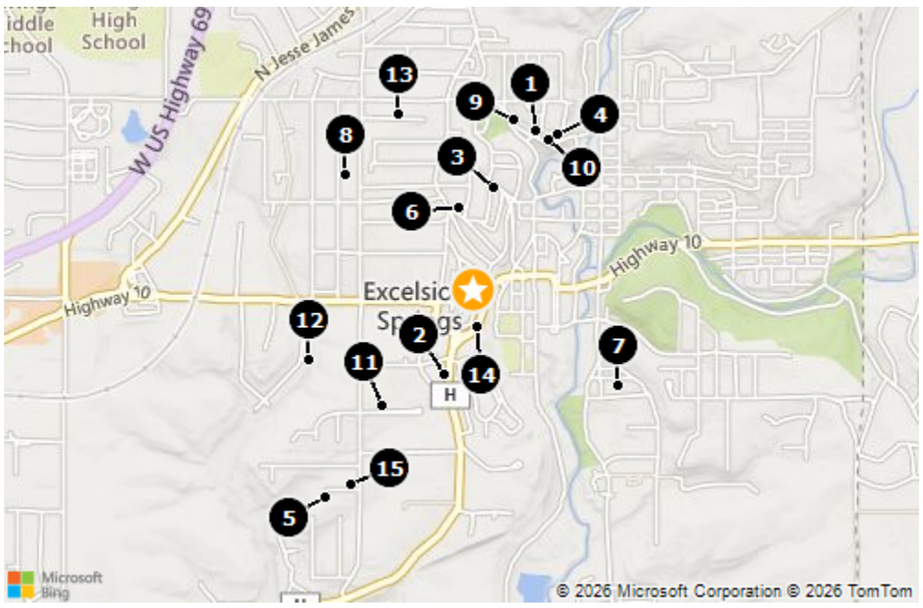
ICE SiteX Report

OrderID: 97709371

SiteX Property Information Report



Subject Property Location

410 WILDWOOD ST, EXCELSIOR SPRINGS, MO 64024-2041

County:	**CLAY MO**	Census Tract:	290470217.032020
Property Use:	Single Family Residential (Assumed)	Zoning:	
Parcel Number:	12-311-00-37-020-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$225,000**	FSD:	13	Common Confidence Score:	64
Value Range:	$195,750 - $254,250	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	7
Assd Land Value:		Market Land Value:		Tax Year:	
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	
Total Assessed Value:	$37,960	Total Assessor Market Value:	$199,789	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 5,6 Block: 1 Subdivision: FOREST PARK ADDITION Map Ref: MB 2 PG 8 Sec/Twnship/Range: SEC 01 TWN 52N RNG 30W

Abbreviated Description:	FOREST PARK ADDITION ALL LT 3 & PT LTS 5 & 6 BLK 1 BEG NW COR LT 3 BLK 1, SE96, NW40, E90, SLY ALNG ROW 78, W94, S63, NW96, N
City/Muni/Twp:	FISHING RIVER

Property Characteristics

Lot Size:	11,761 SF	Bedrooms:	3	Pool:	
Building Area:	3029 SF	Baths:	1	Fireplace:	
Year Built:	1902	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Shingle
Number of Units:		Garage Type:	Detached	Heating:	Yes
Number of Stories:	1.5+B	Number of Cars:	1	A/C:	Yes
Style:	Other	Basement:	Yes	Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/13/2024	Sales Price:	$181,714
Document #:	2024029072 BK-PG 9487-138	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/02/2024	Loan Amount:	N/A
Document #:	2024027947 BK-PG 9849-68	Loan Type:	VA
TD Due Date:	12/01/2054	Type Finance:	

Legal Description:

Lot: 3,6&5 Block: 1 Subdivision: FOREST PARK ADDITION
Abbreviated Description: NORTH24FT LOT5&S2 LOT6
City/Muni/Twp: EXCELSIOR SPRINGS

Prior Transfer

Recording Date:	11/27/2024	Sales Price:	N/A
Document #:	2024027898 BK-PG 9849-19	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/26/2024		
Document Type:			

Legal Description:

Lot: 3,6&5 Block: 1 Subdivision: FOREST PAKR ADDITION

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Prior Transfer

Recording Date:	12/06/2022	Sales Price:	$125,976
Document #:	2022038064 BK-PG 8859-106	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/02/2022	Loan Amount:	N/A
Document #:	2022037803 BK-PG 9487-138	Loan Type:	VA
TD Due Date:	01/01/2053	Type Finance:	

Legal Description:
Lot: 3-6 Block: 1 Subdivision: FOREST PARK ADDITION
Abbreviated Description: SOUTH HALF OF LOT 6 & NORTH 24 FT OF LOT 5
City/Muni/Twp: EXCELSIOR SPRINGS

Mortgage Record

Recording Date:	11/06/2020	Loan Amount:	N/A
Document #:	2020042532 BK-PG 8859-106	Loan Type:	VA
TD Due Date:	11/01/2050	Type Finance:	

Legal Description:
Lot: 3,5&6 Block: 1 Subdivision: FOREST PARK ADDITION
Abbreviated Description: NORTH 24 FT OF LOT 5 & S 2 OF LOT 6
City/Muni/Twp: EXCELSIOR SPRINGS

Prior Transfer

Recording Date:	03/30/2018	Sales Price:	$103,500
Document #:	2018009573 BK-PG 8168-093	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/22/2018	Loan Amount:	N/A
Document #:	2018008556 BK-PG 8163-078	Loan Type:	VA
TD Due Date:	04/01/2048	Type Finance:	

Legal Description:
Lot: 3 Block: 1 Subdivision: FOREST PARK

Prior Transfer

Recording Date:	11/21/2016	Sales Price:	$103,500
Document #:	2016041556 BK-PG 5589-093	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/27/2006	Loan Amount:	N/A
Document #:	2006056436 BK-PG 5589-093	Loan Type:	Unknown
TD Due Date:	01/01/2037	Type Finance:	

Legal Description:
Lot: 3,5&6 Block: 1 Subdivision: FOREST PARK ADDITION
Abbreviated Description: S2 LOT6 & N24 FT LOT5

Prior Transfer

Recording Date:	06/30/1997	Sales Price:	N/A
Document #:	N48206 BK-PG 2698-110	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/06/1997		
Document Type:			

Legal Description:
Subdivision: FOREST PARK Sec/Twnship/Range: SEC 01 TWN 52 RNG 30
Abbreviated Description: ALL LT 3 & PT LTS 5 & 6 BLK 1 BEG NW COR LT 3 BLK 1, SE96, NW40, E90, SLY ALNG ROW 78, W 94, S63, NW
City/Muni/Twp: EXCELSIOR SPRINGS

Prior Transfer

Recording Date:	06/01/1997	Sales Price:	N/A
Document #:	BK-PG 1997 -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 5,6 Block: 1 Subdivision: FOREST PARK ADDITION Map Ref: MB 2 PG 8 Sec/Twnship/Range: SEC 01 TWN 52N RNG 30W
Abbreviated Description: FOREST PARK ADDITION ALL LT 3 & PT LTS 5 & 6 BLK 1 BEG NW COR LT 3 BLK 1, SE96, NW40, E90, SLY ALNG ROW 78, W94, S63, NW96, N
City/Muni/Twp: FISHING RIVER

Area Sales Analysis

Total Area Sales	$274,000	Median # of Bedrooms	3
Median Lot Size	9,583 SF	Median # of Baths	1
Median Living Area	1,310 SF	Median Year Built	1934
Price Range - 2 Yrs	to $169,000	Age Range	16 years to 131 years
Median Value		Median Age	92 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.42Mi.	**220 CLIFF DR** **EXCELSIOR SPRINGS, MO 64024-2178**	05/05/2026			1190	4/2/1	1925	17,424 SF	

APN: 12-311-00-13-008-00 Document #: 2026011932
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 1-3 Block: 3 Subdivision: SUNNYSIDE Abbreviated Description: Lot:1-3 Block:3 Subdivision:SUNNYSIDE City/Muni/Twp:EXCELSIOR SPRINGS
City/Muni/Twp: EXCELSIOR SPRINGS

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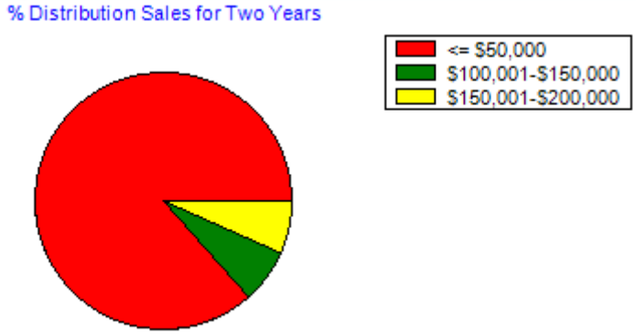
2	.23Mi.	**712 SAINT LOUIS AVE** **EXCELSIOR SPRINGS, MO 64024-2616**	04/06/2026	$105,000	$93	1120	4/2/1	1928	6,534 SF	
		APN: 12-314-00-03-011-00 Document #: 2026008837 Document Type: Price Code: D Land Use: Single Family Residential (Assumed) Legal: Lot: 15 Block: 4 Subdivision: BEACON HILL MapRef: MB 10095 PG 20 Abbreviated Description: Lot:15 Block:4 Subdivision:BEACON HILL Map Ref:MB 10095 PG 20								
3	.26Mi.	**617 HENRIE ST** **EXCELSIOR SPRINGS, MO 64024-2021**	12/08/2025			1008	4/2/1	1920	4,792 SF	
		APN: 12-311-00-35-001-00 Document #: 2025031679 Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 12 Block: 5 Subdivision: FOREST PARK ADDITION Abbreviated Description: Lot:12 Block:5 Subdivision:FOREST PARK ADDITION City/Muni/Twp:EXCELSIOR SPRINGS City/Muni/Twp: EXCELSIOR SPRINGS								
4	.44Mi.	**132 CLIFF DR** **EXCELSIOR SPRINGS, MO 64024-2139**	10/28/2025			1430	4/2/1	1900	11,326 SF	
		APN: 12-311-00-12-009-00 Document #: 2025027860 Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 8-10 Block: 2 Subdivision: SUNNYSIDE ADDITION MapRef: MB 4327 PG 162 Abbreviated Description: Lot:8-10 Block:2 Subdivision:SUNNYSIDE ADDITION Map Ref:MB 4327 PG 162City/Muni/Twp:EXCELSIOR SPRINGS City/Muni/Twp: EXCELSIOR SPRINGS								
5	.64Mi.	**1113 MELANIE LN** **EXCELSIOR SPRINGS, MO 64024-2629**	10/07/2025			1388	5/2/2	2007	10,890 SF	
		APN: 12-314-00-08-029-00 Document #: 2025025937 Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 10 Subdivision: HICKORY HILLS Abbreviated Description: Lot:10 Subdivision:HICKORY HILLS City/Muni/Twp:EXCELSIOR SPRINGS City/Muni/Twp: EXCELSIOR SPRINGS								
6	.21Mi.	**808 MAGNOLIA AVE** **EXCELSIOR SPRINGS, MO 64024-2045**	09/10/2025			2083	8/4/1	1934	8,276 SF	Yes
		APN: 12-310-00-04-006-01 Document #: 2025023082 Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 12-14 Block: 1 Subdivision: MT VERNON PARK ADDITION MapRef: MB 5 PG 33 Abbreviated Description: Lot:12-14 Subdivision:MT VERNON PARK ADDITION Map Ref:MB 5 PG 33Abbreviated Description:PORTION LOT14 City/Muni/Twp:EXCELSIOR SPRINGS City/Muni/Twp: EXCELSIOR SPRINGS								
7	.43Mi.	**123 VAUGHN ST** **EXCELSIOR SPRINGS, MO 64024-2526**	09/02/2025			900	5/2/1	1895	4,356 SF	
		APN: 12-315-00-05-005-00 Document #: 2025022351 Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 58 Block: 4 Subdivision: SOUTHERN ADDITION Abbreviated Description: Lot:58 Block:4 Subdivision:SOUTHERN ADDITION City/Muni/Twp:EXCELSIOR SPRINGS City/Muni/Twp: EXCELSIOR SPRINGS								
8	.43Mi.	**323 WOODS ST** **EXCELSIOR SPRINGS, MO 64024-1721**	08/15/2025			1320	5/3/2	1960	10,454 SF	
		APN: 12-310-00-14-014-00 Document #: 2025020760 Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 83&84 Subdivision: ARMOUR PLACE Abbreviated Description: Lot:83&84 Subdivision:ARMOUR PLACE Abbreviated Description:NORTH20FT LOT84 City/Muni/Twp:EXCELSIOR SPRINGS City/Muni/Twp: EXCELSIOR SPRINGS								
9	.44Mi.	**232 CLIFF DR** **EXCELSIOR SPRINGS, MO 64024-2178**	08/13/2025			1008	6/3/2	1960	10,890 SF	
		APN: 12-311-00-13-004-00 Document #: 2025020396 Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 8&9 Block: 3 Subdivision: SUNNYSIDE Abbreviated Description: Lot:8&9 Block:3 Subdivision:SUNNYSIDE City/Muni/Twp:EXCELSIOR SPRINGS City/Muni/Twp: EXCELSIOR SPRINGS								
10	.42Mi.	**214 CLIFF DR** **EXCELSIOR SPRINGS, MO 64024-2140**	07/28/2025			2284	7/3/1	1907	6,098 SF	
		APN: 12-311-00-12-006-00 Document #: 2025018608 Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 11&12 Block: 2 Subdivision: SUNNYSIDE ADDITION Abbreviated Description: Lot:11&12 Block:2 Subdivision:SUNNYSIDE ADDITION City/Muni/Twp:EXCELSIOR SPRINGS City/Muni/Twp: EXCELSIOR SPRINGS								
11	.36Mi.	**106 E FORREST LN** **EXCELSIOR SPRINGS, MO 64024-2642**	07/23/2025			1402	5/3/1	1964	31,363 SF	
		APN: 12-314-00-06-012-00 Document #: 2025018305 Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 3&4 Subdivision: FORREST LANE ADDITION MapRef: MB C PG 375 Abbreviated Description: Lot:3&4 Subdivision:FORREST LANE ADDITION Map Ref:MB C PG 375City/Muni/Twp:EXCELSIOR SPRINGS City/Muni/Twp: EXCELSIOR SPRINGS								
12	.45Mi.	**117 KEVIN ST** **EXCELSIOR SPRINGS, MO 64024-1813**	07/18/2025			1092	5/3/2	1965	14,375 SF	
		APN: 12-314-00-10-006-00 Document #: 2025017868 Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 85&86 Subdivision: KINGS HILLS SECTION III Abbreviated Description: Lot:85&86 Subdivision:KINGS HILLS SECTION III								
13	.48Mi.	**934 DUNCAN** **EXCELSIOR SPRINGS, MO 64024-8162**	07/11/2025			1598	5/3/2	2010	7,841 SF	
		APN: 12-310-00-13-016-00 Document #: 2025017122 Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 13 Subdivision: HIGHVIEW ADDITION Abbreviated Description: Lot:13 Subdivision:HIGHVIEW ADDITION City/Muni/Twp:EXCELSIOR SPRINGS City/Muni/Twp: EXCELSIOR SPRINGS								
14	.14Mi.	**602 SAINT LOUIS AVE** **EXCELSIOR SPRINGS, MO 64024-2614**	06/24/2025	$169,000	$129	1310	6/3/1	1915	6,534 SF	
		APN: 12-314-00-02-015-00 Document #: 2025015205 Document Type: Price Code: D Land Use: Single Family Residential (Assumed) Legal: Lot: 13 Block: 3 Subdivision: BEACON HILL ADDITION Abbreviated Description: Lot:13 Block:3 Subdivision:BEACON HILL ADDITION City/Muni/Twp:EXCELSIOR SPRINGS City/Muni/Twp: EXCELSIOR SPRINGS								
15	.57Mi.	**1102 MELANIE LN** **EXCELSIOR SPRINGS, MO 64024-2630**	06/18/2025			1166	6/3/2	1996	9,583 SF	
		APN: 12-314-00-08-021-00 Document #: 2025014723 Document Type: Price Code: Land Use: Single Family Residential (Assumed)								

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Legal: Lot: 2 Subdivision: HICKORY HILLS Abbreviated Description: Lot:2 Subdivision:HICKORY HILLS City/Muni/Twp:EXCELSIOR SPRINGS City/Muni/Twp: EXCELSIOR SPRINGS

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.	**410 WILDWOOD ST**	**06/01/1997**	$199,789	$37,960	3,029	6/3/1	1902	11,761 SF	
.01Mi.	**414 WILDWOOD ST**		$217,684	$41,360	1,811	6/3/1	1925	6,098 SF	
.01Mi.	**309 S KIMBALL ST**	**07/10/2020**	$135,000	$25,650	912	5/3/2	1960	5,227 SF	
.02Mi.	**418 WILDWOOD ST**	**01/28/2014**	$121,211	$23,030	1,260	6/3/1	1910	10,019 SF	
.03Mi.	**406 WILDWOOD ST**		$145,211	$27,590	1,987	7/4/2	1925	8,276 SF	
.04Mi.	**709 ELMWOOD ST**	**04/13/2018**	$240,421	$45,680	2,352	8/4/2	1900	5,663 SF	
.04Mi.	**800 LINWOOD ST**	**12/01/1983**	$156,895	$29,810	2,008	6/3/1	1920	15,682 SF	
.05Mi.	**715 ELMWOOD ST**		$66,895	$12,710	889	5/2/1	1925	5,663 SF	
.05Mi.	**406 S KIMBALL ST**	**11/27/2018**	$79,105	$15,030	780	4/2/1	1920	4,356 SF	
.06Mi.	**415 OLD ORCHARD ST**	**01/19/2005**	$133,316	$25,330	2,112	6/3/1	1920	5,227 SF	
.06Mi.	**310 WILDWOOD ST**		$140,421	$26,680	1,560	6/3/1	1929	16,553 SF	
.06Mi.	**419 OLD ORCHARD ST**		$134,421	$25,540	1,350	4/2/1	1920	3,920 SF	
.07Mi.	**708 ELMWOOD ST**	**07/24/2019**	$112,526	$21,380	1,144	6/2/2	1913	6,534 SF	
.07Mi.	**818 LINWOOD ST**	**12/07/2018**	$161,421	$30,670	2,194	7/3/2	1920	7,405 SF	
.07Mi.	**710 ELMWOOD ST**	**12/28/2016**	$95,684	$18,180	884	5/2/1	1925	6,534 SF	
.07Mi.	**815 LINWOOD ST**		$10,000	$1,900	998	5/2/1	1920	9,148 SF	

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	37.8 years old	Households:	6,155
Median Household Income:	$76,040	Households w/Family:	70%
Household Income Per Capita:	$34,367	Households w/Family Married:	54%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Excelsior Springs 40 School District	Students:	2,661
Number of Schools:	8	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.06Mi.	**Excelsior Springs High School** Number of Students: 764 Student-Teacher Ratio: 16.75 Advanced Placement: Yes	C+	Public	9 - 12
0.13Mi.	**Lewis Elementary School** Number of Students: 354 Student-Teacher Ratio: 12.76	B	Public	KG - 5
1.28Mi.	**Excelsior Springs Middle School** Number of Students: 540 Student-Teacher Ratio: 13.01	D	Public	6 - 8

ICE SiteX Report

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Flood Report

The Subject Property of **410 WILDWOOD ST, EXCELSIOR SPRINGS, MO 64024-2041** 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	110%	HIGHER
BURGLARY	128%	HIGHER
MOTOR VEHICLE THEFT	124%	HIGHER
FORCIBLE ROBBERY	131%	NOTABLY HIGHER
AGGRAVATED ASSAULT	126%	HIGHER
FORCIBLE RAPE	154%	NOTABLY HIGHER
MURDER	115%	HIGHER
OVERALL	121%	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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