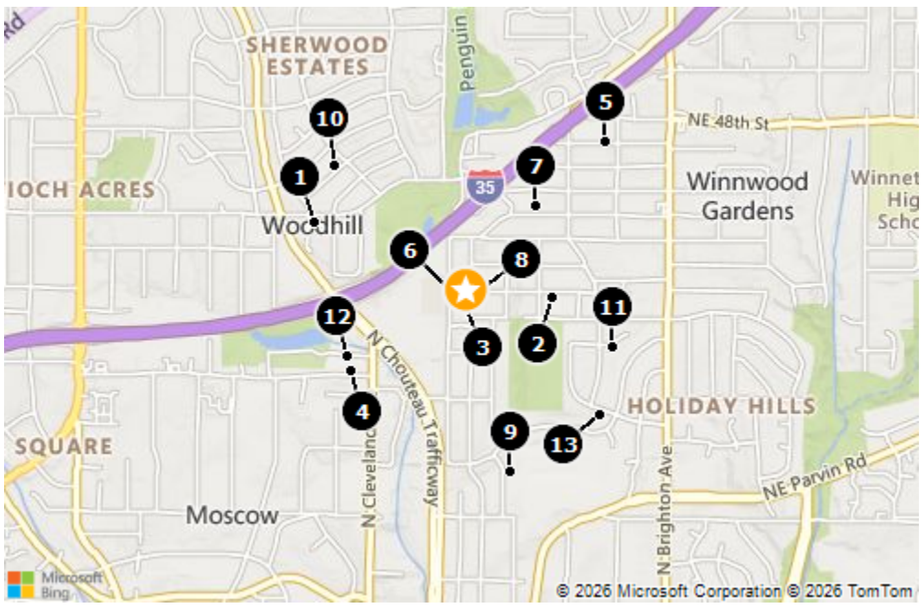
ICE SiteX Report

OrderID: 98655653

SiteX Property Information Report



Subject Property Location

4432 N JACKSON AVE, KANSAS CITY, MO 64117-1840

County:	**CLAY MO**	Census Tract:	290470206.044018
Property Use:	Residential (General) (Single)	Zoning:	
Parcel Number:	18-106-00-18-028-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$183,000**	FSD:	17	Common Confidence Score:	43
Value Range:	$151,890 - $214,110	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	128
Assd Land Value:		Market Land Value:		Tax Year:	
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	
Total Assessed Value:	$25,190	Total Assessor Market Value:	$132,579	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 14 Block: 2 Subdivision: WINNWOOD BEACH Map Ref: MB 5 PG 1 Sec/Twnship/Range: SEC 06 TWN 50N RNG 32W
Abbreviated Description: WINNWOOD BEACH LT 14 BLK 2
City/Muni/Twp: GALLATIN

Property Characteristics

Lot Size:	4,792 SF	Bedrooms:	2	Pool:	
Building Area:	936 SF	Baths:	1	Fireplace:	1
Year Built:	1960	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	4	Ext Walls:	Wood Siding
Number of Units:		Garage Type:	Garage	Heating:	Yes
Number of Stories:	1+B	Number of Cars:	1	A/C:	Yes
Style:	RaisedRanch	Basement:	Yes	Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/22/2026	Sales Price:	N/A
Document #:	2026016690 BK-PG 9908-113	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/02/2025	Sales Price:	N/A
Document #:	2025007273 BK-PG 9908-112	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/27/2025		
Document Type:			
Legal Description:			

Lot: 14 Block: 2 Subdivision: WINNWOOD BEACH
City/Muni/Twp: KANSAS CITY

Prior Transfer

Recording Date:	05/31/2022	Sales Price:	$77,000
Document #:	2022017886 BK-PG 5581-69	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	11/30/2016	Loan Amount:	N/A

ICE SiteX Report

OrderID: 98655653

Document #:	2016042549 BK-PG 7860-098	Loan Type:	Unknown
TD Due Date:	11/16/2026	Type Finance:	

Legal Description:
Lot: 14 Block: 2 Subdivision: WINNWOOD BEACH
Abbreviated Description: SOME INFO KEYED FROM LEGAL DESC, BUT COMPLETE LEGAL NOT CAPTURED
City/Muni/Twp: KANSAS CITY

Prior Transfer

Recording Date:	02/01/2007	Sales Price:	N/A
Document #:	BK-PG 5609 -399ROW	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 14 Block: 2 Subdivision: WINNWOOD BEACH Map Ref: MB 5 PG 1 Sec/Twnship/Range: SEC 06 TWN 50N RNG 32W
Abbreviated Description: WINNWOOD BEACH LT 14 BLK 2
City/Muni/Twp: GALLATIN

Prior Transfer

Recording Date:	01/23/2007	Sales Price:	N/A
Document #:	2007002890 BK-PG 5609-138	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/18/2007		
Document Type:			

Legal Description:
Lot: 14 Block: 2 Subdivision: WINNWOOD BEACH
City/Muni/Twp: KANSAS CITY

Mortgage Record

Recording Date:	12/15/2006	Loan Amount:	N/A
Document #:	2006055016 BK-PG 5581-069	Loan Type:	Unknown
TD Due Date:	01/01/2027	Type Finance:	

Legal Description:
Lot: 14 Block: 2 Subdivision: WINNWOOD BEACH
City/Muni/Twp: KANSAS CITY

Prior Transfer

Recording Date:	11/03/2006	Sales Price:	N/A
Document #:	2006048818 BK-PG 5544-042	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/01/2006		
Document Type:			

Legal Description:
Lot: 14 Block: 2 Subdivision: WINNWOOD BEACH
City/Muni/Twp: KANSAS CITY

Prior Transfer

Recording Date:	12/20/2002	Sales Price:	N/A
Document #:	R56838 BK-PG 3909-489	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/19/2002		
Document Type:			

Legal Description:
Lot: 14 Block: 2 Subdivision: WINNWOOD BEACH
City/Muni/Twp: KANSAS CITY

Prior Transfer

Recording Date:	09/01/2000	Sales Price:	N/A
Document #:	Q13985 BK-PG 3196-142	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/28/2000		
Document Type:			

Legal Description:
Lot: 14 Block: 2 Subdivision: WINNWOOD BEACH
City/Muni/Twp: KANSAS CITY

Prior Transfer

Recording Date:	06/20/2000	Sales Price:	$51,035
Document #:	Q04209 BK-PG 3165-278	Type of Sale:	Full Amount on Deed
Contract Date:	06/22/1999		
Document Type:			

Legal Description:
Subdivision: WINNWOOD BEACH Map Ref: MB 5 PG 1 Sec/Twnship/Range: SEC 06 TWN 50N RNG 32W
Abbreviated Description: LT 14 BLK 2 ; REPAIRS
City/Muni/Twp: KANSAS CITY

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	9,583 SF	Median # of Baths	1
Median Living Area	932 SF	Median Year Built	1952
Price Range - 2 Yrs		Age Range	65 years to 106 years
Median Value		Median Age	74 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.41Mi.	**4525 N BALES AVE** **KANSAS CITY, MO 64117-1206**	09/25/2026			831	4/2/1	1945	12,197 SF	
2	.22Mi.	**4509 NE 44TH TER** **KANSAS CITY, MO 64117-1881**	09/23/2026			876	5/3/1	1961	11,326 SF	

APN: 18-106-00-14-001-00 Document #: 2026026709
Document Type: Price Code:
Land Use: Residential (General) (Single)
Legal: Lot: 9 Subdivision: WOOD HILLS ANNEX Abbreviated Description: Lot:9 Subdivision:WOOD HILLS ANNEX City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

ICE SiteX Report

OrderID: 98655653

APN: 18-107-00-25-002-00 Document #: 2026026387
Document Type: Price Code:
Land Use: Residential (General) (Single)
Legal: Lot: 9 Block: 18 Subdivision: BARNES ADDITION Abbreviated Description: Lot:9 Block:18 Subdivision:BARNES ADDITION City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

3	.05Mi.	**4412 N JACKSON AVE** **KANSAS CITY, MO 64117-1840**	06/09/2026	932	6/2/1	1920	7,841 SF

APN: 18-106-00-18-023-00 Document #: 2026015478
Document Type: Price Code:
Land Use: Residential (General) (Single)
Legal: Lot: 19 Block: 2 Subdivision: WINNWOOD BEACH Abbreviated Description: Lot:19 Block:2 Subdivision:WINNWOOD BEACH

4	.35Mi.	**3708 NE 43RD ST** **KANSAS CITY, MO 64117-1615**	06/05/2026	988	5/3/1	1952	9,148 SF

APN: 18-110-00-01-016-00 Document #: 2026015221
Document Type: Price Code:
Land Use: Residential (General) (Single)
Legal: Lot: 8 Subdivision: HIGHLAND PLACE Abbreviated Description: Lot:8 Subdivision:HIGHLAND PLACE City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

5	.52Mi.	**4712 NE 47TH TER** **KANSAS CITY, MO 64117-1363**	05/27/2026	946	6/3/1	1940	8,712 SF

APN: 18-107-00-02-015-00 Document #: 2026014204
Document Type: Price Code:
Land Use: Residential (General) (Single)
Legal: Lot: 33 Subdivision: LAKESIDE Abbreviated Description: Lot:33 Subdivision:LAKESIDE City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

6	.04Mi.	**4421 NE WINN RD** **KANSAS CITY, MO 64117-1708**	05/18/2026	690	3/1/1	1920	6,970 SF

APN: 18-106-00-18-012-00 Document #: 2026013164
Document Type: Price Code:
Land Use: Residential (General) (Single)
Legal: Lot: 34 Block: 2 Subdivision: WINNWOOD BEACH Abbreviated Description: Lot:34 Block:2 Subdivision:WINNWOOD BEACH City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

7	.27Mi.	**4410 NE 46TH ST** **KANSAS CITY, MO 64117-1306**	05/11/2026	861	5/2/1	1945	9,583 SF

APN: 18-107-00-12-012-00 Document #: 2026012448
Document Type: Price Code:
Land Use: Residential (General) (Single)
Legal: Lot: 17 Block: 5 Subdivision: BARNES ADDITION Abbreviated Description: Lot:17 Block:5 Subdivision:BARNES ADDITION City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

8	.03Mi.	**4420 N JACKSON AVE** **KANSAS CITY, MO 64117-1840**	05/05/2026	912	5/2/1	1955	6,534 SF

APN: 18-106-00-18-025-00 Document #: 2026011916
Document Type: Price Code:
Land Use: Residential (General) (Single)
Legal: Lot: 17 Block: 2 Subdivision: WINNWOOD BEACH Abbreviated Description: Lot:17 Block:2 Subdivision:WINNWOOD BEACH City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

9	.47Mi.	**4037 N SPRUCE AVE** **KANSAS CITY, MO 64117-1845**	04/03/2026	1125	6/3/1	1958	9,583 SF

APN: 18-111-00-11-027-00 Document #: 2026008690
Document Type: Price Code:
Land Use: Residential (General) (Single)
Legal: Lot: 23 Block: 3 Subdivision: SUNNYBROOK WEST Abbreviated Description: Lot:23 Block:3 Subdivision:SUNNYBROOK WEST City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

10	.45Mi.	**3528 NE 47TH ST** **KANSAS CITY, MO 64117-1238**	03/17/2026	1386	6/3/1	1960	9,583 SF

APN: 18-106-00-04-016-00 Document #: 2026006856
Document Type: Price Code:
Land Use: Residential (General) (Single)
Legal: Lot: 17 Block: 22 Subdivision: SHERWOOD ESTATES Abbreviated Description: Lot:17 Block:22 Subdivision:SHERWOOD ESTATES City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

11	.41Mi.	**4609 NE 43RD TER** **KANSAS CITY, MO 64117-1962**	01/29/2026	976	5/3/	1950	12,632 SF

APN: 18-111-00-06-012-00 Document #: 2026002428
Document Type: Price Code:
Land Use: Residential (General) (Single)
Legal: Lot: 29 Block: 5 Subdivision: SUNNYBROOK Abbreviated Description: Lot:29 Block:5 Subdivision:SUNNYBROOK City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

12	.35Mi.	**3721 NE 43RD TER** **KANSAS CITY, MO 64117-1665**	12/30/2025	904	3/1/1	1953	10,019 SF

APN: 18-110-00-01-024-00 Document #: 2025033684
Document Type: Price Code:
Land Use: Residential (General) (Single)
Legal: Lot: 5 Subdivision: SPRING ROAD ADDITION Abbreviated Description: Lot:5 Subdivision:SPRING ROAD ADDITION City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

13	.46Mi.	**4615 NE 42ND ST** **KANSAS CITY, MO 64117-1966**	12/09/2025	1068	5/3/	1959	10,454 SF

APN: 18-111-00-04-051-00 Document #: 2025031770
Document Type: Price Code:
Land Use: Residential (General) (Single)
Legal: Lot: 15 Block: 7 Subdivision: SUNNYBROOK Abbreviated Description: Lot:15 Block:7 Subdivision:SUNNYBROOK City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

ICE SiteX Report

OrderID: 98655653

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.	**4432 N JACKSON AVE**	**02/01/2007**	$132,579	$25,190	936	4/2/1	1960	4,792 SF	
.01Mi.	**4436 N JACKSON AVE**	**03/10/2020**	$100,579	$19,110	1,017	4/2/1	1930	6,534 SF	
.03Mi.	**4420 N JACKSON AVE**		$118,789	$22,570	912	5/2/1	1955	6,534 SF	
.03Mi.	**4425 NE WINN RD**	**12/14/2016**	$104,421	$19,840	903	4/2/1	1945	6,534 SF	
.04Mi.	**4441 NE WINN RD**	**04/04/2016**	$71,684	$13,620	630	4/2/1	1945	6,098 SF	
.04Mi.	**4448 N JACKSON AVE**		$76,579	$14,550	592	5/2/1	1940	6,098 SF	
.04Mi.	**4421 N JACKSON AVE**	**04/16/2008**	$101,789	$19,340	883	5/2/1	1930	6,970 SF	
.04Mi.	**4421 NE WINN RD**	**12/03/2019**	$60,789	$11,550	690	3/1/1	1920	6,970 SF	
.04Mi.	**4449 NE WINN RD**		$81,789	$15,540	720	3/2/1	1940	10,019 SF	
.05Mi.	**4441 N JACKSON AVE**	**07/25/2018**	$119,421	$22,690	440	3/1/1	1950	6,534 SF	
.05Mi.	**4412 N JACKSON AVE**	**11/09/2015**	$95,211	$18,090	932	6/2/1	1920	7,841 SF	
.05Mi.	**4212 NE 44TH TER**	**10/21/2014**	$49,526	$9,410	948	5/3/1	1940	7,405 SF	
.05Mi.	**4445 N JACKSON AVE**	**04/10/2020**	$140,526	$26,700	1,102	5/3/1	1900	6,970 SF	
.06Mi.	**4500 N JACKSON AVE**		$118,895	$22,590	976	5/2/1	1925	6,098 SF	
.06Mi.	**4408 N JACKSON AVE**		$71,105	$13,510	656	3/1/1	1930	4,792 SF	
.06Mi.	**4409 NE WINN RD**	**11/17/2016**	$69,684	$13,240	676	4/1/1	1940	6,534 SF	

Rent vs. Own

Households Occupied by Renters:	40%	Households Occupied by Owners:	55%

Demographics & Income

Median Age:	37.4 years old	Households:	6,792
Median Household Income:	$62,153	Households w/Family:	60%
Household Income Per Capita:	$32,648	Households w/Family Married:	39%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	North Kansas City School District	Students:	21,252
Number of Schools:	34	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.60Mi.	**Eastgate 6th Grade Center**	C+	Public	6 - 6
Number of Students: 629				
Student-Teacher Ratio: 12.69				
3.01Mi.	**North Kansas City High School**	C+	Public	9 - 12
Number of Students: 1,719				
Student-Teacher Ratio: 16.26				
Advanced Placement: Yes				
0.26Mi.	**Winnwood Elementary School**	D	Public	PK - 5
Number of Students: 264				
Student-Teacher Ratio: 11.46				

ICE SiteX Report

OrderID: 98655653

Flood Report

The Subject Property of **4432 N JACKSON AVE, KANSAS CITY, MO 64117-1840** 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	135%	NOTABLY HIGHER
BURGLARY	119%	HIGHER
MOTOR VEHICLE THEFT	144%	NOTABLY HIGHER
FORCIBLE ROBBERY	93%	SIMILAR
AGGRAVATED ASSAULT	153%	NOTABLY HIGHER
FORCIBLE RAPE	120%	HIGHER
MURDER	137%	NOTABLY HIGHER
OVERALL	153%	NOTABLY 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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