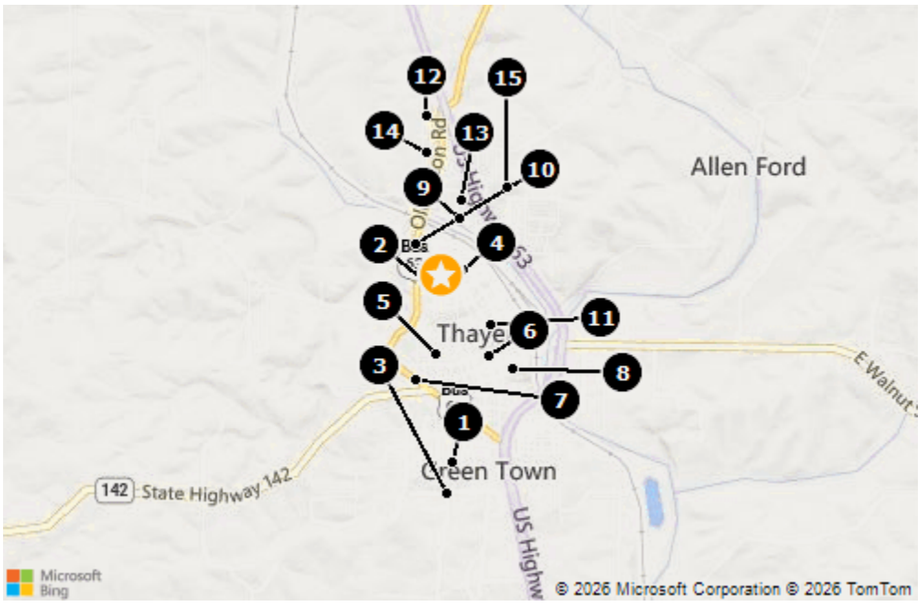
ICE SiteX Report

OrderID: 98692540

SiteX Property Information Report



Subject Property Location

580 N 9TH ST, THAYER, MO 65791-9315

County:	**OREGON MO**	Census Tract:	291494802.002037
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	23-9.0-30-4-015-0003.00000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$321,000**	FSD:	24	Common Confidence Score:	34
Value Range:	$243,960 - $398,040	ICE Confidence Score:	76		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$2,823	Market Land Value:	$14,860	Tax Year:	2025
Assd Improvement:	$17,212	Market Improvment Value:	$90,590	Total Taxable Value:	$984
Total Assessed Value:	$20,035	Total Assessor Market Value:	$105,450	Delinquent Year:	
				Tax Account ID:	0205716000
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 13-14 Block: 4 District: RT2T Sec/Twnship/Range: SEC 30 TWN 22 RNG 05
Abbreviated Description: B 569 P 822 CT HORACE TABER SUB LOTS 13 & 14

Property Characteristics

Lot Size:	1.651 AC	Bedrooms:	4	Pool:	Yes
Building Area:	2727 SF	Baths:	2	Fireplace:	
Year Built:	1950	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Other
Number of Units:		Garage Type:	Attached	Heating:	Yes
Number of Stories:	1+B	Number of Cars:	1	A/C:	Yes
Style:		Basement:	Full	Roof Cover:	Asphalt
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/22/2026	Sales Price:	$307,175
Document #:	20261333 BK-PG 577-919	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/30/2024	Loan Amount:	N/A
Document #:	20241205 BK-PG 577-919	Loan Type:	VA
TD Due Date:	09/01/2054	Type Finance:	

Legal Description:
Lot: 13&14 Block: 4 Subdivision: HORACE TABER SUBDIVISION Sec/Twnship/Range: SW4SE4 S30T22NR05W
City/Muni/Twp: THAYER

Prior Transfer

Recording Date:	09/13/2023	Sales Price:	N/A
Document #:	20231272 BK-PG 569 -822	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/12/2023		
Document Type:			

Legal Description:
Lot: 13&14 Subdivision: HORACE TABER SUBDIVISION Sec/Twnship/Range: SW4SE4 S30T22NR05W
City/Muni/Twp: THAYER

ICE SiteX Report

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Prior Transfer

Recording Date:	09/12/2023	Sales Price:	N/A
Document #:	BK-PG 569 -822	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 13-14 Block: 4 District: RT2T Sec/Twnship/Range: SEC 30 TWN 22 RNG 05
Abbreviated Description: B 569 P 822 CT HORACE TABER SUB LOTS 13 & 14

Area Sales Analysis

Total Area Sales	$148,000	Median # of Bedrooms	2
Median Lot Size	11,979 SF	Median # of Baths	1
Median Living Area	1,632 SF	Median Year Built	1943
Price Range - 2 Yrs	to $82,500	Age Range	12 years to 126 years
Median Value		Median Age	83 years

Comparable Sales Data

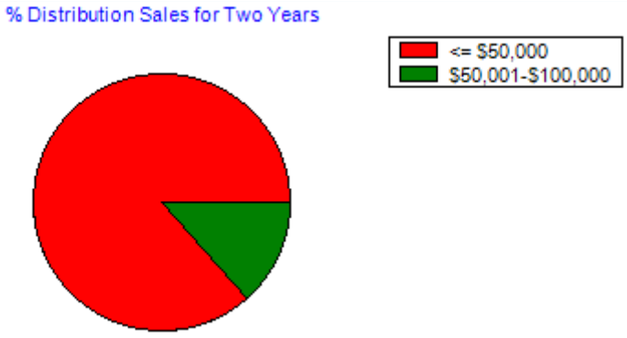
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.97Mi.	**443 REGINA AVE** **THAYER, MO 65791-7566**	04/24/2026			1310	/3/2	2014	10,585 SF	
		APN: 23-9.0-31-4-017-0011.12000 Document #: 20260517 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 2 Subdivision: BREWER ADDITION Sec/Twnship/Range: SW4SE4 S31T22NR06W Abbreviated Description: Lot:2 Subdivision:BREWER ADDITION Sec/Twnship/Range:SW4SE4 S31T22NR06W								
2	.09Mi.	**512 N 9TH ST** **THAYER, MO 65791-9315**	04/07/2026			816	4/2/1	1967	13,199 SF	
		APN: 23-9.0-30-4-015-0006.00000 Document #: 20260439 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 17 Subdivision: HORACE TABORS SUBDIVISION Sec/Twnship/Range: SW4SE4 S30T22NR05W Abbreviated Description: Lot:17 Subdivision:HORACE TABORS SUBDIVISION Sec/Twnship/Range:SW4SE4 S30T22NR05W Abbreviated Description:PORTION LOT17 City/Muni/Twp:THAYER City/Muni/Twp: THAYER								
3	1.18Mi.	**405 GREEN AVE** **THAYER, MO 65791-7220**	02/18/2026			2240	//1	1943	174,241 SF	
		APN: 26-3.0-06-1-002-0002.00000 Document #: 20260190 Document Type: Price Code: Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4NE4 S06T21NR05W Abbreviated Description: Sec/Twnship/Range:NE4NE4 S06T21NR05W								
4	.12Mi.	**414 POPLAR ST** **THAYER, MO 65791-1018**	10/20/2025			954	5/2/1	1940	10,716 SF	
		APN: 23-9.0-30-4-010-0007.00000 Document #: 20251328 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 2 Subdivision: E J HOPKINS SUBDIVISION MapRef: MB 1 PG 31 Abbreviated Description: Lot:2 Subdivision:E J HOPKINS SUBDIVISION Map Ref:MB 1 PG 31								
5	.42Mi.	**845 CHESTNUT ST** **THAYER, MO 65791-1212**	10/01/2025	$82,500	$34	2391	7/4/2	1930	20,386 SF	
		APN: 23-9.0-31-1-030-0006.00000 Document #: 20251244 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Subdivision: A B HOOKINS SUBDIVISION Abbreviated Description: Lot:5 Subdivision:A B HOOKINS SUBDIVISION Abbreviated Description:PORTION LOT5 City/Muni/Twp:THEVER City/Muni/Twp: THEVER								
6	.49Mi.	**423 WALNUT ST** **THAYER, MO 65791-1242**	09/29/2025	$65,500	$56	1165	5/3/1	1900	9,801 SF	
		APN: 23-9.0-31-1-037-0005.00000 Document #: 20251229 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4&5 Subdivision: J W MORANS SUBDIVISION Abbreviated Description: Lot:4&5 Subdivision:J W MORANS SUBDIVISION City/Muni/Twp:THAYER City/Muni/Twp: THAYER								
7	.68Mi.	**448 MO 19** **THAYER, MO 65791-8523**	09/22/2025			1664	9/6/1	1900	10,498 SF	
		APN: 23-9.0-31-4-003-0009.00000 Document #: 20251183 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 2 Block: 3 Subdivision: PILANDS ADDITION Abbreviated Description: Lot:2 Block:3 Subdivision:PILANDS ADDITION City/Muni/Twp:THAYER City/Muni/Twp: THAYER								
8	.6Mi.	**312 S 3RD ST** **THAYER, MO 65791-1340**	09/17/2025			1632	//1	1937	8,712 SF	
		APN: 23-9.0-32-5-005-0004.00000 Document #: 20251157 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 27 Subdivision: ORIGINAL TOWN OF THAYER Abbreviated Description: Lot:5 Block:27 Subdivision:ORIGINAL TOWN OF THAYER Abbreviated Description:PORTION LOT5								
9	.31Mi.	**304 BRITTANY LN** **THAYER, MO 65791-8200**	08/25/2025			1300	//2	1993	11,631 SF	
		APN: 23-9.0-30-4-002-0003.02000 Document #: 20251050 Document Type: Price Code: Land Use: Single Family Residential Legal: Sec/Twnship/Range: NW4SW4 S28T22NR05W 5PM Abbreviated Description: Sec/Twnship/Range:NW4SW4 S28T22NR05W 5PM								
10	.4Mi.	**1507 BUSINESS ROUTE 63** **THAYER, MO 65791-8404**	08/18/2025			2210	6/4/2	1926	140,394 SF	
		APN: 23-9.0-30-4-003-0001.00000 Document #: 20251017 Document Type: Price Code: Land Use: Single Family Residential Legal: Block: 7 Subdivision: JEFFERY THOMAS SUBDIVISION Sec/Twnship/Range: NE4SE4 30T22NR05W Abbreviated Description: Block:7 Subdivision:JEFFERY THOMAS SUBDIVISION Sec/Twnship/Range:NE4SE4 30T22NR05W								
11	.36Mi.	**216 N 4TH ST** **THAYER, MO 65791-1258**	08/05/2025			3261	4/2/1	1920	7,187 SF	
		APN: 23-9.0-31-1-023-0005.00000 Document #: 20250930 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 13 Sec/Twnship/Range: NE4NE4 S31T22NR05W Abbreviated Description: Lot:5 Block:13 Sec/Twnship/Range:NE4NE4 S31T22NR05W City/Muni/Twp:THAYER City/Muni/Twp: THAYER								

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12	.84Mi.	**530 BREWER ST** **THAYER, MO 65791-9318**	07/25/2025	1890	6/3/2	1970	30,013 SF
	APN: 23-9.0-30-1-006-0001.00000 Document #: 20250885 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 19&20 Subdivision: RALPH BREWERS SUBDIVISION MapRef: MB 11 PG 53 Abbreviated Description: Lot:19&20 Subdivision:RALPH BREWERS SUBDIVISION Map Ref:MB 11 PG 53						
13	.41Mi.	**330 BRITTANY LN** **THAYER, MO 65791-8200**	07/18/2025	1642	//2	1998	11,979 SF
	APN: 23-9.0-30-4-002-0003.09000 Document #: 20250853 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Subdivision: HILLVIEW SUBDIVISION MapRef: MB 13 PG 7 Abbreviated Description: Lot:6 Subdivision:HILLVIEW SUBDIVISION Map Ref:MB 13 PG 7						
14	.64Mi.	**222 BREWER ST** **THAYER, MO 65791-9312**	07/02/2025	864	4/2/1	1961	14,985 SF
	APN: 23-9.0-30-1-011-0002.00000 Document #: 20250793 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 28 Subdivision: RALPH BREWER AND NELLIE BREWER Abbreviated Description: Lot:28 Subdivision:RALPH BREWER AND NELLIE BREWER						
15	.57Mi.	**412 LACY** **THAYER, MO 65791-8421**	06/30/2025	1508	14//3	2002	32,104 SF
	APN: 23-9.0-30-1-018-0001.09000 Document #: 20250769 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 2 Block: 2 Subdivision: COZORT HILL TOP ESTATES MapRef: MB 12 PG 59 Sec/Twnship/Range: SE4NE4 S30T22NR05W Abbreviated Description: Lot:2 Block:2 Subdivision:COZORT HILL TOP ESTATES Map Ref:MB 12 PG 59Sec/Twnship/Range:SE4NE4 S30T22NR05W						

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.	**580 N 9TH ST**	**09/12/2023**	$105,450	$20,035	2,727	7/4/2	1950	2 SF	Yes
.04Mi.	**518 N 9TH ST**	**01/24/2018**	$22,980	$4,366	720	4/2/1	1960	10,542 SF	
.04Mi.	**620 POPLAR ST**		$40,660	$7,726	1,040	4/2/1	1970	41,338 SF	
.05Mi.	**521 N 6TH ST**	**07/01/2024**	$177,650	$33,754	3,325	//2	1960	2 SF	
.05Mi.	**624 N 9TH ST**		$17,210	$3,270	683	4/2/1	1950	11,238 SF	
.05Mi.	**585 N 9TH ST**	**05/04/2023**	$93,210	$17,710	1,627	6/2/1	1960	17,990 SF	
.06Mi.	**525 N 6TH ST**	**09/01/2015**	$43,100	$8,189	832	4/2/1	1989	35,719 SF	
.06Mi.	**516 N 9TH ST**		$27,400	$5,206	1,058	4/2/1	1965	38,115 SF	
.07Mi.	**531 N 6TH ST**	**12/18/2020**	$40,060	$7,611	1,300	//1	1930	19,384 SF	
.07Mi.	**616 POPLAR ST**	**09/18/2023**	$29,040	$5,518	1,456	4/2/1	1950	32,757 SF	
.07Mi.	**517 N 9TH ST**		$54,670	$10,387	1,278	5/3/1	1979	22,303 SF	
.07Mi.	**612 N 9TH ST**	**12/04/2020**	$15,620	$2,968	792	5/2/1	1940	7,841 SF	
.08Mi.	**519 N 6TH ST**	**09/22/2017**	$24,610	$4,676	1,696	8/6/1	1900	19,123 SF	
.08Mi.	**604 POPLAR ST**	**07/11/2016**	$17,930	$3,406	900	4/2/1	1940	10,237 SF	
.09Mi.	**515 N 9TH ST**	**09/27/2024**	$51,520	$9,788	1,092	5/3/1	1983	22,303 SF	
.09Mi.	**618 N 9TH ST**	**06/15/2022**	$26,340	$5,005	830	5/3/1	1882	23,217 SF	

Rent vs. Own

Households Occupied by Renters:	32%	Households Occupied by Owners:	53%

Demographics & Income

Median Age:	44.1 years old	Households:	1,596
Median Household Income:	$41,222	Households w/Family:	77%
Household Income Per Capita:	$24,509	Households w/Family Married:	52%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

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School District

School District Zone:	Thayer R-Ii School District	Students:	780
Number of Schools:	2	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.94Mi.	**Thayer Elementary School** Number of Students: 421 Student-Teacher Ratio: 11.08	A-	Public	PK - 6
1.01Mi.	**Thayer Sr. High School** Number of Students: 359 Student-Teacher Ratio: 11.85	B+	Public	7 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	119%	HIGHER
BURGLARY	145%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	118%	HIGHER
FORCIBLE ROBBERY	118%	HIGHER
AGGRAVATED ASSAULT	129%	HIGHER
FORCIBLE RAPE	129%	HIGHER
MURDER	129%	HIGHER
OVERALL	134%	NOTABLY HIGHER

Disaster Alerts

11/3/2024 - Severe Tornados, Flooding 3/14/2025 - Severe Storm, Tornados 3/30/2025 - Severe Tornados, Flooding

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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