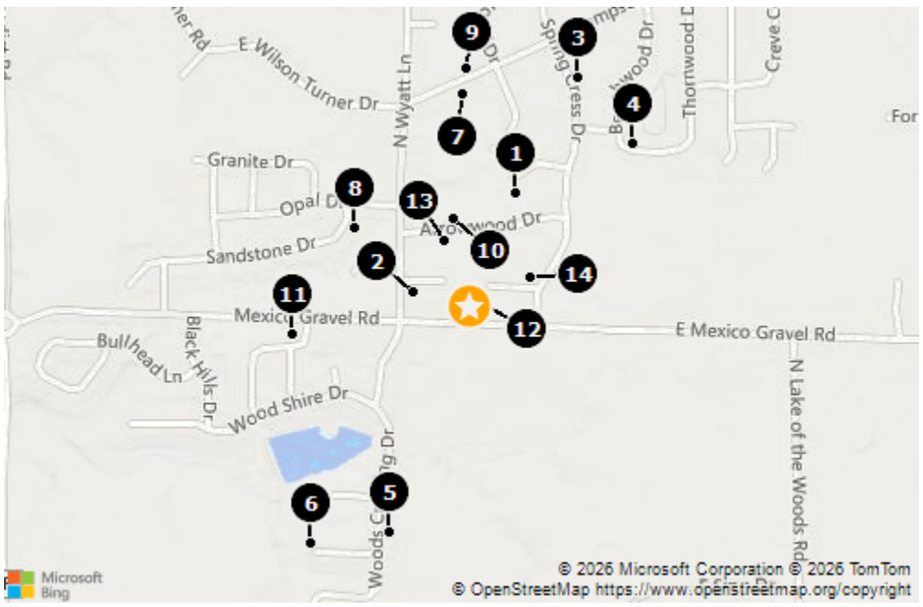
ICE SiteX Report

OrderID: 98169233

SiteX Property Information Report



Subject Property Location

5502 PRAIRIE ROSE CT, COLUMBIA, MO 65202-9009

County:	**BOONE MO**	Census Tract:	290190016.031034
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	12-804-00-01-031.00 01	Thomas Bros Pg-Grid:	

Valuation

Value:	**$234,000**	FSD:	11	Common Confidence Score:	57
Value Range:	$208,260 - $259,740	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$2,831	Market Land Value:	$14,900	Tax Year:	2025
Assd Improvement:	$21,375	Market Improvment Value:	$112,500	Total Taxable Value:	$1,585
Total Assessed Value:	$24,206	Total Assessor Market Value:	$127,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 01 Map Ref: MB 15-22 Sec/Twnship/Range: SEC 34 TWN 49N RNG 12W
Abbreviated Description: GARDEN CITY PLAT 2 LOT 31
City/Muni/Twp: COLUMBIA

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1138 SF	Baths:	1	Fireplace:	Yes
Year Built:	1986	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Wood
Number of Units:	1	Garage Type:	Attached	Heating:	Gas
Number of Stories:	1	Number of Cars:	1	A/C:	
Style:	Ranch	Basement:	No	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/06/2026	Sales Price:	$126,053
Document #:	2026012470 BK-PG 4843-132	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/09/2018	Sales Price:	$84,500
Document #:	2018000491 BK-PG 3766-0030	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/28/2017	Sales Price:	N/A
Document #:	2017026145 BK-PG 4843 -0131	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/28/2017		
Document Type:			
Legal Description:			

Lot: 31 Subdivision: GARDEN CITY SUBDIVISION PLAT TWO Map Ref: MB15 PG22

Prior Transfer

Recording Date:	12/01/2017	Sales Price:	$84,500
Document #:	2017024305 BK-PG 3766-0030	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Mortgage Record

Recording Date:	02/07/2011	Loan Amount:	N/A
Document #:	2011002272 BK-PG 3766-0030	Loan Type:	New Conventional
TD Due Date:	02/01/2041	Type Finance:	

Legal Description:
Lot: 31 Subdivision: GARDEN CITY PLAT 2
Abbreviated Description: SOME INFO KEYED FROM LEGAL DESCRIPTION, BUT COMPLETE LEGAL NOT CAPTURED

Prior Transfer

Recording Date:	07/09/2008	Sales Price:	N/A
Document #:	2008015731 BK-PG 3346 -0068	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/08/2008		
Document Type:			

Legal Description:
Lot: 31 Subdivision: GARDEN CITY PLAT 2 Map Ref: MB15 PG22
Abbreviated Description: GARDEN CITY PLAT 1

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG 4843 -131	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 01 Map Ref: MB 15-22 Sec/Twnship/Range: SEC 34 TWN 49N RNG 12W
Abbreviated Description: GARDEN CITY PLAT 2 LOT 31
City/Muni/Twp: COLUMBIA

Area Sales Analysis

Total Area Sales	$238,000	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,306 SF	Median Year Built	1991
Price Range - 2 Yrs	to $238,000	Age Range	21 years to 76 years
Median Value		Median Age	35 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.15Mi.	**5504 FERN FLOWER CT** **COLUMBIA, MO 65202-9037**	08/03/2026			1188	6/3/2	1989	SF	
	APN: 12-804-00-01-078.00 01 Document #: 2026014539 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 78 Subdivision: GARDEN CITY SUBDIVISION PLAT FOUR MapRef: MB 20 PG 85 Abbreviated Description: Lot:78 Subdivision:GARDEN CITY SUBDIVISION PLAT FOUR Map Ref:MB 20 PG 85City/Muni/Twp:COLUMBIA City/Muni/Twp: COLUMBIA									
2	.07Mi.	**5400 BOXWOOD CT** **COLUMBIA, MO 65202-9047**	08/03/2026			1120	5/3/2	1990	SF	
	APN: 12-804-00-01-091.00 01 Document #: 2026014436 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9 Subdivision: GARDEN CITY SUBDIVISION MapRef: MB 23 PG 63 Abbreviated Description: Lot:9 Subdivision:GARDEN CITY SUBDIVISION Map Ref:MB 23 PG 63									
3	.33Mi.	**3912 SPRING CRESS DR** **COLUMBIA, MO 65202-6512**	06/25/2026			1222	5/3/2	1993	SF	
	APN: 12-804-00-01-059.00 01 Document #: 2026011715 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Subdivision: GARDEN CITY SUBDIVISION PLAT SIX 6 MapRef: MB 26 PG 77 Abbreviated Description: Lot:4 Subdivision:GARDEN CITY SUBDIVISION PLAT SIX 6 Map Ref:MB 26 PG 77									
4	.29Mi.	**5703 CANDLEWOOD DR** **COLUMBIA, MO 65202-6646**	06/05/2026			1438	6/3/2	1999	SF	
	APN: 12-804-00-01-129.00 01 Document #: 2026010400 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 17 Subdivision: GARDEN CITY PLAT EIGHT MapRef: MB 32 PG 15 Abbreviated Description: Lot:17 Subdivision:GARDEN CITY PLAT EIGHT Map Ref:MB 32 PG 15City/Muni/Twp:COLUMBIA City/Muni/Twp: COLUMBIA									
5	.3Mi.	**3004 WOODS CROSSING DR** **COLUMBIA, MO 65202-5734**	06/05/2026			1390	6/3/2	2005	SF	
	APN: 12-804-00-08-103.00 01 Document #: 2026010396 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 103 Subdivision: LAKE SHIRE ESTATES PLAT NUMBER 1 MapRef: MB 38 PG 37 Abbreviated Description: Lot:103 Subdivision:LAKE SHIRE ESTATES PLAT NUMBER 1 Map Ref:MB 38 PG 37City/Muni/Twp:COLUMBIA City/Muni/Twp: COLUMBIA									
6	.36Mi.	**5301 TALL TREE CT** **COLUMBIA, MO 65202-5744**	05/07/2026			2223	6/3/2	2005	SF	
	APN: 12-804-00-08-076.00 01 Document #: 2026008292 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 76 Subdivision: LAKE SHIRE ESTATES PLAT NUMBER ONE MapRef: MB 38 PG 37 Abbreviated Description: Lot:76 Subdivision:LAKE SHIRE ESTATES PLAT NUMBER ONE Map Ref:MB 38 PG 37City/Muni/Twp:COLUMBIA City/Muni/Twp: COLUMBIA									
7	.25Mi.	**5412 THOMPSON RD** **COLUMBIA, MO 65202-8035**	04/16/2026			1514	6/3/2	1995	SF	
	APN: 12-804-00-01-104.00 01 Document #: 2026006789 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 27 Subdivision: GARDEN CITY SUBDIVISION PLAT 6 MapRef: MB 26 PG 77 Abbreviated Description: Lot:27 Subdivision:GARDEN CITY SUBDIVISION PLAT 6 Map Ref:MB 26 PG 77									
8	.17Mi.	**5308 SANDSTONE DR** **COLUMBIA, MO 65202-8316**	04/14/2026			1942	7/3/2	2005	SF	
	APN: 12-804-00-02-029.00 01 Document #: 2026006550 Document Type: Price Code:									

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Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: WYATT LANE ACRES PLAT SIX MapRef: MB 33 PG 33 Abbreviated Description: Lot:4 Subdivision:WYATT LANE ACRES PLAT SIX Map Ref:MB 33 PG 33City/Muni/Twp:COLUMBIA City/Muni/Twp: COLUMBIA

9	.31Mi.	**5413 THOMPSON RD** **COLUMBIA, MO 65202-8211**	12/17/2025		1690	6/3/1	1950	43,560 SF

APN: 12-804-00-00-019.00 01 Document #: 2025022273
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NW4NE4 S34T49R12 Abbreviated Description: Sec/Twnship/Range:NW4NE4 S34T49R12

10	.12Mi.	**5407 ARROW WOOD DR** **COLUMBIA, MO 65202-8997**	12/09/2025	$238,000	$197	1204	5/3/1	1986 SF

APN: 12-804-00-01-004.00 01 Document #: 2025021607
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: GARDEN CITY SUBDIVISION PLAT TWO MapRef: MB 15 PG 22 Abbreviated Description: Lot:4 Subdivision:GARDEN CITY SUBDIVISION PLAT TWO Map Ref:MB 15 PG 22

11	.22Mi.	**3409 LOST TREE TER** **COLUMBIA, MO 65202-5741**	12/02/2025		1560	6/3/2	2005	SF

APN: 12-804-00-08-001.00 01 Document #: 2025021175
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: LAKE SHIRE ESTATES PLAT NUMBER ONE MapRef: MB 38 PG 37 Abbreviated Description: Lot:1 Subdivision:LAKE SHIRE ESTATES PLAT NUMBER ONE Map Ref:MB 38 PG 37City/Muni/Twp:COLUMBIA City/Muni/Twp: COLUMBIA

12	.02Mi.	**5504 PRAIRIE ROSE CT** **COLUMBIA, MO 65202-9009**	11/06/2025		1174	5/3/2	1986	SF

APN: 12-804-00-01-030.00 01 Document #: 2025019751
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 30 Subdivision: GARDEN CITY SUBDIVISION PLAT TWO MapRef: MB 15 PG 22 Abbreviated Description: Lot:30 Subdivision:GARDEN CITY SUBDIVISION PLAT TWO Map Ref:MB 15 PG 22

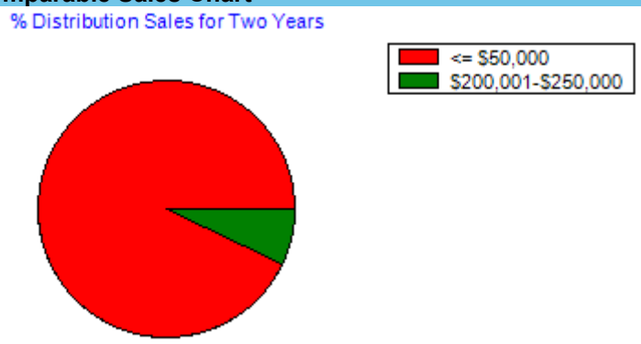
13	.08Mi.	**5406 ARROW WOOD DR** **COLUMBIA, MO 65202-8996**	09/18/2025		1210	5/3/2	1986	10,440 SF

APN: 12-804-00-01-048.00 01 Document #: 2025016684
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 48 Subdivision: GARDEN CITY SUBDIVISION PLAT 2 MapRef: MB 15 PG 22 Abbreviated Description: Lot:48 Subdivision:GARDEN CITY SUBDIVISION PLAT 2 Map Ref:MB 15 PG 22City/Muni/Twp:COLUMBIA City/Muni/Twp: COLUMBIA

14	.08Mi.	**3509 SPRING CRESS DR** **COLUMBIA, MO 65202-9003**	09/15/2025		1128	6/2/1	1984	SF

APN: 12-804-00-01-037.00 01 Document #: 2025016409
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 37 Subdivision: GARDEN CITY SUBDIVISON PLAT 2 MapRef: MB 15 PG 22 Abbreviated Description: Lot:37 Subdivision:GARDEN CITY SUBDIVISON PLAT 2 Map Ref:MB 15 PG 22City/Muni/Twp:COLUMBIA City/Muni/Twp: COLUMBIA

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.

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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.	**5502 PRAIRIE ROSE CT**		$127,400	$24,206	1,138	5/3/1	1986		
.02Mi.	**5504 PRAIRIE ROSE CT**		$135,900	$25,821	1,174	5/3/2	1986		
.02Mi.	**5500 PRAIRIE ROSE CT**		$132,800	$25,232	1,261	5/3/2	1987		
.03Mi.	**5412 BOXWOOD CT**		$121,000	$22,990	1,120	5/3/2	1990	7,959 SF	
.04Mi.	**5414 BOXWOOD CT**		$121,700	$23,123	1,136	5/3/2	1990		
.04Mi.	**5506 PRAIRIE ROSE CT**		$128,200	$24,358	1,156	5/3/2	1986		
.05Mi.	**5501 PRAIRIE ROSE CT**		$116,800	$22,192	1,422	6/2/2	1984		
.05Mi.	**5408 BOXWOOD CT**		$129,000	$24,510	1,136	5/3/2	1990		
.05Mi.	**5503 PRAIRIE ROSE CT**		$121,000	$22,990	1,128	6/3/1	1984		
.06Mi.	**5507 PRAIRIE ROSE CT**		$118,500	$22,515	1,080	6/3/1	1985		
.06Mi.	**5411 BOXWOOD CT**		$121,000	$22,990	1,120	5/3/2	1990		
.06Mi.	**5404 BOXWOOD CT**		$122,500	$23,275	1,136	5/3/2	1990		
.06Mi.	**3501 SPRING CRESS DR**		$138,900	$26,391	1,144	6/3/2	1986		
.06Mi.	**3503 SPRING CRESS DR**		$128,200	$24,358	1,680	5/2/1	1984		
.07Mi.	**5509 PRAIRIE ROSE CT**		$131,700	$25,023	1,250	5/3/2	1987		
.07Mi.	**5409 BOXWOOD CT**		$122,500	$23,275	1,136	5/3/2	1990		

Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	57%

Demographics & Income

Median Age:	35.5 years old	Households:	19,995
Median Household Income:	$72,760	Households w/Family:	63%
Household Income Per Capita:	$36,524	Households w/Family Married:	47%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	31%

School District

School District Zone:	Columbia 93 School District	Students:	18,640
Number of Schools:	36	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.84Mi.	**Lange Middle School** Number of Students: 510 Student-Teacher Ratio: 10.95	C	Public	6 - 8
4.21Mi.	**Two Mile Prairie Elementary School** Number of Students: 125 Student-Teacher Ratio: 12.46	A+	Public	PK - 5
1.98Mi.	**Muriel Battle High School** Number of Students: 1,492 Student-Teacher Ratio: 13.5 Advanced Placement: Yes	C-	Public	9 - 12

Flood Report

The Subject Property of **5502 PRAIRIE ROSE CT, COLUMBIA, MO 65202-9009** 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	117%	HIGHER
BURGLARY	109%	SIMILAR
MOTOR VEHICLE THEFT	111%	HIGHER
FORCIBLE ROBBERY	90%	LOWER
AGGRAVATED ASSAULT	91%	LOWER
FORCIBLE RAPE	72%	NOTABLY LOWER
MURDER	90%	LOWER
OVERALL	94%	SIMILAR

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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ICE SiteX Report

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