYER, MO 65791-1258**	08/05/2025			3261	4/2/1	1920	7,187 SF	
		APN: 23-9.0-31-1-023-0005.00000 Document #: 20250930 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 13 Sec/Twnship/Range: NE4NE4 S31T22NR05W Abbreviated Description: Lot:5 Block:13 Sec/Twnship/Range:NE4NE4 S31T22NR05W City/Muni/Twp:THAYER City/Muni/Twp: THAYER								
8	.27Mi.	**114 S 10TH ST** **THAYER, MO 65791-1235**	06/30/2025			1284	4/2/1	1920	14,288 SF	
		APN: 23-9.0-31-1-029-0007.00000 Document #: 20250766 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7&8 Block: 8 Subdivision: ANNA B HOPKINS SUBDIVISION MapRef: MB 3 PG 5 Abbreviated Description: Lot:7&8 Block:8 Subdivision:ANNA B HOPKINS SUBDIVISION Map Ref:MB 3 PG 5Abbreviated Description:PORTION LOT8								
9	.17Mi.	**115 N 9TH ST** **THAYER, MO 65791-1228**	05/06/2025			820	4/2/1	1974	6,316 SF	
		APN: 23-9.0-31-1-028-0002.00000 Document #: 20250469 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: 1 Subdivision: A B HOPKINS SUBDIVISION Abbreviated Description: Lot:7 Block:1 Subdivision:A B HOPKINS SUBDIVISION Abbreviated Description:PORTION LOT7								
10	.34Mi.	**931 MAPLE ST** **THAYER, MO 65791-9313**	05/06/2025			1216	5/2/1	1965	17,860 SF	
		APN: 23-9.0-30-4-008-0009.00000 Document #: 20250474 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: B Subdivision: I J STEVENS AND BEULAH STEVENS SUBDIVISION MapRef: MB 10 PG 84 Abbreviated Description: Lot:B Subdivision:I J STEVENS AND BEULAH STEVENS SUBDIVISION Map Ref:MB 10 PG 84Abbreviated Description:PORTION PCL B								

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11	.51Mi.	**521 S 7TH ST** **THAYER, MO 65791-1428**	04/24/2025	1406	5/3/2	1950	6,316 SF
	APN: 23-9.0-31-4-003-0006.01000 Document #: 20250427 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 3 Subdivision: PILANDS FIRST ADDITION Abbreviated Description: Lot:5 Block:3 Subdivision:PILANDS FIRST ADDITION Abbreviated Description:PORTION LOT5 City/Muni/Twp:THAYER City/Muni/Twp: THAYER						
12	.13Mi.	**847 ARCH ST** **THAYER, MO 65791-1105**	04/23/2025	3616	6/3/1	1880	16,509 SF
	APN: 23-9.0-31-1-027-0004.00000 Document #: 20250413 Document Type: Price Code: Land Use: Single Family Residential Legal: Block: 24 Subdivision: E A NEELEYS FIRST ADDITION Abbreviated Description: Block:24 Subdivision:E A NEELEYS FIRST ADDITION Abbreviated Description:PORTION BLK24 City/Muni/Twp:THAYER City/Muni/Twp: THAYER						
13	.46Mi.	**200 WYATT RD** **THAYER, MO 65791-7559**	02/14/2025	1120	//1	1986	91,912 SF
	APN: 23-9.0-30-4-005-0013.00000 Document #: 20250122 Document Type: Price Code: Land Use: Single Family Residential Legal: Block: 10 Subdivision: MARGARET A WHITE AND B F WHITE SUBDIVISION MapRef: MB 8 PG 23 Sec/Twnship/Range: NE4SE4 S30T22NR05W Abbreviated Description: Block:10 Subdivision:MARGARET A WHITE AND B F WHITE SUBDIVISION Map Ref:MB 8 PG 23Sec/Twnship/Range:NE4SE4 S30T22NR05W Abbreviated Description:PORTION BLK10						
14	.16Mi.	**203 N 6TH ST** **THAYER, MO 65791-1134**	01/14/2025	924	4/1/1	1930	8,015 SF
	APN: 23-9.0-31-1-017-0002.00000 Document #: 20250013 Document Type: Price Code: Land Use: Single Family Residential Legal: Block: 12 Subdivision: FIRST ADDITION Abbreviated Description: Block:12 Subdivision:FIRST ADDITION City/Muni/Twp:THAYER City/Muni/Twp: THAYER						
15	.22Mi.	**316 VINE ST** **THAYER, MO 65791-1035**	01/09/2025	962	4/2/1	1955	3,136 SF
	APN: 23-9.0-30-4-018-0004.00000 Document #: 20250004 Document Type: Price Code: Land Use: Single Family Residential Legal: Section: 3 Subdivision: ORIGINAL TOWN OF THAYER Abbreviated Description: Section:3 Subdivision:ORIGINAL TOWN OF THAYER City/Muni/Twp:AUGUSTA City/Muni/Twp: AUGUSTA						

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.	**322 N 9TH ST**	**02/18/2022**	$62,500	$11,875	1,422	6/3/1	1960	19,950 SF	
.01Mi.	**635 VINE ST**	**08/19/2022**	$25,170	$4,783	1,160	5/2/1	1949	8,756 SF	
.03Mi.	**310 N 9TH ST**	**12/11/2020**	$37,960	$7,212	1,075	5/2/1	1955	16,814 SF	
.03Mi.	**631 VINE ST**	**12/05/2024**	$30,060	$5,711	1,009	6/3/1	1950	1 SF	
.03Mi.	**903 VINE ST**	**05/20/2024**	$48,860	$9,148	1,740	6/2/1	1900	14,418 SF	
.04Mi.	**628 VINE ST**	**08/07/2017**	$40,280	$7,653	879	8/4/1	1955	13,983 SF	
.05Mi.	**913 VINE ST**		$57,960	$11,012	1,905	6/4/1	1970	16,509 SF	
.05Mi.	**906 VINE ST**	**12/15/2023**	$64,320	$12,221	1,232	//2	1998	9,496 SF	
.06Mi.	**626 VINE ST**	**06/19/2014**	$44,660	$8,027	1,114	5/3/1	1960	20,996 SF	
.06Mi.	**619 & 623 VINE ST**	**11/21/2022**	$39,870	$7,575	893	5/3/1	1960	1 SF	
.06Mi.	**410 N 9TH ST**	**04/29/2016**	$66,330	$12,602	1,527	6/4/1	1970	15,420 SF	
.06Mi.	**914 VINE ST**	**07/14/2023**	$30,440	$5,784	1,098	5/2/1	1880	9,496 SF	
.07Mi.	**403 N 9TH ST**	**01/28/2022**	$48,430	$9,202	1,140	//1	1997	9,496 SF	
.07Mi.	**620 VINE ST**		$18,800	$3,532	784	3/1/1	1930	9,191 SF	
.08Mi.	**925 VINE ST**	**08/19/2020**	$93,630	$17,790	4,501	11/4/2	1963	1 SF	
.08Mi.	**409 N 7TH ST**		$26,530	$5,041	912	5/2/1	1960	13,983 SF	

Rent vs. Own

Households Occupied by Renters:	32%	Households Occupied by Owners:	53%

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Demographics & Income

Median Age:	44.1 years old	Households:	1,596
Median Household Income:	$41,222	Households w/Family:	77%
Household Income Per Capita:	$24,509	Households w/Family Married:	52%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

School District Zone:	Thayer R-Ii School District	Students:	780
Number of Schools:	2	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.90Mi.	**Thayer Elementary School** Number of Students: 421 Student-Teacher Ratio: 11.08	A	Public	PK - 6
0.98Mi.	**Thayer Sr. High School** Number of Students: 359 Student-Teacher Ratio: 11.85	A-	Public	7 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	119%	HIGHER
BURGLARY	145%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	118%	HIGHER
FORCIBLE ROBBERY	118%	HIGHER
AGGRAVATED ASSAULT	129%	HIGHER
FORCIBLE RAPE	129%	HIGHER
MURDER	129%	HIGHER
OVERALL	134%	NOTABLY HIGHER

Disaster Alerts

5/19/2024 - Severe Tornados, Flooding 11/3/2024 - Severe Tornados, Flooding 3/14/2025 - Severe Storm, Tornados 3/30/2025 - Severe Tornados, Flooding

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