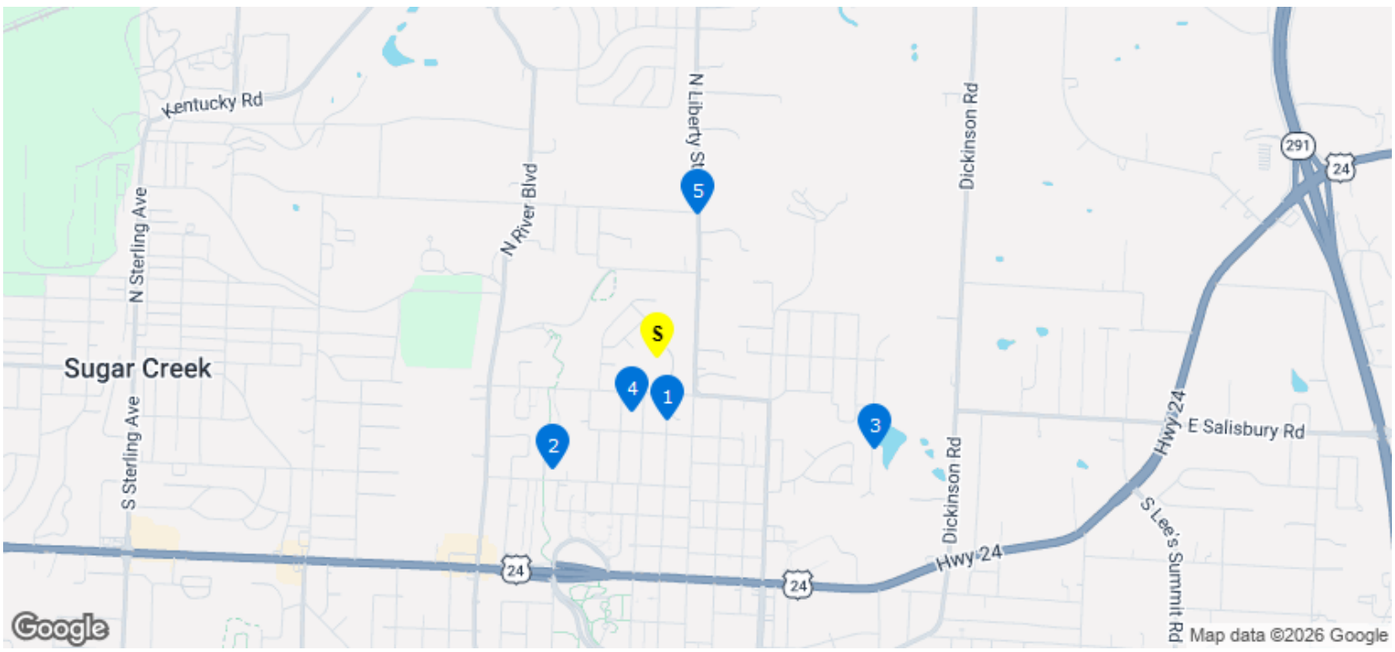
ICE SiteX Report

OrderID: 98809129

SiteX Property Information Report



Subject Property Location

408 W WAYNE CIR, INDEPENDENCE, MO 64050-1633

County:	**JACKSON MO**	Census Tract:	0112.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	15-820-05-19	Thomas Bros Pg-Grid:	

Valuation

Value:	**$209,000**	FSD:	15	Common Confidence Score:	53
Value Range:	$177,650 - $240,350	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	009
Assd Land Value:	$7,613	Market Land Value:		Tax Year:	2026
Assd Improvement:	$22,540	Market Improvment Value:		Total Taxable Value:	$2,117
Total Assessed Value:	$30,153	Total Assessor Market Value:	$158,700	Delinquent Year:	
				Tax Account ID:	732648
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 30 Subdivision: JONES MEADOWS
Abbreviated Description: JONES MEADOWS LOT 30

Property Characteristics

Lot Size:	11,326 SF	Bedrooms:	3	Pool:	
Building Area:	956 SF	Baths:	1	Fireplace:	
Year Built:	1962	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Vinyl siding
Number of Units:		Garage Type:		Heating:	Forced air unit
Number of Stories:	1+B	Number of Cars:	1	A/C:	Central
Style:		Basement:	Improved Basement (Finished)	Roof Cover:	Composition Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/29/2026	Sales Price:	N/A
Document #:	2026E0072640 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	07/02/2021	Sales Price:	$4,197
Document #:	2021E0072439 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	06/04/2021	Loan Amount:	N/A
Document #:	2021E0061362 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	06/01/2021		
TD Due Date:	06/01/2051	Type Finance:	
Legal Description:			
Subdivision: JONES MEADOWS			
City/Muni/Twp: INDEPENDENCE			

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Prior Transfer

Recording Date:	06/04/2021	Sales Price:	N/A
Document #:	2021E0061099 BK-PG -	Type of Sale:	Undetermined Transfer
Contract Date:	06/01/2021		
Document Type:	Deed		

Legal Description:
Subdivision: JONES MEADOWS
City/Muni/Twp: INDEPENDENCE

Prior Transfer

Recording Date:	06/04/2021	Sales Price:	N/A
Document #:	2021E0061098 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	05/19/2021		
Document Type:	Deed		

Legal Description:
Subdivision: JONES MEADOWS
City/Muni/Twp: INDEPENDENCE

Mortgage Record

Recording Date:	06/19/2014	Loan Amount:	N/A
Document #:	2014E0049050 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	10/04/2013		
TD Due Date:	10/01/2043	Type Finance:	

Legal Description:
Subdivision: JONES MEADOWS Map Ref: 0
City/Muni/Twp: INDEPENDENCE

Prior Transfer

Recording Date:	06/10/2013	Sales Price:	N/A
Document #:	2013E0059467 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	06/06/2013		
Document Type:	Deed		

Legal Description:
Subdivision: JONES MEDBOWS A SUBDIVISION

Area Sales Analysis

Total Area Sales	$678,600	Median # of Bedrooms	3
Median Lot Size	14,810 SF	Median # of Baths	1
Median Living Area	1,117 SF	Median Year Built	1955
Price Range - 2 Yrs	$110,000 to $157,000	Age Range	65 years to 106 years
Median Value	$133,100	Median Age	71 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.01Mi.	**416 W WAYNE CIR** **INDEPENDENCE, MO 64050-1633**	05/21/2026			1143	/2/1	1962	7,841 SF	
		APN: 15-820-05-18 Document #: 2026E0037939 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 31 Subdivision: JONES MEADOWS Abbreviated Description: Lot:31 Subdivision:JONES MEADOWS City/Muni/Twp:INDEPENDENCE City/Muni/Twp: INDEPENDENCE								
2	.09Mi.	**408 N KIRK AVE** **INDEPENDENCE, MO 64050-1614**	06/09/2026			956	/3/1	1962	9,148 SF	
		APN: 15-820-05-07 Document #: 2026E0043193 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 54 Subdivision: JONES MEADOWS Abbreviated Description: Lot:54 Subdivision:JONES MEADOWS City/Muni/Twp:INDEPENDENCE City/Muni/Twp: INDEPENDENCE								
3	.16Mi.	**1608 N LIBERTY ST** **INDEPENDENCE, MO 64050-1617**	03/24/2026			1064	/3/1	1961	14,810 SF	
		APN: 15-820-05-52 Document #: 2026E0021287 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: A Subdivision: ANDERSON ACRES Abbreviated Description: Subdivision:ANDERSON ACRES Abbreviated Description:LOT: PART OF LOT A City/Muni/Twp:INDEPENDANCE City/Muni/Twp: INDEPENDANCE								
4	.18Mi.	**1529 N SPRING ST** **INDEPENDENCE, MO 64050-1735**	08/12/2026	$110,000	$98	1117	/3/2	1938	6,534 SF	
		APN: 15-830-05-04 Document #: 2026E0060682 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 4 Subdivision: OTT AND MOORES ADDITION Abbreviated Description: Lot:5 Block:4 Subdivision:OTT AND MOORES ADDITION City/Muni/Twp:INDEPENDENCE City/Muni/Twp: INDEPENDENCE								
5	.21Mi.	**1525 N MCCOY ST** **INDEPENDENCE, MO 64050-1763**	03/19/2026	$4,070			//		15,682 SF	
		APN: 15-830-07-08 Document #: 2026E0019956 Document Type: Special Warranty Deed Price Code: Land Use: Residential - Vacant Land Legal: Sec/Twnship/Range: S35T50R32 Abbreviated Description: Sec/Twnship/Range:S35T50R32								
6	.24Mi.	**1507 N MCCOY ST** **INDEPENDENCE, MO 64050-1763**	07/27/2026			1621	/3/1	1956	8,276 SF	P
		APN: 15-830-07-11 Document #: 2026E0055704 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:INDEPENDENCE City/Muni/Twp: INDEPENDENCE								
7	.3Mi.	**1410 N SPRING ST** **INDEPENDENCE, MO 64050-1734**	08/27/2026			936	/2/1	1910	16,553 SF	
		APN: 15-830-10-23 Document #: 2026E0065506 Document Type: Beneficiary Deed Price Code: Land Use: Single Family Residential Legal: Lot: 80-82 Subdivision: OTT AND MOORE ADDITION Abbreviated Description: Lot:80-82 Subdivision:OTT AND MOORE ADDITION City/Muni/Twp:INDEPENDENCE City/Muni/Twp: INDEPENDENCE								

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8	.3Mi.	**2007 N DELAWARE ST** **INDEPENDENCE, MO 64050-1505**	07/09/2026	1176	/2/1	1965	11,761 SF

APN: 15-910-01-10 Document #: 2026E0050911
Document Type: Beneficiary Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 21 Subdivision: SILVER LANE LAWN Abbreviated Description: Lot:21 Subdivision:SILVER LANE LAWN

9	.3Mi.	**13201 KEMPER CT** **INDEPENDENCE, MO 64050-1509**	01/20/2026	1472	/3/2	1971	13,068 SF

APN: 15-820-02-21 Document #: 2026E0004432
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: KEMPER MANOR Abbreviated Description: Lot:6 Subdivision:KEMPER MANOR City/Muni/Twp:INDEPENDENCE City/Muni/Twp: INDEPENDENCE

10	.32Mi.	**13413 E SILVER LN** **INDEPENDENCE, MO 64050-1544**	12/04/2025	1811	/3/3	2007	78,844 SF

APN: 15-820-02-39 Document #: 2025E0089636
Document Type: Beneficiary Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: KEMPER PLACE Abbreviated Description: Subdivision:KEMPER PLACE Abbreviated Description:LOT: PART OF LOT 3 City/Muni/Twp:INDEPENDENCE City/Muni/Twp: INDEPENDENCE

11	.35Mi.	**802 W JONES ST** **INDEPENDENCE, MO 64050-1612**	04/10/2026	1269	/3/2	1965	9,583 SF

APN: 15-910-06-14 Document #: 2026E0026062
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: MILLCREEK ESTATES Abbreviated Description: Lot:3 Subdivision:MILLCREEK ESTATES City/Muni/Twp:INDEPENDENCE City/Muni/Twp: INDEPENDENCE

12	.38Mi.	**1413 N MAIN ST** **INDEPENDENCE, MO 64050-1844**	01/07/2026	3564	/8/4	1962	12,197 SF

APN: 15-830-14-04 Document #: 2026E0001230
Document Type: Warranty Deed Price Code:
Land Use: Quadruplex (4 units, any combination)
Legal: Lot: 44&45 Subdivision: GRIFFITH PLACE Abbreviated Description: Lot:44&45 Subdivision:GRIFFITH PLACE Abbreviated Description:LOT: SOUTH 43 FT OF LOT 44 & N 43.35 FT OF LOT 45 City/Muni/Twp:INDEPENDENCE City/Muni/Twp: INDEPENDENCE

13	.39Mi.	**1501 N LYNN ST** **INDEPENDENCE, MO 64050-**	07/17/2026 $6,216		//		6,098 SF

APN: 15-830-01-10 Document #: 2026E0053578
Document Type: Special Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 30 Subdivision: GRIFFITH PLACE Abbreviated Description: Lot:30 Subdivision:GRIFFITH PLACE City/Muni/Twp:INDEPENDENCE City/Muni/Twp: INDEPENDENCE

14	.41Mi.	**1337 N MAIN ST** **INDEPENDENCE, MO 64050-1842**	09/21/2026	1127	/2/2	1925	5,227 SF

APN: 15-830-17-03 Document #: 2026E0070793
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 11 Subdivision: WILLIAM SMITH SUBDIVISION Abbreviated Description: Block:11 Subdivision:WILLIAM SMITH SUBDIVISION Abbreviated Description:NORTH42.5FT LOT1

15	.41Mi.	**708 W NICKELL AVE** **INDEPENDENCE, MO 64050-1715**	09/14/2026	864	/3/1	1960	25,265 SF

APN: 15-940-01-29 Document #: 2026E0068849
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:INDEPENDENCE City/Muni/Twp: INDEPENDENCE

16	.41Mi.	**1223 N PLEASANT ST** **INDEPENDENCE, MO 64050-1718**	03/18/2026	1120	/3/2	1960	7,841 SF

APN: 15-830-21-04 Document #: 2026E0019715
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 140 Subdivision: PICKWICK PLACE Abbreviated Description: Lot:140 Subdivision:PICKWICK PLACE City/Muni/Twp:INDEPENDENCE City/Muni/Twp: INDEPENDENCE

17	.41Mi.	**1421 N LYNN ST** **INDEPENDENCE, MO 64050-1940**	03/02/2026 $2,500		//		6,534 SF

APN: 15-830-15-02 Document #: 2026E0015009
Document Type: Special Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 53 Subdivision: GRIFFITH PLACE Abbreviated Description: Lot:53 Subdivision:GRIFFITH PLACE City/Muni/Twp:INDEPENDENCE City/Muni/Twp: INDEPENDENCE

18	.42Mi.	**1213 N OSAGE ST** **INDEPENDENCE, MO 64050-1834**	03/05/2026	1091	/2/1	1940	7,841 SF

APN: 15-830-19-03 Document #: 2026E0016495
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 40 Subdivision: PICKWICK PLACE Abbreviated Description: Lot:40 Subdivision:PICKWICK PLACE

19	.43Mi.	**1324 N COTTAGE ST** **INDEPENDENCE, MO 64050-1749**	09/02/2026	1460	/3/1	1956	13,068 SF

APN: 15-940-02-17 Document #: 2026E0067067
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 12 Subdivision: RIVER HEIGHTS Abbreviated Description: Lot:12 Subdivision:RIVER HEIGHTS City/Muni/Twp:INDEPENDENCE City/Muni/Twp: INDEPENDENCE

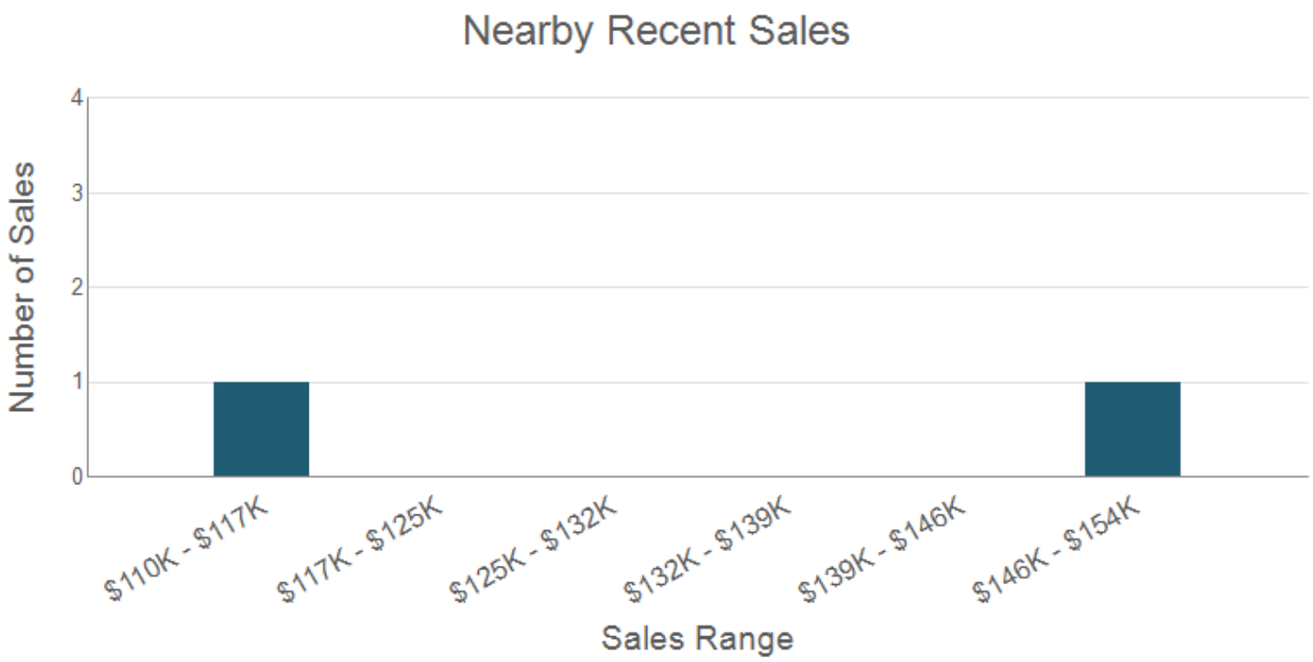
20	.43Mi.	**1212 N SPRING ST** **INDEPENDENCE, MO 64050-1730**	04/14/2026	1523	/3/1	1900	7,841 SF

APN: 15-830-21-13 Document #: 2026E0027178
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 103 Subdivision: PICKWICK PLACE Abbreviated Description: Lot:103 Subdivision:PICKWICK PLACE City/Muni/Twp:INDEPENDENCE City/Muni/Twp: INDEPENDENCE

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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.	**408 W WAYNE CIR**	**06/06/2013**	$158,700	$30,153	956	/3/1	1962	11,326 SF	
.01Mi.	**416 W WAYNE CIR**		$141,850	$26,951	1,143	/2/1	1962	7,841 SF	
.02Mi.	**406 W WAYNE CIR**	**11/04/2014**	$120,660	$22,925	960	/3/1	1962	9,148 SF	
.03Mi.	**1729 N PLEASANT ST**	**10/05/2018**	$137,540	$26,133	994	/3/1	1962	10,890 SF	
.03Mi.	**420 W WAYNE CIR**	**05/01/1996**	$109,760	$20,854	956	/3/1	1963	9,148 SF	
.03Mi.	**407 W WAYNE CIR**	**12/10/2008**	$119,020	$22,614	956	/3/1	1962	11,761 SF	
.04Mi.	**1735 N PLEASANT ST**	**03/15/2005**	$122,360	$23,249	960	/3/1	1962	9,583 SF	
.04Mi.	**1717 N PLEASANT ST**	**07/11/2018**	$145,470	$27,639	1,008	/4/1	1962	9,148 SF	
.04Mi.	**417 W WAYNE CIR**	**11/01/1989**	$120,400	$22,876	960	/3/1	1962	9,583 SF	
.04Mi.	**411 W WAYNE CIR**	**12/01/1990**	$119,020	$22,614	960	/3/1	1962	10,454 SF	
.05Mi.	**1739 N PLEASANT ST**	**01/01/1996**	$124,150	$23,589	960	/3/1	1962	8,712 SF	
.05Mi.	**1713 N PLEASANT ST**	**09/01/1995**	$176,260	$33,489	1,404	/3/1	1962	7,405 SF	
.06Mi.	**1726 N PLEASANT ST**		$121,860	$23,153	984	/3/1	1962	7,405 SF	
.06Mi.	**1722 N PLEASANT ST**	**03/29/2004**	$141,500	$26,885	927	/3/1	1962	7,405 SF	
.06Mi.	**1730 N PLEASANT ST**	**02/17/2014**	$123,210	$23,410	984	/2/1	1962	7,841 SF	
.06Mi.	**1743 N PLEASANT ST**	**03/11/2016**	$126,960	$24,122	960	/3/1	1962	17,424 SF	

Rent vs. Own

Households Occupied by Renters:	46%	Households Occupied by Owners:	44%

Demographics & Income

Median Age:	42.7 years old	Households:	9,409
Median Household Income:	$45,720	Households w/Family:	49%
Household Income Per Capita:	$26,866	Households w/Family Married:	30%
Most Common Education Level:	High School Graduate	Households w/Family Children:	21%

School District

School District Zone:	Independence 30 School District	Students:	14,272
Number of Schools:	31	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.49Mi.	**George Caleb Bingham Middle School** Number of Students: 730 Student-Teacher Ratio: 14.64	C	Public	7 - 8
0.43Mi.	**Day Treatment** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 12

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0.59Mi. **William Chrisman High School** Number of Students: 1,417 Student-Teacher Ratio: 16.98 Advanced Placement: Yes		B-	Public	9 - 12
0.44Mi. **Ott Elementary School** Number of Students: 384 Student-Teacher Ratio: 15.29		C+	Public	KG - 5

Flood Report

The Subject Property of **408 W WAYNE CIR, INDEPENDENCE, MO 64050-1633** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	137%	NOTABLY HIGHER
BURGLARY	121%	HIGHER
MOTOR VEHICLE THEFT	135%	NOTABLY HIGHER
FORCIBLE ROBBERY	127%	HIGHER
AGGRAVATED ASSAULT	134%	NOTABLY HIGHER
FORCIBLE RAPE	145%	NOTABLY HIGHER
MURDER	124%	HIGHER
OVERALL	122%	HIGHER

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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