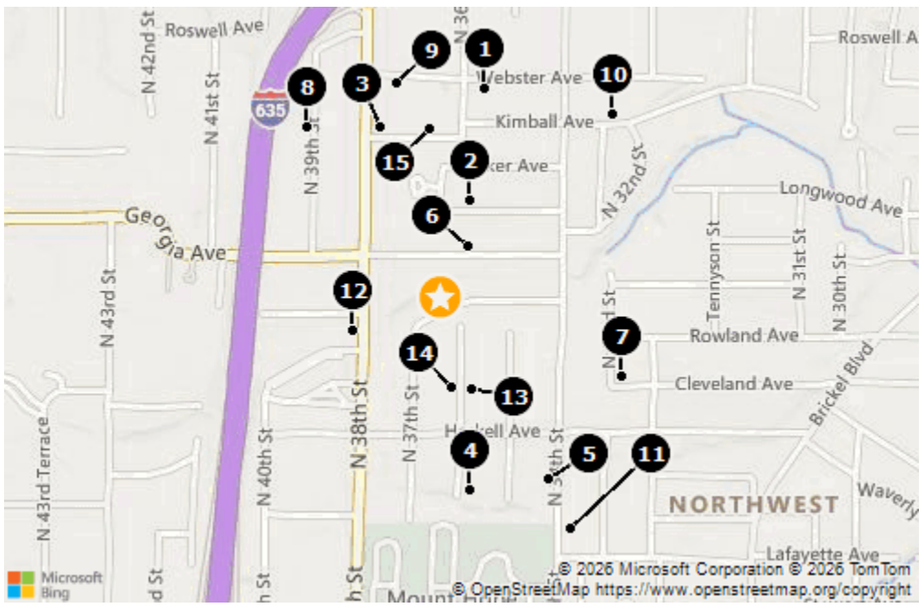
ICE SiteX Report

OrderID: 96300736

SiteX Property Information Report



Subject Property Location

3602 ROWLAND AVE, KANSAS CITY, KS 66104-3654

County:	**WYANDOTTE KS**	Census Tract:	202090406.001000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	194501	Thomas Bros Pg-Grid:	

Valuation

Value:	**$185,000**	FSD:	11
Value Range:	$164,650 - $205,350	Confidence Score:	89

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	010
Assd Land Value:	$2,322	Market Land Value:	$20,190	Tax Year:	2024
Assd Improvement:	$23,289	Market Improvment Value:	$202,510	Total Taxable Value:	$3,805
Total Assessed Value:	$25,611	Total Assessor Market Value:	$222,700	Delinquent Year:	
				Tax Account ID:	R4923
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 14 Subdivision: MONTICELLO HEIGHTS L13-24 Sec/Twnship/Range: SEC 31 TWN 10S RNG 25E
Abbreviated Description: MONTICELLO HEIGHTS L13-24, S31, T10, R25, ACRES 0.240000, L14

Property Characteristics

Lot Size:	9,845 SF	Bedrooms:	3	Pool:	
Building Area:	1344 SF	Baths:	1	Fireplace:	1
Year Built:	1968	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Veneer
Number of Units:	1	Garage Type:	Attached	Heating:	Yes
Number of Stories:		Number of Cars:	1	A/C:	Yes
Style:	Ranch	Basement:	Full	Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/19/2022	Sales Price:	N/A
Document #:	2022R-06157 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/30/2021	Sales Price:	$141,000
Document #:	2021R-18037 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/30/2021	Sales Price:	N/A
Document #:	2021R-18014 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/14/2021		
Document Type:			
Legal Description:			
Lot: 13-24 Subdivision: MONTICELLO HEIGHTS			
City/Muni/Twp: KANSAS CITY			

Prior Transfer

Recording Date:	08/23/2021	Sales Price:	$12,197
Document #:	2021R-15431 BK-PG -	Type of Sale:	Full Amount on Deed

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Contract Date: 08/20/2021
Document Type:
Legal Description:
Lot: 14 Subdivision: MONTICELLO HEIGHTS SUBDIVISION

Prior Transfer

Recording Date: 09/08/2011
Document #: 2011R-11037 BK-PG -
Contract Date: 10/20/2010
Document Type:
Sales Price: $59,000
Type of Sale: Full Amount on Deed
Legal Description:
Lot: 14 Subdivision: MONTICELLO HEIGHTS SUBDIVISION
City/Muni/Twp: KANSAS CITY

Prior Transfer

Recording Date: 01/04/2010
Document #: 2010R-00039 BK-PG 5662-770
Contract Date: 12/31/2009
Document Type:
Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax
Legal Description:
Lot: 14 Subdivision: MONTICELLO HEIGHTS LOTS 13-24
City/Muni/Twp: KANSAS CITY

Prior Transfer

Recording Date: 04/14/2009
Document #: 2009R-05179 BK-PG 5597-401
Contract Date: 04/10/2009
Document Type:
Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax
Legal Description:
Lot: 14 Subdivision: MONTICELLO HEIGHTS LOTS 13-24
City/Muni/Twp: KANSAS CITY

Prior Transfer

Recording Date: 10/27/2008
Document #: 2008R-17981 BK-PG 5560-055
Contract Date: 10/22/2008
Document Type:
Sales Price: $52,202
Type of Sale: Full Amount on Deed
Legal Description:
Lot: 14 Subdivision: MONTICELLO HEIGHTS LOTS 13 THROUGH 24
City/Muni/Twp: KANSAS CITY

Prior Transfer

Recording Date: 12/05/2007
Document #: 2007R-25780 BK-PG 5466-296
Contract Date: 12/05/2007
Document Type:
Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax
Legal Description:
Lot: 14 Subdivision: MONTICELLO HEIGHTS LOTS 13-24
City/Muni/Twp: KANSAS CITY

Prior Transfer

Recording Date: 09/12/2006
Document #: 2006R-22393 BK-PG 5268-0378
Contract Date: 09/12/2006
Document Type:
Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax
Legal Description:
Lot: 14 Subdivision: MONTICELLO HEIGHTS
Abbreviated Description: LOTS13-24
City/Muni/Twp: KANSAS CITY

Prior Transfer

Recording Date: 02/07/2005
Document #: 2005R-03284 BK-PG -
Contract Date: 02/02/2005
Document Type:
Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax
Legal Description:
Lot: 14 Subdivision: MONTICELLO HEIGHTS
City/Muni/Twp: KANSAS CITY

Prior Transfer

Recording Date: 02/07/2005
Document #: 2005-03284 BK-PG 4948-587
Contract Date: 02/02/2005
Document Type:
Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax
Legal Description:
Lot: 14 Subdivision: MONTICELLO HEIGHTS SUBDIVISION
City/Muni/Twp: KANSAS

Prior Transfer

Recording Date: 10/17/2002
Document #: 2002R-25223 BK-PG 4489-0208
Contract Date: 11/17/2000
Document Type:
Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax
Legal Description:
Lot: 14 Subdivision: MONTICELLO HEIGHTS LOTS 13-24 SUBDIVISION

Prior Transfer

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

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Document Type:
Legal Description:
Lot: 14 Subdivision: MONTICELLO HEIGHTS L13-24 Sec/Twnship/Range: SEC 31 TWN 10S RNG 25E
Abbreviated Description: MONTICELLO HEIGHTS L13-24, S31, T10, R25, ACRES 0.240000, L14

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	8,756 SF	Median # of Baths	1
Median Living Area	1,080 SF	Median Year Built	1950
Price Range - 2 Yrs		Age Range	55 years to 96 years
Median Value		Median Age	76 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.26Mi.	**3519 WEBSTER AVE** **KANSAS CITY, KS 66104-2552**	12/03/2025			1312	4/2/1	1960	9,104 SF	
		APN: 104241 Document #: 2025R-16221 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Subdivision: UNIVERSITY HEIGHTS Abbreviated Description: Subdivision:UNIVERSITY HEIGHTS Abbreviated Description:LOT: THE EAST 74 FEET OF THE NORTH 1/2 OF LOT 8 City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY								
2	.13Mi.	**3520 LONGWOOD AVE** **KANSAS CITY, KS 66104-2540**	12/02/2025			1503	7/3/1	1945	9,496 SF	
		APN: 104289 Document #: 2025R-16155 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 16 Subdivision: UNIVERSITY HEIGHTS Abbreviated Description: Subdivision:UNIVERSITY HEIGHTS Abbreviated Description:LOT: SOUTH 1/2 OF THE WEST 1/2 OF LOT 16 City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY								
3	.23Mi.	**3718 KIMBALL AVE** **KANSAS CITY, KS 66104-2536**	10/23/2025			1228	6/3/1	1950	9,453 SF	
		APN: 104806 Document #: 2025R-14376 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1,2 Subdivision: TUDORS RESURVEY Abbreviated Description: Lot:1,2 Subdivision:TUDORS RESURVEY Abbreviated Description:LOT: WEST 20 FEET OF LOT 2 City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY								
4	.24Mi.	**2217 N 36TH ST** **KANSAS CITY, KS 66104-3625**	09/18/2025			820	4/2/1	1945	8,756 SF	
		APN: 107934 Document #: 2025R-12490 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9 Subdivision: FAUTECKS SUBDIVISION Abbreviated Description: Subdivision:FAUTECKS SUBDIVISION Abbreviated Description:LOT: SOUTH HALF OF THE WEST HALF OF LOT 9 City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY								
5	.26Mi.	**2220 N 34TH ST** **KANSAS CITY, KS 66104-3605**	07/29/2025			1008	8/3/1	1950	7,623 SF	
		APN: 107948 Document #: 2025R-09890 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Subdivision: FAUTECK S SUBDIVISION Abbreviated Description: Subdivision:FAUTECK S SUBDIVISION Abbreviated Description:LOT: NORTH FIFTY (50) FEET OF THE EAST ONE-HALF (1/2) OF LOT NUMBER SEVEN (7) City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY								
6	.08Mi.	**3522 GEORGIA AVE** **KANSAS CITY, KS 66104-3661**	07/24/2025			832	4/2/1	1957	6,360 SF	
		APN: 104294 Document #: 2025R-09641 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 17 Subdivision: UNIVERSITY HEIGHTS Abbreviated Description: Subdivision:UNIVERSITY HEIGHTS Abbreviated Description:LOT: WEST 52 FEET OF THE SOUTH 122 1/2 FEET OF LOT 17 City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY								
7	.25Mi.	**3244 CLEVELAND AVE** **KANSAS CITY, KS 66104-4246**	06/24/2025			2076	8/4/3	1965	6,534 SF	
		APN: 104008 Document #: 2025R-08079 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 1 Subdivision: UNIVERSITY PARK Abbreviated Description: Block:1 Subdivision:UNIVERSITY PARK Abbreviated Description:LOT: SOUTH 66 FEET OF LOT 3 City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY								
8	.28Mi.	**2822 N 39TH ST** **KANSAS CITY, KS 66104-2503**	06/13/2025			770	4/2/1	1930	12,197 SF	
		APN: 105621 Document #: 2025R-07641 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 11 Subdivision: SUNSET RIDGE Abbreviated Description: Lot:11 Subdivision:SUNSET RIDGE City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY								
9	.27Mi.	**3727 WEBSTER AVE** **KANSAS CITY, KS 66104-2556**	05/15/2025			768	7/4/1	1971	4,661 SF	
		APN: 105118 Document #: 2025R-06078 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: F-H Subdivision: CHICKS SUBDIVISION Abbreviated Description: Lot:F-H Subdivision:CHICKS SUBDIVISION Abbreviated Description:LOT: THE W 230FT OF LOTS F AND G AND THE E SOFT OF THE W 230FT OF THE N 9.9FT OF LOT H City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY								
10	.32Mi.	**3316 KIMBALL AVE** **KANSAS CITY, KS 66104-4052**	05/12/2025			1080	4/2/1	1948	6,752 SF	
		APN: 104225 Document #: 2025R-05805 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 39 Subdivision: UNIVERSITY HEIGHTS Abbreviated Description: Subdivision:UNIVERSITY HEIGHTS Abbreviated Description:LOT: EAST 52.5 FEET OF THE SOUTH 122.5 FEET OF LOT 39 City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY								
11	.34Mi.	**2113 N 34TH ST** **KANSAS CITY, KS 66104-3603**	05/07/2025			1014	5/2/1	1945	7,579 SF	
		APN: 102409 Document #: 2025R-05555 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: A Subdivision: VICTORY MANOR Abbreviated Description: Subdivision:VICTORY MANOR Abbreviated Description:LOT: SOUTH 60 FEET OF LOT A City/Muni/Twp:CITY OF KANSAS CITY City/Muni/Twp: CITY OF KANSAS CITY								
12	.13Mi.	**2514 N 38TH ST** **KANSAS CITY, KS 66104-3509**	04/24/2025			1172	5/3/1	1940	14,331 SF	

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APN: 108016 Document #: 2025R-04905
Document Type: Price Code:
Land Use: Single Family Residential
Legal:

13 .12Mi. **2421 N 36TH ST** 03/27/2025 1392 6/3/1 1950 9,017 SF
KANSAS CITY, KS 66104-3629
APN: 107953 Document #: 2025R-03453
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: FAUTECKS SUBDIVISION Abbreviated Description: Subdivision:FAUTECKS SUBDIVISION Abbreviated Description:LOT: WEST HALF OF THE SOUTH HALF OF LOT 14 City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

14 .12Mi. **2422 N 36TH ST** 03/07/2025 1782 5/3/2 1950 8,756 SF
KANSAS CITY, KS 66104-3628
APN: 216802 Document #: 2025R-02667
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 17 Subdivision: FAUTECKS SUBDIVISION Abbreviated Description: Subdivision:FAUTECKS SUBDIVISION Abbreviated Description:LOT: SOUTH HALF OF THE EAST HALF OF LOT 17 City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

15 .22Mi. **3618 KIMBALL AVE** 02/10/2025 768 4/2/1 1951 8,973 SF
KANSAS CITY, KS 66104-2534
APN: 104802 Document #: 2025R-01563
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 6,7 Subdivision: CHICKS SUBDIVISION Abbreviated Description: Lot:6,7 Subdivision:CHICKS SUBDIVISION Abbreviated Description:LOT: EAST 50 FEET OF LOT 6 AND THE WEST 35 FEET OF LOT 7 City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

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.	**3602 ROWLAND AVE**		$222,700	$25,611	1,344	5/3/1	1968	9,845 SF	
.02Mi.	**3614 ROWLAND AVE**		$205,300	$23,610	1,220	6/3/1	1961	10,280 SF	
.02Mi.	**3600 ROWLAND AVE**	**07/00/1994**	$194,800	$22,402	1,560	7/3/2	1958	17,772 SF	Yes
.03Mi.	**3615 GEORGIA AVE**		$115,200	$13,248	1,120	5/2/1	1955	14,941 SF	
.03Mi.	**3618 ROWLAND AVE**		$260,700	$29,980	1,652	6/3/3	1960	10,454 SF	
.03Mi.	**3601 ROWLAND AVE**	**08/12/2019**	$59,000	$6,785	1,086	7/4/3	1962	9,627 SF	
.03Mi.	**3611 GEORGIA AVE**	**04/00/1998**	$87,100	$10,017	1,048	5/2/1	1935	9,148 SF	
.04Mi.	**3623 GEORGIA AVE**		$146,600	$16,859	1,540	5/3/1	1959	22,608 SF	
.04Mi.	**3534 ROWLAND AVE**	**04/16/2018**	$154,600	$17,779	1,152	7/3/1	1961	10,193 SF	
.04Mi.	**3603 GEORGIA AVE**	**12/00/2007**	$121,500	$13,972	1,148	5/3/1	1963	8,973 SF	
.04Mi.	**3525 ROWLAND AVE**	**11/24/2018**	$193,600	$22,264	1,696	10/4/3	1959	9,932 SF	
.04Mi.	**3611 ROWLAND AVE**		$200,700	$23,081	1,266	5/3/2	1962	17,076 SF	
.05Mi.	**3615 ROWLAND AVE**		$155,300	$17,859	1,080	5/3/1	1963	15,072 SF	
.05Mi.	**3624 ROWLAND AVE**	**11/00/1999**	$159,900	$18,389	1,260	6/3/2	1967	10,629 SF	
.05Mi.	**3520 ROWLAND AVE**	**10/00/2001**	$196,600	$22,609	1,794	6/3/2	1959	13,112 SF	
.05Mi.	**3525 GEORGIA AVE**	**09/07/2010**	$72,700	$8,360	768	4/1/1	1930	11,413 SF	

Rent vs. Own

Households Occupied by Renters:	30%	Households Occupied by Owners:	60%

Demographics & Income

Median Age:	37.2 years old	Households:	10,098
Median Household Income:	$54,424	Households w/Family:	67%
Household Income Per Capita:	$22,916	Households w/Family Married:	41%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Kansas City Unified School District 500	Students:	22,140
Number of Schools:	43	Rating:	C-

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.90Mi.	**Eisenhower Middle School** Number of Students: 672 Student-Teacher Ratio: 15.1	D	Public	6 - 8
0.90Mi.	**Quindaro Elementary School** Number of Students: 334 Student-Teacher Ratio: 14.17	C	Public	KG - 5
4.19Mi.	**Washington High School** Number of Students: 1,083 Student-Teacher Ratio: 14.21 Advanced Placement: Yes	F	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	127%	HIGHER
BURGLARY	120%	HIGHER
MOTOR VEHICLE THEFT	119%	HIGHER
FORCIBLE ROBBERY	102%	SIMILAR
AGGRAVATED ASSAULT	108%	SIMILAR
FORCIBLE RAPE	103%	SIMILAR
MURDER	107%	SIMILAR
OVERALL	113%	HIGHER

Disaster Alerts

5/19/2024 - Severe Tornados, Flooding

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