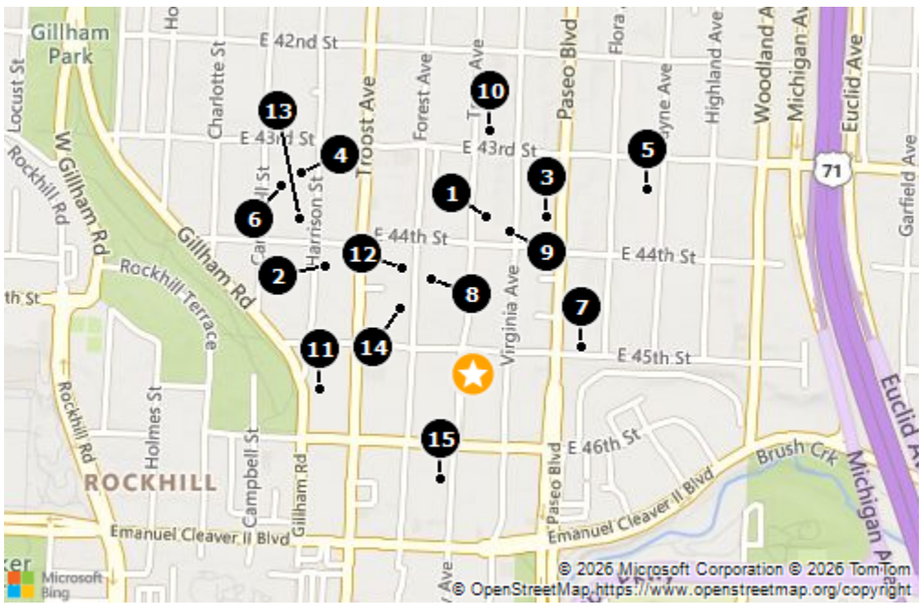
ICE SiteX Report

OrderID: 98722999

SiteX Property Information Report



Subject Property Location

4509 TRACY AVE, KANSAS CITY, MO 64110-1831

County:	**JACKSON MO**	Census Tract:	290950063.001011
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	30-620-19-06	Thomas Bros Pg-Grid:	

Valuation

Value:	**$257,000**	FSD:	12	Common Confidence Score:	59
Value Range:	$226,160 - $287,840	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	001
Assd Land Value:	$3,766	Market Land Value:		Tax Year:	2025
Assd Improvement:	$4,777	Market Improvment Value:		Total Taxable Value:	$717
Total Assessed Value:	$8,543	Total Assessor Market Value:	$44,960	Delinquent Year:	
				Tax Account ID:	847874
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 3 Block: 3 Subdivision: LLEWELLYN ANNEX
Abbreviated Description: LLEWELLYN ANNEX N 31.25' OF S 37.5' OF LOT 3 BLK 3

Property Characteristics

Lot Size:	3,920 SF	Bedrooms:	3	Pool:	
Building Area:	1132 SF	Baths:	1	Fireplace:	
Year Built:	1905	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	4
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:		A/C:	N
Style:	Convention	Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:	Stone	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/17/2026	Sales Price:	N/A
Document #:	2026E0053687 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/28/2025	Sales Price:	$222,300
Document #:	2025A0053561 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	07/14/2025	Loan Amount:	N/A
Document #:	2025E0048832 BK-PG -	Loan Type:	Commercial
TD Due Date:	08/01/2055	Type Finance:	

Legal Description:
Lot: 3 Block: 3 Subdivision: LLEWELLYN ANNEX
Abbreviated Description: NORTH 31.25 FT 37.5 FT OF LOT 3

Prior Transfer

Recording Date:	07/30/2024	Sales Price:	$145,000
Document #:	2024A0049852 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

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Legal Description:

Prior Transfer

Recording Date:	07/17/2024	Sales Price:	N/A
Document #:	2024E0046836 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/17/2024		
Document Type:			

Legal Description:
Lot: 3 Block: 3 Subdivision: LLEWELLYN ANNEX
Abbreviated Description: NORTH 31.25 FT OF THE S 37.5 FT OF LOT 3
City/Muni/Twp: KANSAS CITY

Prior Transfer

Recording Date:	02/08/2024	Sales Price:	N/A
Document #:	2024E0008422 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/08/2024		
Document Type:			

Legal Description:
Lot: 3 Block: 3 Subdivision: LLEWELLYN ANNEX
Abbreviated Description: NORTH 31.25 FT OF S 37.5 FT OF LOT 3
City/Muni/Twp: KANSAS CITY

Prior Transfer

Recording Date:	12/06/1999	Sales Price:	N/A
Document #:	1999K0069778 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/02/1999		
Document Type:			

Legal Description:
Subdivision: LLEWELLYN ANNEX
Abbreviated Description: N 31.25' OF S 37.5' OF LOT 3 BLK 3
City/Muni/Twp: KANSAS CITY

Prior Transfer

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

Legal Description:
Lot: 3 Block: 3 Subdivision: LLEWELLYN ANNEX
Abbreviated Description: LLEWELLYN ANNEX N 31.25' OF S 37.5' OF LOT 3 BLK 3

Area Sales Analysis

Total Area Sales	$119,900	Median # of Bedrooms	3
Median Lot Size	4,792 SF	Median # of Baths	2
Median Living Area	1,296 SF	Median Year Built	1910
Price Range - 2 Yrs	to $119,900	Age Range	4 years to 121 years
Median Value		Median Age	116 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.2Mi.	**4333 TRACY AVE** **KANSAS CITY, MO 64110-1827**	08/19/2026			1168	/3/1	1938	3,485 SF	
2	.23Mi.	**4411 HARRISON ST** **KANSAS CITY, MO 64110-1627**	07/20/2026			2531	/4/2	1907	6,534 SF	
3	.22Mi.	**4328 PASEO BLVD** **KANSAS CITY, MO 64110-1802**	07/13/2026			732	/3/3	1919	4,792 SF	
4	.33Mi.	**4314 HARRISON ST** **KANSAS CITY, MO 64110-1626**	07/07/2026			3278	/6/2	1908	6,970 SF	
5	.32Mi.	**4314 WAYNE AVE** **KANSAS CITY, MO 64110-1442**	07/06/2026	$119,900	$102	1173	/2/1	1916	3,920 SF	
6	.34Mi.	**4321 CAMPBELL ST** **KANSAS CITY, MO 64110-1621**	06/27/2026			1666	/4/1	1908	4,792 SF	

1 .2Mi. **4333 TRACY AVE** **KANSAS CITY, MO 64110-1827** 08/19/2026 1168 /3/1 1938 3,485 SF
APN: 30-620-06-14 Document #: 2026E0062738
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 8&9 Block: 6 Subdivision: LLEWELLYN PLACE Abbreviated Description: Lot:8&9 Subdivision:LLEWELLYN PLACE Abbreviated Description:SOUTH2FT LOT8&N25FT&N3.50FTS25FTW96FT LOT9 City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

2 .23Mi. **4411 HARRISON ST** **KANSAS CITY, MO 64110-1627** 07/20/2026 2531 /4/2 1907 6,534 SF
APN: 30-510-13-04 Document #: 2026E0053848
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 22 Block: 8 Subdivision: SUNNY SLOPE Abbreviated Description: Lot:22 Block:8 Subdivision:SUNNY SLOPE City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

3 .22Mi. **4328 PASEO BLVD** **KANSAS CITY, MO 64110-1802** 07/13/2026 732 /3/3 1919 4,792 SF
APN: 30-620-05-17 Document #: 2026E0051919
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Block: 5 Subdivision: LLEWELLYN PLACE Abbreviated Description: Lot:15 Block:5 Subdivision:LLEWELLYN PLACE City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

4 .33Mi. **4314 HARRISON ST** **KANSAS CITY, MO 64110-1626** 07/07/2026 3278 /6/2 1908 6,970 SF
APN: 30-510-02-27 Document #: 2026E0050171
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 2 Subdivision: SUNNY SLOPE Abbreviated Description: Lot:4 Block:2 Subdivision:SUNNY SLOPE City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

5 .32Mi. **4314 WAYNE AVE** **KANSAS CITY, MO 64110-1442** 07/06/2026 $119,900 $102 1173 /2/1 1916 3,920 SF
APN: 30-620-03-31 Document #: 2026E0049659
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 135&136 Subdivision: LLEWELLYN HEIGHTS RESURVEY Abbreviated Description: Lot:135&136 Subdivision:LLEWELLYN HEIGHTS RESURVEY Abbreviated Description:NORTH25FT LOT135&S5FT LOT136 City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

6 .34Mi. **4321 CAMPBELL ST** **KANSAS CITY, MO 64110-1621** 06/27/2026 1666 /4/1 1908 4,792 SF
APN: 30-510-02-10 Document #: 2026E0047662
Document Type: Price Code:
Land Use: Single Family Residential

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Legal: Lot: 19 Block: 2 Subdivision: SUNNY SLOPE Abbreviated Description: Lot:19 Block:2 Subdivision:SUNNY SLOPE City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

7	.14Mi.	**1406 E 45TH ST** **KANSAS CITY, MO 64110-1904**	06/25/2026	928	/3/1	1922	3,049 SF

APN: 30-620-13-10 Document #: 2026E0046851
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 27&28 Subdivision: LLEWELLYN HEIGHTS RESURVE Abbreviated Description: Subdivision:LLEWELLYN HEIGHTS RESURVE Abbreviated Description:SOUTH20FT LOTS27&28

8	.13Mi.	**4419 FOREST AVE** **KANSAS CITY, MO 64110-1741**	06/22/2026	1030	/2/1	1905	4,792 SF

APN: 30-620-10-10 Document #: 2026E0045940
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: 2 Subdivision: LLEWELLYN PLACE Abbreviated Description: Block:2 Subdivision:LLEWELLYN PLACE Abbreviated Description:SOUTH33FT LOT5

9	.18Mi.	**1316 E 44TH ST** **KANSAS CITY, MO 64110-1820**	06/15/2026	1212	/3/1	1910	3,049 SF

APN: 30-620-06-21 Document #: 2026E0044558
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 12&13 Block: 6 Subdivision: LLEWELLYN PLACE Abbreviated Description: Block:6 Subdivision:LLEWELLYN PLACE Abbreviated Description:EAST29FT LOTS12&13 City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

10	.3Mi.	**4239 TRACY AVE** **KANSAS CITY, MO 64110-1243**	06/01/2026	1673	/3/2	2022	3,920 SF

APN: 30-130-27-14 Document #: 2026E0040360
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 2&3 Block: 7 Subdivision: AMENDED PLAT OF LLEWELLYN PLACE Abbreviated Description: Block:7 Subdivision:AMENDED PLAT OF LLEWELLYN PLACE Abbreviated Description:LOT: POR OF LOT 2&3 City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

11	.19Mi.	**4521 GILLHAM RD** **KANSAS CITY, MO 64110-1552**	05/21/2026	2270	/4/2	1911	6,534 SF

APN: 30-510-14-09 Document #: 2026E0038105
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 19 Block: 1 Subdivision: LANSDOWNE Abbreviated Description: Lot:19 Block:1 Subdivision:LANSDOWNE City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

12	.16Mi.	**4410 FOREST AVE** **KANSAS CITY, MO 64110-1742**	04/27/2026	1392	/4/2	1910	4,792 SF

APN: 30-620-09-28 Document #: 2026E0030616
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 23&24 Block: 1 Subdivision: AMENDED PLAT OF LLEWELLYN PLACE Abbreviated Description: Lot:23&24 Subdivision:AMENDED PLAT OF LLEWELLYN PLACE Abbreviated Description:LOT: NORTH 16 2/3 FT OF LOT 23 & S 16 2/3 FT OF LOT 24 City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

13	.29Mi.	**4332 HARRISON ST** **KANSAS CITY, MO 64110-1626**	04/21/2026	2135	/3/2	1910	6,970 SF

APN: 30-510-02-21 Document #: 2026E0029206
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Block: 2 Subdivision: SUNNY SLOPE Abbreviated Description: Lot:10 Block:2 Subdivision:SUNNY SLOPE City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

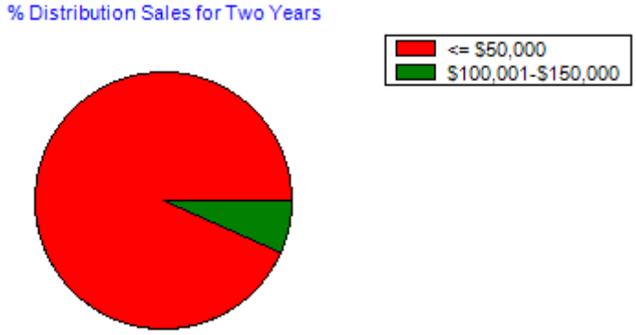
14	.13Mi.	**4432 FOREST AVE** **KANSAS CITY, MO 64110-1742**	02/09/2026	1184	/2/2	1909	3,049 SF

APN: 30-620-09-21 Document #: 2026E0009659
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 18 Block: 1 Subdivision: AMENDED PLAT OF LLEWELLYN PLACE Abbreviated Description: Subdivision:AMENDED PLAT OF LLEWELLYN PLACE Abbreviated Description:LOT: SOUTH 22FT OF N 26FT OF LOT 18 City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

15	.14Mi.	**4612 TRACY AVE** **KANSAS CITY, MO 64110-1810**	12/30/2025	1296	/3/1	1908	5,663 SF

APN: 30-620-23-24 Document #: 2025E0096241
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 21 Block: 2 Subdivision: LOGAN PARK Abbreviated Description: Subdivision:LOGAN PARK Abbreviated Description:LOT: NORTH 40 FT OF LOT 21 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.

ICE SiteX Report

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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.	**4509 TRACY AVE**		$44,960	$8,543	1,132	/3/1	1905	3,920 SF	
.01Mi.	**4507 TRACY AVE**	**01/17/2017**	$39,670	$7,538	1,165	/3/1	1910	3,920 SF	
.01Mi.	**4511 TRACY AVE**		$204,340	$38,825	1,159	/3/1	1905	3,920 SF	
.01Mi.	**4505 TRACY AVE**	**09/08/1952**	$47,610	$9,046	1,169	/3/1	1910	3,920 SF	
.01Mi.	**4517 TRACY AVE**		$44,960	$8,543	1,343	/3/1	1923	3,920 SF	
.02Mi.	**4519 TRACY AVE**		$40,990	$7,788	1,291	/4/1	1905	3,920 SF	
.02Mi.	**4501 TRACY AVE**		$195,730	$37,189	1,227	/3/2	2018	6,098 SF	
.02Mi.	**4521 TRACY AVE**	**03/23/2004**	$46,280	$8,793	1,169	/3/1	1910	3,920 SF	
.02Mi.	**4510 VIRGINIA AVE**		$204,750	$38,903	1,089	/3/1	1911	3,920 SF	
.03Mi.	**4508 VIRGINIA AVE**	**08/08/2018**	$42,320	$8,041	1,373	/3/1	1911	6,098 SF	
.03Mi.	**4512 VIRGINIA AVE**		$26,450	$5,026	1,294	/4/2	1911	3,920 SF	
.03Mi.	**4504 VIRGINIA AVE**		$52,900	$10,051	1,478	/3/2	1911	4,792 SF	
.03Mi.	**4516 VIRGINIA AVE**	**03/03/2020**	$108,650	$20,644	869	/2/1	1911	3,920 SF	
.03Mi.	**4523 TRACY AVE**	**09/12/2019**	$38,350	$7,287	1,165	/3/2	1905	3,920 SF	
.03Mi.	**1225 E 45TH ST**		$226,270	$42,992	1,457	/3/2	2018	3,919 SF	
.03Mi.	**4518 VIRGINIA AVE**		$29,090	$5,527	825	/2/1	1911	3,920 SF	

Rent vs. Own

Households Occupied by Renters:	43%	Households Occupied by Owners:	45%

Demographics & Income

Median Age:	33.2 years old	Households:	6,674
Median Household Income:	$64,369	Households w/Family:	41%
Household Income Per Capita:	$40,459	Households w/Family Married:	26%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	21%

School District

School District Zone:	Kansas City 33 School District	Students:	15,079
Number of Schools:	33	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.38Mi.	**Success Academy** Number of Students: NA Student-Teacher Ratio: 0	NA	Public	KG - 12
2.81Mi.	**Ac Preparatory Elementary School** Number of Students: 366 Student-Teacher Ratio: 12.56	D-	Public	PK - 8
4.51Mi.	**John T. Hartman Elementary School** Number of Students: 360 Student-Teacher Ratio: 15.92	C+	Public	PK - 6
2.81Mi.	**Southeast High School** Number of Students: 498 Student-Teacher Ratio: 15.36	F	Public	9 - 12
2.28Mi.	**Contract** Number of Students: 32 Student-Teacher Ratio: NA	C+	Public	PK - 12

Flood Report

The Subject Property of **4509 TRACY AVE, KANSAS CITY, MO 64110-1831** 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	145%	NOTABLY HIGHER
BURGLARY	125%	HIGHER
MOTOR VEHICLE THEFT	156%	NOTABLY HIGHER
FORCIBLE ROBBERY	120%	HIGHER
AGGRAVATED ASSAULT	136%	NOTABLY HIGHER
FORCIBLE RAPE	137%	NOTABLY HIGHER
MURDER	154%	NOTABLY HIGHER
OVERALL	140%	NOTABLY HIGHER

Disaster Alerts

No alerts noted

ICE SiteX Report

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