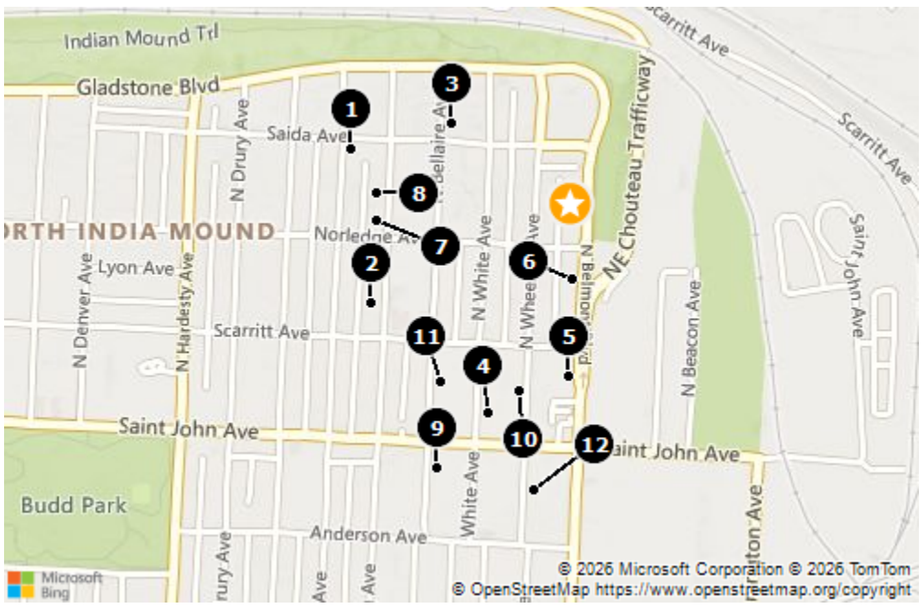
# ICE SiteX Report

**OrderID: 97965154**

## SiteX Property Information Report




## Subject Property Location

### 422 N BELMONT BLVD, KANSAS CITY, MO 64123-1515

| | | | |
|---|---|---|---|
| County: | **JACKSON MO** | Census Tract: | 290950006.001001 |
| Property Use: | Single Family Residential | Zoning: | |
| Parcel Number: | 13-720-10-30 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$110,000** | FSD: | 31 | Common Confidence Score: | 24 |
| Value Range: | $75,900 - $144,100 | ICE Confidence Score: | 69 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2025 | Market Value Year: | 2025 | Tax Rate Code Area: | 001 |
| Assd Land Value: | $2,472 | Market Land Value: | | Tax Year: | 2024 |
| Assd Improvement: | $7,579 | Market Improvment Value: | | Total Taxable Value: | $808 |
| Total Assessed Value: | $10,051 | Total Assessor Market Value: | $52,900 | Delinquent Year: | |
| | | | | Tax Account ID: | 719718 |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Lot: 9 Subdivision: SMITH BROTHERS ADD
Abbreviated Description: SMITH BROTHERS ADD---LOT 9

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 3,920 SF | Bedrooms: | 3 | Pool: | |
| Building Area: | 712 SF | Baths: | 2 | Fireplace: | |
| Year Built: | 1917 | Partial Baths: | | Type Const: | |
| Number of Buildings: | | Number of Rooms: | | Ext Walls: | 4 |
| Number of Units: | | Garage Type: | Garage | Heating: | Forced Air |
| Number of Stories: | 1+B | Number of Cars: | | A/C: | Central |
| Style: | Convention | Basement: | Yes | Roof Cover: | Comp Shingle |
| | | Foundation: | Stone | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/18/2026 | Sales Price: | N/A |
| Document #: | 2026E0036888 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 01/09/2025 | Sales Price: | N/A |
| Document #: | 2025A0001743 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 12/23/2024 | Sales Price: | N/A |
| Document #: | 2024E0087610 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 12/19/2024 | | |
| Document Type: | | | |
| **Legal Description:** | | | |

Lot: 9 Subdivision: SMITH BROTHERS ADDITION
City/Muni/Twp: KANSAS CITY

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 02/23/2018 | Sales Price: | N/A |
| Document #: | 2018E0015015 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |

# ICE SiteX Report

**OrderID: 97965154**

Contract Date: 01/14/2018
Document Type:
**Legal Description:**
Lot: 9 Subdivision: SMITH BROTHERS ADDITION
City/Muni/Twp: KANSAS CITY

## Mortgage Record

Recording Date: 09/17/2013
Document #: 2013E0097775 BK-PG -
TD Due Date: 09/01/2028
Loan Amount: N/A
Loan Type: Stand Alone Second
Type Finance:
**Legal Description:**
Lot: 9 Subdivision: SMITH BROTHERS
City/Muni/Twp: KANSAS CITY

## Mortgage Record

Recording Date: 08/29/2013
Document #: 2013E0091791 BK-PG -
TD Due Date: 09/01/2028
Loan Amount: N/A
Loan Type: Stand Alone Second
Type Finance:
**Legal Description:**
Lot: 9 Subdivision: SMITH BROTHERS ADDITION
City/Muni/Twp: KANSAS CITY

## Prior Transfer

Recording Date: 08/29/2013
Document #: 2013E0091790 BK-PG -
Contract Date: 08/29/2013
Document Type:
Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax
**Legal Description:**
Lot: 9 Subdivision: SMITH BROTHERS ADDITION
City/Muni/Twp: KANSAS CITY

## Prior Transfer

Recording Date: 06/14/2011
Document #: 2011E0055502 BK-PG -
Contract Date: 06/08/2011
Document Type:
Sales Price: $20,000
Type of Sale: Full Amount on Deed
**Legal Description:**
Lot: 9 Subdivision: SMITH BROTHERS ADDITION
City/Muni/Twp: KANSAS CITY

## Prior Transfer

Recording Date: 03/03/2006
Document #: 2006K0014906 BK-PG -
Document Type:
Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax
**Legal Description:**

## Mortgage Record

Recording Date: 01/19/2006
Document #: 2006K0003978 BK-PG -
TD Due Date: 01/15/2021
Loan Amount: N/A
Loan Type: Unknown
Type Finance: UNK
**Legal Description:**
Lot: 9 Subdivision: SMITH BROTHERS ADDITION
City/Muni/Twp: KANSAS CITY

## Prior Transfer

Recording Date: 10/03/2005
Document #: 2005K0063919 BK-PG -
Contract Date: 09/30/2005
Document Type:
Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax
**Legal Description:**
Lot: 9 Subdivision: SMITH BROTHERS ADDITION
City/Muni/Twp: KANSAS CITY

## Prior Transfer

Recording Date: 10/05/2004
Document #: 2004K0067484 BK-PG -
Contract Date: 09/28/2004
Document Type:
Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax
**Legal Description:**
Lot: 9 Subdivision: SMITH BROTHERS ADDITION
City/Muni/Twp: KANSAS CITY

## Prior Transfer

Recording Date: 07/01/2004
Document #: 2004K0043739 BK-PG -
Contract Date: 06/28/2004
Document Type:
Sales Price: $32,905
Type of Sale: Full Amount on Deed
**Legal Description:**
Lot: 9 Subdivision: SMITH BROTHERS ADDITION
City/Muni/Twp: KANSAS CITY

## Prior Transfer

Recording Date: 05/20/1997
Document #: K0024041 BK-PG K3006-P0237
Contract Date: 05/19/1997
Document Type:
Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax
**Legal Description:**
Lot: 9 Subdivision: SMITH BROTHERS FIRST ADDITION
City/Muni/Twp: KANSAS CITY

# ICE SiteX Report

**OrderID: 97965154**

## Prior Transfer

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

**Legal Description:**
Lot: 9 Subdivision: SMITH BROTHERS ADD
Abbreviated Description: SMITH BROTHERS ADD---LOT 9

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | | Median # of Bedrooms | 3 |
| Median Lot Size | 3,920 SF | Median # of Baths | 1 |
| Median Living Area | 1,076 SF | Median Year Built | 1913 |
| Price Range - 2 Yrs | | Age Range | 74 years to 136 years |
| Median Value | | Median Age | 113 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .28Mi. | **445 N LAWNDALE AVE**<br>**KANSAS CITY, MO 64123-1430** | 05/07/2026 | | | 600 | /2/1 | 1907 | 3,049 SF | |
| | | APN: 13-810-13-03 Document #: 2026E0034134<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 47&48 Block: 8 Subdivision: CLIFTON HEIGHTS Abbreviated Description: Lot:47&48 Subdivision:CLIFTON HEIGHTS Abbreviated Description:LOT: NORTH 24 3/4 FT OF LOT 47 & S 2 1/4 FT OF LOT 48 City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY | | | | | | | | |
| 2 | .28Mi. | **314 N TOPPING AVE**<br>**KANSAS CITY, MO 64123-1536** | 04/07/2026 | | | 991 | /3/1 | 1890 | 11,326 SF | |
| | | APN: 13-810-14-34 Document #: 2026E0025077<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 15-18 Block: 9 Subdivision: CLIFTON HEIGHTS Abbreviated Description: Block:9 Subdivision:CLIFTON HEIGHTS Abbreviated Description:LOT: POR OF LOT 15-18 City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY | | | | | | | | |
| 3 | .18Mi. | **505 N BELLAIRE AVE**<br>**KANSAS CITY, MO 64123-1508** | 04/03/2026 | | | 768 | /3/2 | 1952 | 6,534 SF | |
| | | APN: 13-720-05-08 Document #: 2026E0024290<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 71-73 Block: 1 Subdivision: EWING HEIGHTS Abbreviated Description: Lot:71-73 Subdivision:EWING HEIGHTS Abbreviated Description:LOT: SOUTH 8FT OF LOT 71 AND NORTH 21FT OF LOT 73 City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY | | | | | | | | |
| 4 | .28Mi. | **113 N WHITE AVE**<br>**KANSAS CITY, MO 64123-1549** | 02/23/2026 | | | 1540 | /4/3 | 1908 | 4,792 SF | |
| | | APN: 13-720-22-14 Document #: 2026E0013071<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 13&14 Subdivision: DELMONICO PLACE MapRef: MB B-2050 PG 178 Abbreviated Description: Lot:13&14 Subdivision:DELMONICO PLACE Map Ref:MB B-2050 PG 178Abbreviated Description:LOT: SOUTH 30FT OF LOT 13 AND NORTH 2 FT OF LOT 14 City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY | | | | | | | | |
| 5 | .22Mi. | **134 N BELMONT BLVD**<br>**KANSAS CITY, MO 64123-1511** | 02/19/2026 | | | 907 | /2/1 | 1916 | 3,920 SF | |
| | | APN: 13-720-23-30 Document #: 2026E0012286<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 24&25 Subdivision: WHITE ESTATE Abbreviated Description: Lot:24&25 Subdivision:WHITE ESTATE Abbreviated Description:LOT: NORTH 25 FT OF LOT 24 & S 5 FT OF LOT 25 City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY | | | | | | | | |
| 6 | .09Mi. | **334 N BELMONT BLVD**<br>**KANSAS CITY, MO 64123-1513** | 12/18/2025 | | | 880 | /2/1 | 1929 | 3,920 SF | |
| | | APN: 13-720-16-24 Document #: 2025E0093982<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 26 Block: 2 Subdivision: BLAIR PLACE Abbreviated Description: Lot:26 Block:2 Subdivision:BLAIR PLACE City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY | | | | | | | | |
| 7 | .25Mi. | **406 N TOPPING AVE**<br>**KANSAS CITY, MO 64123-1538** | 10/13/2025 | | | 1442 | /2/1 | 1917 | 3,485 SF | |
| | | APN: 13-810-13-21 Document #: 2025E0076225<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 20&21 Block: 8 Subdivision: CLIFTON HEIGHTS Abbreviated Description: Lot:20&21 Block:8 Subdivision:CLIFTON HEIGHTS Abbreviated Description:LOT: NORTH 17 FT OF LOT 21 & S 12 FT OF LOT 20 City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY | | | | | | | | |
| 8 | .25Mi. | **422 N TOPPING AVE**<br>**KANSAS CITY, MO 64123-1538** | 09/23/2025 | | | 1485 | /5/1 | 1917 | 6,098 SF | |
| | | APN: 13-810-13-26 Document #: 2025E0070696<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 13&14 Block: 8 Subdivision: CLIFTON HEIGHTS Abbreviated Description: Lot:13&14 Block:8 Subdivision:CLIFTON HEIGHTS City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY | | | | | | | | |
| 9 | .37Mi. | **111 BELLAIRE AVE**<br>**KANSAS CITY, MO 64123-1907** | 07/29/2025 | | | 1318 | /3/1 | 1930 | 6,534 SF | |
| | | APN: 13-730-04-08 Document #: 2025E0053866<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 17&18 Subdivision: WH COLLINS 3RD ADDITION Abbreviated Description: Lot:17&18 Subdivision:WH COLLINS 3RD ADDITION Abbreviated Description:LOT ; WEST 34 FT OF LOT 17 & W 34 FT OF N 1 FT OF LOT 18 City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY | | | | | | | | |
| 10 | .25Mi. | **206 N WHEELING AVE**<br>**KANSAS CITY, MO 64123-1544** | 07/28/2025 | | | 1160 | /3/1 | 1910 | 3,920 SF | |
| | | APN: 13-720-22-28 Document #: 2025E0053703<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 44 Subdivision: WHITE ESTATE Abbreviated Description: Subdivision:WHITE ESTATE Abbreviated Description:LOT: N 30 FT OF LOT 44 City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY | | | | | | | | |
| 11 | .28Mi. | **129 N BELLAIRE AVE**<br>**KANSAS CITY, MO 64123-1502** | 07/22/2025 | | | 800 | /2/1 | 1910 | 3,920 SF | |
| | | APN: 13-720-21-11 Document #: 2025E0051940<br>Document Type: Price Code:<br>Land Use: Single Family Residential | | | | | | | | |

# ICE SiteX Report

**OrderID: 97965154**

Legal: Sec/Twnship/Range: SW4NW4 S36T50R33 Abbreviated Description: Sec/Twnship/Range:SW4NW4 S36T50R33 City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 12 | .36Mi. | **121 WHEELING AVE**<br>**KANSAS CITY, MO 64123-1929** | 05/01/2025 | 1440 | /3/1 | 1910 | 3,920 SF |

APN: 13-730-02-10 Document #: 2025E0029593
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: APEX Abbreviated Description: Lot:14 Subdivision:APEX 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. | **422 N BELMONT BLVD** | | $52,900 | $10,051 | 712 | /3/2 | 1917 | 3,920 SF | |
| .01Mi. | **420 N BELMONT BLVD** | **04/05/2012** | $54,220 | $10,302 | 825 | /2/1 | 1930 | 3,920 SF | |
| .01Mi. | **424 N BELMONT BLVD** | **01/01/1977** | $64,800 | $12,312 | 1,018 | /2/1 | 1917 | 3,920 SF | |
| .01Mi. | **416 N BELMONT BLVD** | **09/01/1953** | $48,930 | $9,297 | 719 | /1/1 | 1917 | 3,920 SF | |
| .01Mi. | **426 N BELMONT BLVD** | **05/28/2015** | $59,510 | $11,307 | 992 | /3/1 | 1917 | 3,920 SF | |
| .02Mi. | **414 N BELMONT BLVD** | **08/20/1998** | $60,830 | $11,558 | 1,040 | /2/1 | 1917 | 3,920 SF | |
| .02Mi. | **428 N BELMONT BLVD** | **07/20/1994** | $48,930 | $9,297 | 786 | /2/1 | 1917 | 3,920 SF | |
| .02Mi. | **412 N BELMONT BLVD** | **12/02/2005** | $56,860 | $10,804 | 950 | /3/1 | 1917 | 3,920 SF | |
| .02Mi. | **430 N BELMONT BLVD** | **01/23/1988** | $64,800 | $12,312 | 1,565 | /3/1 | 1951 | 5,227 SF | |
| .03Mi. | **421 N WHEELING AVE** | **10/05/2018** | $42,710 | $8,115 | 928 | /3/1 | 1910 | 3,920 SF | |
| .03Mi. | **419 N WHEELING AVE** | **09/21/2018** | $46,280 | $8,793 | 808 | /3/2 | 1910 | 3,920 SF | |
| .03Mi. | **423 N WHEELING AVE** | **06/06/2019** | $58,770 | $11,166 | 784 | /3/1 | 1910 | 3,920 SF | |
| .03Mi. | **408 N BELMONT BLVD** | **04/16/2018** | $43,640 | $8,292 | 980 | /2/1 | 1917 | 3,920 SF | |
| .03Mi. | **417 N WHEELING AVE** | | $57,150 | $10,859 | 935 | /3/1 | 1910 | 3,920 SF | |
| .03Mi. | **427 N WHEELING AVE** | | $51,570 | $9,798 | 852 | /2/1 | 1910 | 3,920 SF | |
| .03Mi. | **432 N BELMONT BLVD** | **03/29/2004** | $75,380 | $14,322 | 1,309 | /4/1 | 1951 | 5,227 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 40% | Households Occupied by Owners: | 48% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 34.0 years old | Households: | 3,573 |
| Median Household Income: | $41,199 | Households w/Family: | 53% |
| Household Income Per Capita: | $20,013 | Households w/Family Married: | 37% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 28% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Kansas City 33 School District | Students: | 15,079 |
| Number of Schools: | 33 | Rating: | C |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 2.07Mi. | **East High School**<br>Number of Students: 1,155<br>Student-Teacher Ratio: 15.73<br>Advanced Placement: Yes | F | Public | 9 - 12 |
| 0.25Mi. | **James Elementary School**<br>Number of Students: 328<br>Student-Teacher Ratio: 14.61 | B | Public | PK - 6 |
| 7.59Mi. | **Ac Preparatory Elementary School**<br>Number of Students: 366<br>Student-Teacher Ratio: 12.56 | D | Public | PK - 8 |

# ICE SiteX Report

**OrderID: 97965154**

| | | | | |
|---|---|---|---|---|
| 7.69Mi. **Southeast High School**<br>Number of Students: 498<br>Student-Teacher Ratio: 15.36 | F | Public | 9 - 12 |
| 3.73Mi. **Contract**<br>Number of Students: 32<br>Student-Teacher Ratio: NA | NA | Public | PK - 12 |
| 3.53Mi. **Success Academy**<br>Number of Students: NA<br>Student-Teacher Ratio: 0 | NA | Public | KG - 12 |

## Flood Report

The Subject Property of **422 N BELMONT BLVD, KANSAS CITY, MO 64123-1515** 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** | 121% | HIGHER |
| **BURGLARY** | 108% | SIMILAR |
| **MOTOR VEHICLE THEFT** | 116% | HIGHER |
| **FORCIBLE ROBBERY** | 99% | SIMILAR |
| **AGGRAVATED ASSAULT** | 85% | LOWER |
| **FORCIBLE RAPE** | 67% | NOTABLY LOWER |
| **MURDER** | 112% | HIGHER |
| **OVERALL** | 114% | 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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