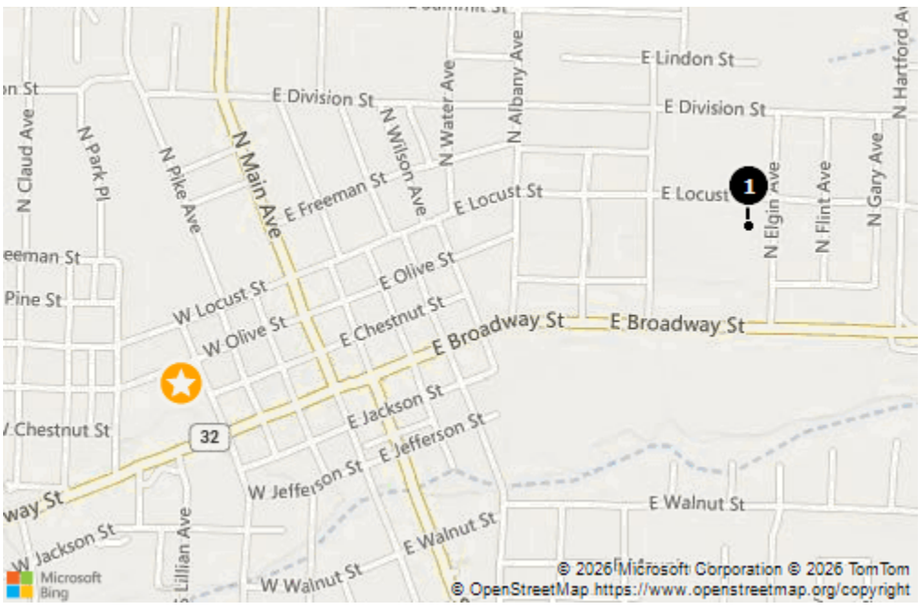
ICE SiteX Report

OrderID: 97747299

SiteX Property Information Report



Subject Property Location

410 W OLIVE ST, BOLIVAR, MO 65613-1530

County:	**POLK MO**	Census Tract:	291679601.024031
Property Use:	Single Family Residential (Assumed)	Zoning:	
Parcel Number:	89-11-0.1-02-004-028-002.00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$177,000**	FSD:	16	Common Confidence Score:	44
Value Range:	$148,680 - $205,320	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:		Tax Year:	2024
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$490
Total Assessed Value:	$10,160	Total Assessor Market Value:	$53,474	Delinquent Year:	
				Tax Account ID:	01-0007962-0000
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Subdivision: ORIGINAL TOWN OF BOLIVAR Sec/Twnship/Range: SEC 02 TWN 33N RNG 23W
Abbreviated Description: BOLIVAR - ORIGINAL PLAT - PT OUTLOTS 2 & 3

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1496 SF	Baths:	2	Fireplace:	
Year Built:	1964	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/05/2024	Sales Price:	N/A
Document #:	2024L0066 BK-PG 2024L -66	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/02/2024		
Document Type:			

Legal Description:
Subdivision: ORIGINAL PLAT OF THE TOWN OF BOLIVAR Land Lot: 2&3
City/Muni/Twp: BOLIVAR

Prior Transfer

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

Legal Description:
Subdivision: ORIGINAL TOWN OF BOLIVAR Sec/Twnship/Range: SEC 02 TWN 33N RNG 23W
Abbreviated Description: BOLIVAR - ORIGINAL PLAT - PT OUTLOTS 2 & 3

Area Sales Analysis

Total Area Sales	$103,500	Median # of Bedrooms	2
Median Lot Size	11,250 SF	Median # of Baths	3
Median Living Area	672 SF	Median Year Built	1952
Price Range - 2 Yrs	$103,500 to $103,500	Age Range	74 years to 74 years
Median Value	$103,500	Median Age	74 years

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Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.75Mi.	**918 E LOCUST ST** **BOLIVAR, MO 65613-1746**	05/11/2026	$103,500	$154	672	4/2/3	1952	11,250 SF	

APN: 89-11-0.1-01-004-009-002.00 Document #: 2026L1915
Document Type: Price Code: D
Land Use: Single Family Residential (Assumed)
Legal: Sec/Twnship/Range: S01T33R23E Abbreviated Description: Sec/Twnship/Range:S01T33R23E

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 W OLIVE ST**		$53,474	$10,160	1,496	5/3/2	1964		
.02Mi.	**416 W OLIVE ST**		$89,579	$17,020	1,452	8/2/3	1971	20,900 SF	
.04Mi.	**417 W OLIVE ST**		$60,789	$11,550	1,526	6/3/2	1965		
.04Mi.	**405 W OLIVE ST**		$83,000	$15,770	1,323	5/3/3	1984	9,583 SF	
.05Mi.	**425 W OLIVE ST**		$72,789	$13,830	1,484	7/3/2	1967		
.05Mi.	**317 W OLIVE ST**		$35,842	$6,810	1,124	5/2/3	1928	7,776 SF	
.06Mi.	**420 W LOCUST ST**		$64,316	$12,220	1,444	5/3/2	1968		
.07Mi.	**509 W OLIVE ST**		$50,895	$9,670	954	5/2/3	1935	11,250 SF	
.07Mi.	**318 W LOCUST ST**		$49,105	$9,330	1,362	6/3/3	1930	10,584 SF	
.08Mi.	**322 N PARK AVE**		$59,000	$11,210	1,344	8/3/2	1958		
.08Mi.	**206 N PARK AVE**		$93,316	$17,730	2,738	6/3/3	1960	14,400 SF	
.09Mi.	**218 W OLIVE ST**		$46,895	$8,910	1,346	8/3/3	1932	11,326 SF	
.1Mi.	**321 N PARK AVE**		$58,105	$11,040	1,024	7/4/2	1948	7,800 SF	
.11Mi.	**203 N PARK AVE**		$50,105	$9,520	1,592	6/2/3	1923	7,800 SF	
.12Mi.	**403 N PARK AVE**		$41,421	$7,870	1,079	7/3/3	1925	15,600 SF	
.12Mi.	**609 W CHESTNUT ST**		$45,211	$8,590	1,372	5/2/3	1925	7,800 SF	

Rent vs. Own

Households Occupied by Renters:	30%	Households Occupied by Owners:	62%

Demographics & Income

Median Age:	38.2 years old	Households:	7,474
Median Household Income:	$52,356	Households w/Family:	71%
Household Income Per Capita:	$28,020	Households w/Family Married:	58%
Most Common Education Level:	High School Graduate	Households w/Family Children:	35%

School District

School District Zone:	Bolivar R-I School District	Students:	2,725
Number of Schools:	5	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.24Mi.	**Early Childhood Learning Center** Number of Students: 157 Student-Teacher Ratio: 17.44	NA	Public	PK - PK
0.26Mi.	**Bolivar Middle School** Number of Students: 587 Student-Teacher Ratio: 12.5	C-	Public	6 - 8
1.37Mi.	**Bolivar High School** Number of Students: 831 Student-Teacher Ratio: 14.02	A-	Public	9 - 12
1.12Mi.	**Bolivar Primary School** Number of Students: 578 Student-Teacher Ratio: 11.9	NA	Public	KG - 2
1.25Mi.	**Bolivar Intermediate School** Number of Students: 572 Student-Teacher Ratio: 13.54	A	Public	3 - 5

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	131%	NOTABLY HIGHER
BURGLARY	130%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	138%	NOTABLY HIGHER
FORCIBLE ROBBERY	136%	NOTABLY HIGHER
AGGRAVATED ASSAULT	119%	HIGHER
FORCIBLE RAPE	126%	HIGHER
MURDER	139%	NOTABLY HIGHER
OVERALL	125%	HIGHER

Disaster Alerts

No alerts noted

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