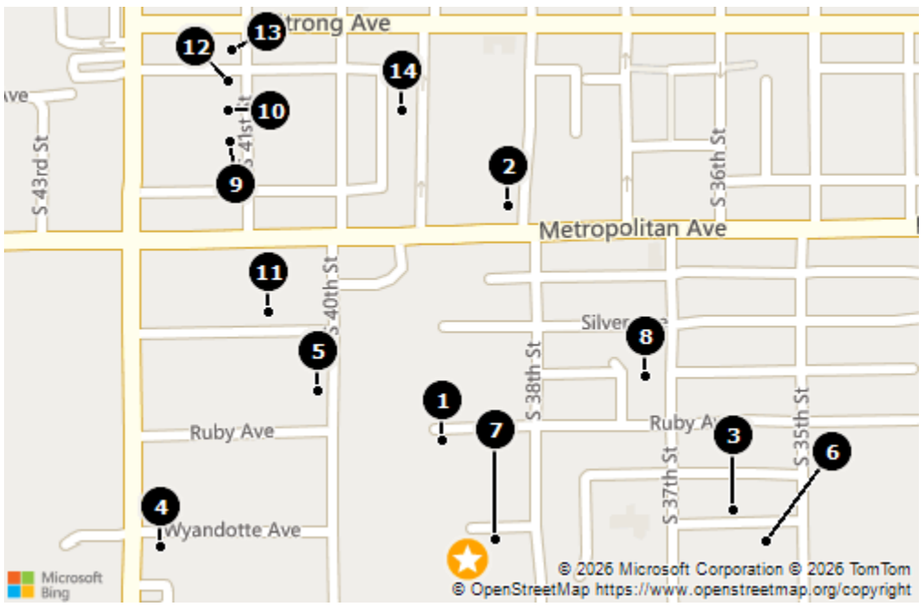
ICE SiteX Report

OrderID: 98504605

SiteX Property Information Report



Subject Property Location

3819 WYANDOTTE AVE, KANSAS CITY, KS 66106-2631

County:	**WYANDOTTE KS**	Census Tract:	202090427.002004
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	169718	Thomas Bros Pg-Grid:	

Valuation

Value:	**$189,000**	FSD:	28	Common Confidence Score:	25
Value Range:	$136,080 - $241,920	ICE Confidence Score:	72		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	010
Assd Land Value:	$3,617	Market Land Value:	$31,450	Tax Year:	2025
Assd Improvement:	$13,760	Market Improvment Value:	$119,650	Total Taxable Value:	$2,764
Total Assessed Value:	$17,377	Total Assessor Market Value:	$151,100	Delinquent Year:	
				Tax Account ID:	R68174
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 8 Block: 4 Subdivision: GIBBS & PAYNES 2ND ADD REP Sec/Twnship/Range: SEC 30 TWN 11S RNG 25E
Abbreviated Description: GIBBS & PAYNES 2ND ADD REP, S30, T11, R25, ACRES 0.230000, B4 L8 TO L10

Property Characteristics

Lot Size:	9,888 SF	Bedrooms:	4	Pool:	
Building Area:	1788 SF	Baths:	2	Fireplace:	
Year Built:	1915	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	9	Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:	Carport	Heating:	Yes
Number of Stories:		Number of Cars:		A/C:	Yes
Style:	Historical	Basement:	Full	Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/15/2026	Sales Price:	$1,623,540
Document #:	2026R-00621 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/17/2024	Sales Price:	$109,500
Document #:	2024A-11281 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/03/2024	Loan Amount:	N/A
Document #:	2024R-10655 BK-PG -	Loan Type:	Future Advance Clause/Open End Mortgage
TD Due Date:	09/01/2054	Type Finance:	

Legal Description:
Lot: 8-10 Block: 4 Subdivision: GIBBS AND PAYNES 2ND ADDITION
City/Muni/Twp: KANSAS CITY

Prior Transfer

Recording Date:	09/03/2024	Sales Price:	N/A
Document #:	2024A-10654 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

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Legal Description:

Prior Transfer

Recording Date:	06/01/2021	Sales Price:	N/A
Document #:	2021R-09775 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/20/2021		
Document Type:			

Legal Description:
Lot: 8-10 Block: 4 Subdivision: GIBBS AND PAYNES 2ND ADDITION
City/Muni/Twp: KANSAS CITY

Prior Transfer

Recording Date:	11/25/2020	Sales Price:	N/A
Document #:	2020R-17661 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/19/2020		
Document Type:			

Legal Description:
Lot: 8-10 Block: 4 Subdivision: GIBBS AND PAYNES 2ND ADDITION
City/Muni/Twp: KANSAS CITY

Prior Transfer

Recording Date:	11/24/2020	Sales Price:	N/A
Document #:	2020R-17622 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/19/2020		
Document Type:			

Legal Description:
Lot: 8-10 Block: 4 Subdivision: REPLAT OF GIBBS ADN PAYNES 2ND ADDITION
City/Muni/Twp: KANSAS CITY

Prior Transfer

Recording Date:	03/20/2015	Sales Price:	N/A
Document #:	2015R-03391 BK-PG 5222-637	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/09/2015	Loan Amount:	N/A
Document #:	2015R-01496 BK-PG -	Loan Type:	New Conventional
TD Due Date:	03/01/2045	Type Finance:	

Legal Description:
Lot: 8-10 Block: 4 Subdivision: REPLAT OF GIBBS AND PAYNES 2ND ADDITION
City/Muni/Twp: KANSAS CITY

Mortgage Record

Recording Date:	06/19/2006	Loan Amount:	N/A
Document #:	2006R-14656 BK-PG 5222-0637	Loan Type:	Unknown
TD Due Date:	07/01/2021	Type Finance:	

Legal Description:
Lot: 8-10 Block: 4 Subdivision: REPLAT OF GIBBS & PAYNES SECOND ADD TO ARGENTINE
City/Muni/Twp: KANSAS CITY

Prior Transfer

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

Legal Description:
Lot: 8 Block: 4 Subdivision: GIBBS & PAYNES 2ND ADD REP Sec/Twnship/Range: SEC 30 TWN 11S RNG 25E
Abbreviated Description: GIBBS & PAYNES 2ND ADD REP, S30, T11, R25, ACRES 0.230000, B4 L8 TO L10

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	6,360 SF	Median # of Baths	1
Median Living Area	1,130 SF	Median Year Built	1929
Price Range - 2 Yrs		Age Range	65 years to 106 years
Median Value		Median Age	97 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.07Mi.	**3823 RUBY AVE** **KANSAS CITY, KS 66106-2623**	09/16/2026			1368	6/3/1	1925	4,879 SF	
2	.22Mi.	**3802 METROPOLITAN AVE** **KANSAS CITY, KS 66106-2616**	08/19/2026			1131	4/2/1	1932	5,837 SF	
3	.17Mi.	**3518 WYANDOTTE AVE** **KANSAS CITY, KS 66106-2727**	08/18/2026			1101	6/3/1	1925	12,371 SF	

1 .07Mi. **3823 RUBY AVE KANSAS CITY, KS 66106-2623**
APN: 169734 Document #: 2026R-12847
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 12,13 Block: 5 Subdivision: REPLAT OF GIBBS-AND PAYNES 2ND ADDITION Abbreviated Description: Lot:12,13 Block:5 Subdivision:REPLAT OF GIBBS-AND PAYNES 2ND ADDITION Abbreviated Description:LOT: EAST 11 FEET OF LOT 13 City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

2 .22Mi. **3802 METROPOLITAN AVE KANSAS CITY, KS 66106-2616**
APN: 171512 Document #: 2026R-11428
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 19 Subdivision: BOEKE PLACE Abbreviated Description: Lot:19 Subdivision:BOEKE PLACE City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

3 .17Mi. **3518 WYANDOTTE AVE KANSAS CITY, KS 66106-2727**
APN: 169061 Document #: 2026R-11341
Document Type: Price Code:
Land Use: Single Family Residential

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Legal: Lot: 21-24 Block: 6 Subdivision: GIBBS AND PAYNES ADDITION Abbreviated Description: Lot:21-24 Block:6 Subdivision:GIBBS AND PAYNES ADDITION Abbreviated Description:LOT: WEST 20 FEET OF LOT 24 City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

4	.19Mi.	**1625 S 42ND ST** **KANSAS CITY, KS 66106-2564**	06/30/2026	1236	6/3/1	1940	6,186 SF

APN: 170137 Document #: 2026R-08746
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 33-37 Block: 3 Subdivision: CLINTON PLACE Abbreviated Description: Subdivision:CLINTON PLACE Abbreviated Description:LOT: NORTH 50 FEET OF LOTS 33-37 City/Muni/Twp:CITY OF ARGENTINE City/Muni/Twp: CITY OF ARGENTINE

5	.14Mi.	**1538 S 40TH ST** **KANSAS CITY, KS 66106-2665**	05/08/2026	840	5/3/1	1930	15,420 SF

APN: 170103 Document #: 2026R-05997
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 7-11 Block: 1 Subdivision: CLINTON PLACE Abbreviated Description: Lot:7-11 Block:1 Subdivision:CLINTON PLACE City/Muni/Twp:CITY OF KANSAS CITY City/Muni/Twp: CITY OF KANSAS CITY

6	.19Mi.	**3507 WYANDOTTE AVE** **KANSAS CITY, KS 66106-2726**	04/13/2026	1356	8/4/2	1925	6,490 SF

APN: 169054 Document #: 2026R-04586
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4,5 Block: 5 Subdivision: GIBBS & PAYNES-ADDITION TO ARGENTINE Abbreviated Description: Lot:4,5 Block:5 Subdivision:GIBBS & PAYNES-ADDITION TO ARGENTINE City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

7	.01Mi.	**3811 WYANDOTTE AVE** **KANSAS CITY, KS 66106-2631**	04/06/2026	988	5/3/1	1961	9,540 SF

APN: 169719 Document #: 2026R-04141
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 5-7 Block: 4 Subdivision: REPLAT OF GIBBS AND PAYNES 2ND ADD Abbreviated Description: Lot:5-7 Block:4 Subdivision:REPLAT OF GIBBS AND PAYNES 2ND ADD City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

8	.16Mi.	**1540 S 37TH ST** **KANSAS CITY, KS 66106-2764**	03/30/2026	1092	5/3/1	1930	6,229 SF

APN: 169306 Document #: 2026R-03860
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 6,7 Block: 2 Subdivision: SWEENEYS RESURVEY OF GIBBS& PAYNES SECOND ADD Abbreviated Description: Lot:6,7 Block:2 Subdivision:SWEENEYS RESURVEY OF GIBBS& PAYNES SECOND ADD City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

9	.31Mi.	**1428 S 41ST ST** **KANSAS CITY, KS 66106-1930**	03/03/2026	1142	5/2/1	1923	7,536 SF

APN: 171811 Document #: 2026R-02711
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 31 Subdivision: BOEKES SECOND ADDITION Abbreviated Description: Lot:31 Subdivision:BOEKES SECOND ADDITION City/Muni/Twp:CITY OF KANSAS CITY City/Muni/Twp: CITY OF KANSAS CITY

10	.32Mi.	**1422 S 41ST ST** **KANSAS CITY, KS 66106-1930**	12/10/2025	1134	6/3/1	1930	7,536 SF

APN: 171809 Document #: 2025R-16605
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 33 Subdivision: BOEKES 2ND ADDITION TO ARGENTINE Abbreviated Description: Lot:33 Subdivision:BOEKES 2ND ADDITION TO ARGENTINE City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

11	.2Mi.	**4018 SILVER AVE** **KANSAS CITY, KS 66106-2630**	09/22/2025	816	4/2/1	1920	4,792 SF

APN: 169911 Document #: 2025R-12749
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: CLINTON PLACE NO 2 Abbreviated Description: Lot:11 Subdivision:CLINTON PLACE NO 2 City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

12	.34Mi.	**1412 S 41ST ST** **KANSAS CITY, KS 66106-1930**	09/18/2025	1756	8/4/2	1929	8,276 SF

APN: 171807 Document #: 2025R-12509
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 34 Subdivision: BOEKES 2NDADDITION TO ARGENTINE Legal Unit: 2 Abbreviated Description: Subdivision:BOEKES 2NDADDITION TO ARGENTINE Legal Unit:2 Abbreviated Description:LOT: NORTH 5 FEET OF LOT 34 AND City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

13	.35Mi.	**4101 STRONG AVE** **KANSAS CITY, KS 66106-1945**	09/11/2025	1129	5/2/1	1928	6,229 SF

APN: 171800 Document #: 2025R-12214
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1,2 Subdivision: BOEKES SECOND ADDITION Abbreviated Description: Lot:1,2 Subdivision:BOEKES SECOND ADDITION Abbreviated Description:LOT: EAST 18.8 FEET OF LOT 2 City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

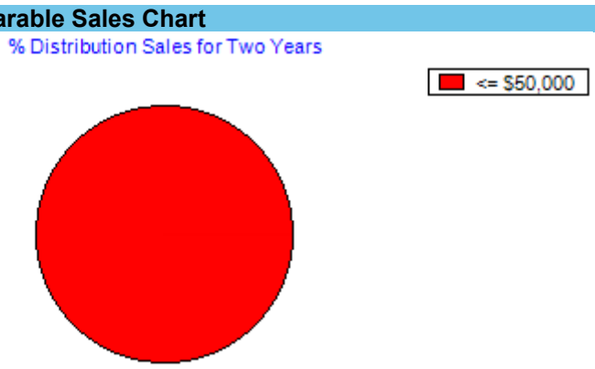
14	.28Mi.	**1422 S 39TH ST** **KANSAS CITY, KS 66106-1916**	09/11/2025	1032	4/2/1	1930	5,140 SF

APN: 171606 Document #: 2025R-12213
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 41,42 Subdivision: GREENLEES 4TH ADDITION Abbreviated Description: Lot:41,42 Subdivision:GREENLEES 4TH ADDITION

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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.	**3819 WYANDOTTE AVE**		$151,100	$17,377	1,788	9/4/2	1915	9,888 SF	
.01Mi.	**3811 WYANDOTTE AVE**		$142,000	$16,330	988	5/3/1	1961	9,540 SF	
.03Mi.	**3805 WYANDOTTE AVE**	**06/06/2018**	$156,500	$17,997	1,010	5/2/2	1900	6,882 SF	
.03Mi.	**1644 S 38TH ST**	**10/00/1993**	$206,600	$23,759	2,432	6/3/1	1925	22,738 SF	
.04Mi.	**3812 WYANDOTTE AVE**		$87,700	$10,086	634	4/2/1	1915	13,242 SF	
.04Mi.	**3810 WYANDOTTE AVE**	**09/00/1986**	$142,200	$16,353	1,652	6/3/1	1935	6,447 SF	
.04Mi.	**1648 S 38TH ST**	**02/00/2003**	$120,500	$13,857	1,364	6/2/1	1935	9,888 SF	
.04Mi.	**1701 S 40TH ST**	**05/02/2014**	$158,100	$18,181	1,128	7/3/2	1963	21,649 SF	
.04Mi.	**1703 S 40TH ST**	**06/22/2017**	$222,500	$25,588	1,878	7/4/2	1930	38,594 SF	
.04Mi.	**3806 WYANDOTTE AVE**	**09/00/2000**	$65,800	$7,567	720	4/1/1	1915	6,447 SF	
.05Mi.	**1741 S 40TH ST**		$183,300	$21,080	1,152	5/3/1	1961	24,481 SF	
.05Mi.	**3800 WYANDOTTE AVE**	**06/26/2018**	$107,300	$12,340	792	4/2/1	1895	6,447 SF	
.06Mi.	**3841 BARBER AVE**	**10/26/2012**	$168,600	$19,389	1,066	5/3/1	1958	18,818 SF	
.06Mi.	**1629 S 38TH ST**	**11/00/2005**	$89,400	$10,281	1,056	5/2/1	1925	9,148 SF	
.06Mi.	**3817 RUBY AVE**	**03/21/2016**	$135,100	$15,537	1,348	6/3/2	1920	6,708 SF	
.06Mi.	**1621 S 38TH ST**	**06/26/2015**	$98,400	$11,316	764	5/2/1	1925	4,530 SF	

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	36.0 years old	Households:	8,798
Median Household Income:	$56,088	Households w/Family:	66%
Household Income Per Capita:	$26,137	Households w/Family Married:	42%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Kansas City Unified School District 500	Students:	21,538
Number of Schools:	43	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.00Mi.	**J.C. Harmon High School** Number of Students: 1,285 Student-Teacher Ratio: 17.98	F	Public	9 - 12
1.10Mi.	**Argentine Middle School** Number of Students: 519 Student-Teacher Ratio: 13.59	F	Public	6 - 8
0.26Mi.	**New Stanley Elementary School** Number of Students: 251 Student-Teacher Ratio: 12.29	D-	Public	KG - 5

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	111%	HIGHER
BURGLARY	83%	LOWER
MOTOR VEHICLE THEFT	106%	SIMILAR
FORCIBLE ROBBERY	109%	SIMILAR
AGGRAVATED ASSAULT	88%	LOWER
FORCIBLE RAPE	106%	SIMILAR
MURDER	97%	SIMILAR
OVERALL	88%	LOWER

Disaster Alerts

7/17/2025 - Severe Storm, Flooding

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