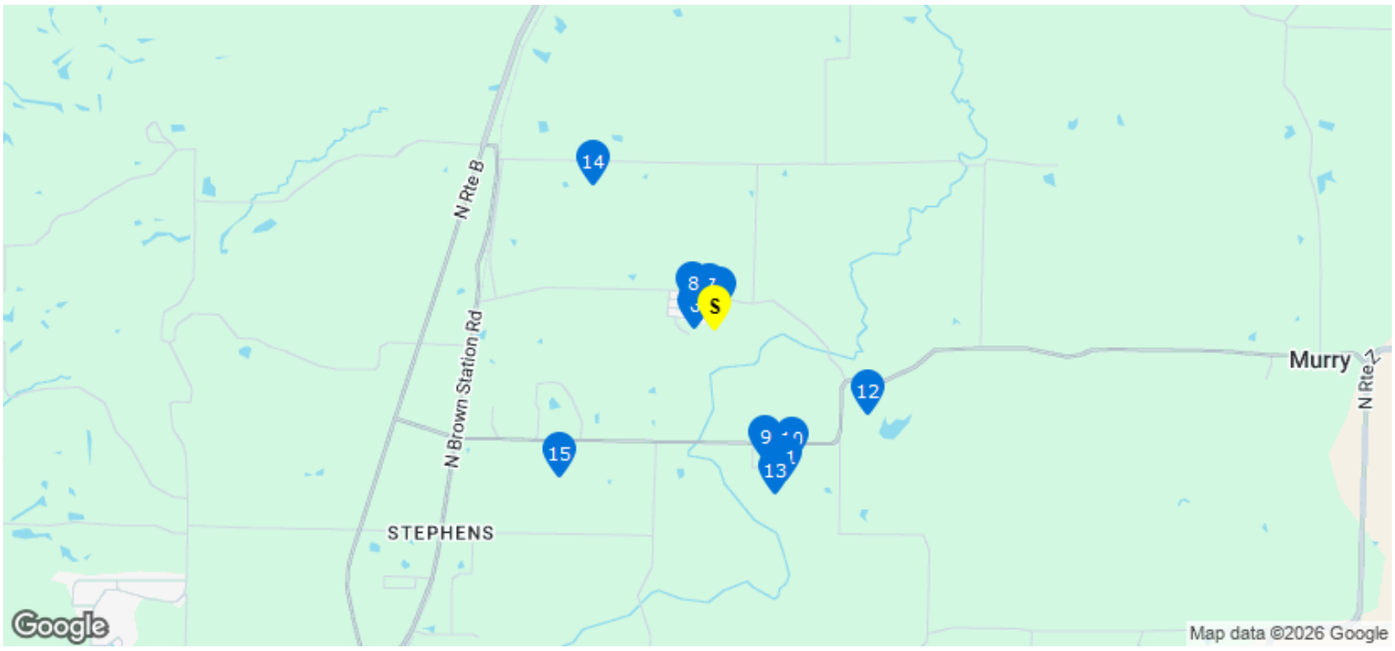
ICE SiteX Report

OrderID: 98751760

SiteX Property Information Report



Subject Property Location

6205 E ERIC LN, COLUMBIA, MO 65202-8280

County:	**BOONE MO**	Census Tract:	0019.03
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	12-313-11-01-078.00 01	Thomas Bros Pg-Grid:	

Valuation

Value:	**$179,000**	FSD:	19	Common Confidence Score:	38
Value Range:	$144,990 - $213,010	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$1,824	Market Land Value:	$9,600	Tax Year:	2025
Assd Improvement:	$12,388	Market Improvment Value:	$65,200	Total Taxable Value:	$841
Total Assessed Value:	$14,212	Total Assessor Market Value:	$74,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Map Ref: MB 10-106 Sec/Twnship/Range: SEC 11 TWN 49N RNG 12W

Abbreviated Description:	HILL VIEW ACRES BLK 3 LOT 89
City/Muni/Twp:	UNINCORPORATED

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1040 SF	Baths:	1	Fireplace:	
Year Built:	1974	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Wood
Number of Units:	1	Garage Type:	Carport	Heating:	Electric
Number of Stories:	1	Number of Cars:		A/C:	
Style:	Ranch\Rambler	Basement:	No Basement	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	05/31/2024	Loan Amount:	N/A
Document #:	2024007908 BK-PG 5872-47	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	04/04/2024		
TD Due Date:	07/01/2053	Type Finance:	

Legal Description:
Subdivision: HILLVIEW ACRES BLOCK THREE Map Ref: 0
City/Muni/Twp: COLUMBIA

Prior Transfer

Recording Date:	03/14/2024	Sales Price:	N/A
Document #:	2024003319 BK-PG 5761-144	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	06/26/2023	Loan Amount:	N/A
Document #:	2023009630 BK-PG 5761-144	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	06/08/2023		
TD Due Date:	07/01/2053	Type Finance:	

Legal Description:
Block: 3 Subdivision: HILLVIEW ACRES Map Ref: 0

ICE SiteX Report

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Prior Transfer

Recording Date:	05/26/2023	Sales Price:	N/A
Document #:	2023007813 BK-PG 5750-72	Type of Sale:	Non Arms-Length Transfer
Contract Date:	05/23/2023		
Document Type:	Deed		

Legal Description:
Block: 3 Subdivision: HILLVIEW ACRES Map Ref: MB 10 PG 106

Mortgage Record

Recording Date:	07/08/2021	Loan Amount:	N/A
Document #:	2021019871 BK-PG -	Loan Type:	Conventional
Contract Date:	06/30/2021		
TD Due Date:	08/01/2051	Type Finance:	

Legal Description:
Subdivision: HILLVIEW ACRES BLOCK THREE 3 Map Ref: MB 10 PG 106

Prior Transfer

Recording Date:	07/08/2021	Sales Price:	N/A
Document #:	2021019870 BK-PG 5462-120	Type of Sale:	Undetermined Transfer
Contract Date:	06/30/2021		
Document Type:	Deed		

Legal Description:
Subdivision: HILLVIEW ACRES BLOCK THREE 3 Map Ref: MB 10 PG 106

Mortgage Record

Recording Date:	07/31/2008	Loan Amount:	N/A
Document #:	2008017594 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	07/30/2008		
TD Due Date:		Type Finance:	

Legal Description:
Subdivision: HILLVIEW ACRES BLOCK #3 Map Ref: MB10 PG106

Prior Transfer

Recording Date:	07/31/2008	Sales Price:	N/A
Document #:	2008017593 BK-PG 3356-0077	Type of Sale:	Lender Sold
Contract Date:	07/30/2008		
Document Type:	Deed		

Legal Description:
Subdivision: HILLVIEW ACRES BLOCK #3 Map Ref: MB10 PG106

Prior Transfer

Recording Date:	01/09/2008	Sales Price:	N/A
Document #:	2008000549 BK-PG 3053-0039	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	01/09/2008	Sales Price:	N/A
Document #:	2008000548 BK-PG 3116-0103	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	03/30/2007	Loan Amount:	N/A
Document #:	2007007362 BK-PG 3116-0103	Loan Type:	Credit Line (Revolving)
Contract Date:	03/26/2007		
TD Due Date:		Type Finance:	VAR

Legal Description:
Block: 3 Subdivision: HILLVIEW ACRES Map Ref: 0

Prior Transfer

Recording Date:	11/29/2006	Sales Price:	N/A
Document #:	2006032731 BK-PG 2987-0051	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	11/15/2006	Loan Amount:	N/A
Document #:	2006031593 BK-PG 3053-0039	Loan Type:	Conventional
Contract Date:	10/31/2006		
TD Due Date:		Type Finance:	

Legal Description:
Block: 3 Subdivision: HILLVIEW ACRES Map Ref: 0

Mortgage Record

Recording Date:	07/19/2006	Loan Amount:	N/A
Document #:	2006019865 BK-PG 2987-0051	Loan Type:	Conventional
Contract Date:	07/18/2006		
TD Due Date:		Type Finance:	

Legal Description:
Block: 3 Subdivision: HILLVIEW ACRES Map Ref: 0

Mortgage Record

Recording Date:	06/29/2006	Loan Amount:	N/A
Document #:	2006017564 BK-PG -	Loan Type:	Future Advance Clause/Open End Mortgage
Contract Date:	06/06/2006		
TD Due Date:		Type Finance:	

ICE SiteX Report

OrderID: 98751760

Legal Description:
Block: 3 Subdivision: HILLVIEW ACRES Map Ref: MB10 PG106

Prior Transfer

Recording Date:	06/29/2006	Sales Price:	N/A
Document #:	2006017563 BK-PG 2973-0103	Type of Sale:	Lender Sold
Contract Date:	06/06/2006		
Document Type:	Deed		

Legal Description:
Block: 3 Subdivision: HILLVIEW ACRES Map Ref: MB10 PG106

Prior Transfer

Recording Date:	06/27/2006	Sales Price:	N/A
Document #:	2006017300 BK-PG 2972-0051	Type of Sale:	Lender-to-Lender Transfer
Contract Date:	06/15/2006		
Document Type:	Deed		

Legal Description:
Block: 3 Subdivision: HILLVIEW ACRES Map Ref: MB10 PG106

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs		Age Range	
Median Value		Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.02Mi.	**6204 E ROBIN LN** **COLUMBIA, MO 65202-8000**	02/20/2026			952	5/3/1	1995	7,200 SF	
		APN: 12-313-11-01-055.00 01 Document #: 2026003053 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 66 Block: 3 Subdivision: HILLVIEW ACRES MapRef: MB 10 PG 106 Abbreviated Description: Lot:66 Block:3 Subdivision:HILLVIEW ACRES Map Ref:MB 10 PG 106								
2	.07Mi.	**6204 E SHARON LN** **COLUMBIA, MO 65202-8014**	10/13/2026			960	5/3/1	1972	7,000 SF	
		APN: 12-313-11-01-029.00 01 Document #: 2026018832 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: 1 Subdivision: HILLVIEW ACRES MapRef: MB 10 PG 79 Abbreviated Description: Lot:8 Block:1 Subdivision:HILLVIEW ACRES Map Ref:MB 10 PG 79								
3	.08Mi.	**8300 N RAMBLING ROSE RD** **COLUMBIA, MO 65202-9359**	09/17/2026			1512	6/3/2	1998	297,515 SF	
		APN: 12-313-11-02-001.00 01 Document #: 2026017409 Document Type: Warranty Deed Price Code: Land Use: Rural/Agricultural Residence Legal: Lot: 1 Subdivision: WILD ROSE HILLS MapRef: MB 32 PG 17 Abbreviated Description: Lot:1 Subdivision:WILD ROSE HILLS Map Ref:MB 32 PG 17								
4	.1Mi.	**6203 E SHARON LN** **COLUMBIA, MO 65202-8011**	06/30/2026			1184	7/2/1	1971	SF	
		APN: 12-313-11-01-026.00 01 Document #: 2026012138 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 17 Block: 1 Subdivision: HILLVIEW ACRES MapRef: MB 10 PG 79 Abbreviated Description: Lot:17 Block:1 Subdivision:HILLVIEW ACRES Map Ref:MB 10 PG 79								
5	.1Mi.	**8500 LISA DR** **COLUMBIA, MO 65202-8271**	06/03/2026			994	5/3/1	1970	7,000 SF	
		APN: 12-313-11-01-099.00 01 Document #: 2026010167 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 2 Subdivision: HILLVIEW ACRES BLACK NUMBER 1 MapRef: MB 10 PG 79 Abbreviated Description: Lot:2 Subdivision:HILLVIEW ACRES BLACK NUMBER 1 Map Ref:MB 10 PG 79								
6	.11Mi.	**6100 E ROBIN LN** **COLUMBIA, MO 65202-8293**	09/28/2026			1008	5/3/1	1970	15,000 SF	
		APN: 12-313-11-01-062.00 01 Document #: 2026017930 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 73 Block: 3 Subdivision: HILLVIEW ACRES MapRef: MB 10 PG 106 Abbreviated Description: Lot:73 Block:3 Subdivision:HILLVIEW ACRES Map Ref:MB 10 PG 106								
7	.11Mi.	**6009 E ERIC LN** **COLUMBIA, MO 65202-8213**	06/15/2026			1056	5/3/1	1970	7,500 SF	
		APN: 12-313-11-01-070.00 01 Document #: 2026011037 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 81 Block: 3 Subdivision: HILLVIEW ACRES MapRef: MB 10 PG 106 Abbreviated Description: Lot:81 Block:3 Subdivision:HILLVIEW ACRES Map Ref:MB 10 PG 106								
8	.13Mi.	**6200 E OREAR RD** **COLUMBIA, MO 65202-8287**	08/20/2026			1466	6/4/1	1970	8,050 SF	
		APN: 12-313-11-01-005.00 01 Document #: 2026015772 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 22 Block: 1 Subdivision: HILLVIEW ACRES MapRef: MB 10 PG 79 Abbreviated Description: Lot:22 Block:1 Subdivision:HILLVIEW ACRES Map Ref:MB 10 PG 79								
9	.14Mi.	**6008 E SHARON LN** **COLUMBIA, MO 65202-8002**	12/31/2025			912	6/3/1	1972	7,000 SF	
		APN: 12-313-11-01-037.00 01 Document #: 2025023111 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 42 Subdivision: HILLVIEW ACRES BLOCK TWO MapRef: MB 10 PG 92 Abbreviated Description: Lot:42 Subdivision:HILLVIEW ACRES BLOCK TWO Map Ref:MB 10 PG 92								
10	.15Mi.	**6006 E ROBIN LN** **COLUMBIA, MO 65202-8224**	02/03/2026			1152	6/4/2	1972	SF	

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APN: 12-313-11-01-064.00 01 Document #: 2026001939
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 75&76 Block: 3 Subdivision: HILLVIEW ACRES MapRef: MB 10 PG 106 Abbreviated Description: Lot:75&76 Block:3 Subdivision:HILLVIEW ACRES Map Ref:MB 10 PG 106

11	.18Mi.	**6006 E OREAR RD** **COLUMBIA, MO 65202-8283**	04/23/2026	1028	6/3/2	1995	SF

APN: 12-313-11-01-012.00 01 Document #: 2026007226
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 29 Subdivision: HILLVIEW ACRES BLOCK NO 2 MapRef: MB 10 PG 92 Abbreviated Description: Lot:29 Subdivision:HILLVIEW ACRES BLOCK NO 2 Map Ref:MB 10 PG 92

12	.63Mi.	**6304 E ASH GROVE LN** **HALLSVILLE, MO 65255-9294**	09/22/2025	1558	6/3/1	1980	108,900 SF

APN: 12-300-02-01-010.00 01 Document #: 2025016777
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 32-34 Block: 1 Subdivision: BLUEGRASS HILLS SUBDIVISION MapRef: MB 11 PG 170 Abbreviated Description: Lot:32-34 Block:1 Subdivision:BLUEGRASS HILLS SUBDIVISION Map Ref:MB 11 PG 170Abbreviated Description:LOT: WEST 2 OF LOT 32

13	.64Mi.	**6306 E ASH GROVE LN** **HALLSVILLE, MO 65255-9294**	06/10/2025	1533	6/4/3	1978	108,900 SF

APN: 12-300-02-01-009.00 01 Document #: 2025009802
Document Type: Beneficiary Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 30-32 Subdivision: BLUEGRASS HILLS SUBDIVISION MapRef: MB 11 PG 170 Abbreviated Description: Lot:30-32 Subdivision:BLUEGRASS HILLS SUBDIVISION Map Ref:MB 11 PG 170Abbreviated Description:EAST 2 OF LOT 32

14	.76Mi.	**7511 N SVENA DR** **COLUMBIA, MO 65202-8216**	09/14/2026	1248	5/2/1	1971	SF

APN: 12-606-14-01-026.00 01 Document #: 2026017207
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 1 Subdivision: SUN VALLEY ESTATES MapRef: MB 10 PG 102 Abbreviated Description: Lot:1 Block:1 Subdivision:SUN VALLEY ESTATES Map Ref:MB 10 PG 102

15	.79Mi.	**7201 E OREAR RD** **COLUMBIA, MO 65202-7357**	05/13/2026	2660	9/4/2	1970	236,095 SF

APN: 12-303-11-00-014.00 01 Document #: 2026008666
Document Type: Warranty Deed Price Code:
Land Use: Rural/Agricultural Residence
Legal: Tract No: A MapRef: DOC 14477 MB906PG362 Sec/Twnship/Range: NE4SE4 S11T49NR12W 5PM Abbreviated Description: Tract No:A Map Ref:DOC 14477 MB906PG362Sec/Twnship/Range:NE4SE4 S11T49NR12W 5PM

16	.82Mi.	**6404 E SPIVA CROSSING RD** **HALLSVILLE, MO 65255-9678**	05/29/2025	2500	8/3/2	1977	217,800 SF

APN: 12-300-02-01-002.00 01 Document #: 2025008991
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 4-8 Block: 1 Subdivision: BLUEGRASS HILLS SUBDIVISION MapRef: MB 11 PG 170 Abbreviated Description: Lot:4-8 Block:1 Subdivision:BLUEGRASS HILLS SUBDIVISION Map Ref:MB 11 PG 170

17	.83Mi.	**6800 E SUNNY CV** **COLUMBIA, MO 65202-9329**	06/10/2026	1584	6/3/1	1974	SF

APN: 12-606-14-01-078.00 01 Document #: 2026010730
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 42 Block: 2 Subdivision: SUN VALLEY ESTATES MapRef: MB 10 PG 184 Abbreviated Description: Lot:42 Block:2 Subdivision:SUN VALLEY ESTATES Map Ref:MB 10 PG 184

18	.89Mi.	**6702 LITTLE VALLEY DR** **COLUMBIA, MO 65202-9326**	07/31/2025	1118	6/3/2	1973	SF

APN: 12-606-14-01-042.00 01 Document #: 2025013424
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 17 Block: 2 Subdivision: SUN VALLEY ESTATES MapRef: MB 10 PG 184 Abbreviated Description: Lot:17 Block:2 Subdivision:SUN VALLEY ESTATES Map Ref:MB 10 PG 184

19	.9Mi.	**6706 LITTLE VALLEY DR** **COLUMBIA, MO 65202-9326**	05/15/2026	1560	6/3/2	1975	SF

APN: 12-606-14-01-044.00 01 Document #: 2026008883
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 19 Block: 2 Subdivision: SUN VALLEY ESTATES MapRef: MB 10 PG 184 Abbreviated Description: Lot:19 Block:2 Subdivision:SUN VALLEY ESTATES Map Ref:MB 10 PG 184

20	.93Mi.	**6185 E SPIVA CROSSING RD** **HALLSVILLE, MO 65255-9214**	06/24/2025	3787	10/6/3	2017	436,036 SF

APN: 12-300-02-00-003.08 01 Document #: 2025010832
Document Type: Warranty Deed Price Code:
Land Use: Rural/Agricultural Residence
Legal: Tract No: 3-C MapRef: DOC 2016010330 Sec/Twnship/Range: NW4 S02T49NR12W 5PM Abbreviated Description: Tract No:3-C Map Ref:DOC 2016010330Sec/Twnship/Range:NW4 S02T49NR12W 5PM

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.	**6205 E ERIC LN**		$74,800	$14,212	1,040	5/3/1	1974		
.01Mi.	**6203 E ERIC LN**		$88,700	$16,853	952	5/3/1	1995	7,500 SF	
.02Mi.	**6206 E ROBIN LN**	**03/00/2010**	$68,500	$13,015	1,320	5/3/1	1974		
.02Mi.	**6204 E ROBIN LN**		$86,900	$16,511	952	5/3/1	1995	7,200 SF	
.03Mi.	**8304 LISA DR**		$86,800	$16,492	1,056	5/3/1	1972	7,000 SF	
.03Mi.	**8306 LISA DR**		$80,000	$15,200	960	6/3/1	1971	7,000 SF	
.03Mi.	**6204 E ERIC LN**		$81,900	$15,561	912	5/3/1	1996	7,000 SF	
.03Mi.	**6201 E ERIC LN**		$81,200	$15,428	960	5/3/1	1973	7,500 SF	
.03Mi.	**6202 E ERIC LN**		$93,900	$17,841	912	5/3/1	1996	7,000 SF	
.03Mi.	**8308 LISA DR**		$80,000	$15,200	960	5/3/1	1973	7,000 SF	
.04Mi.	**6202 E ROBIN LN**		$80,200	$15,238	1,320	5/3/1	1974	7,500 SF	
.04Mi.	**6200 E ERIC LN**		$85,000	$16,150	912	5/3/1	1996	7,000 SF	
.04Mi.	**8400 LISA DR**		$77,200	$14,668	1,486	6/3/1	1972	7,000 SF	
.04Mi.	**6109 E ERIC LN**		$75,500	$14,345	960	5/3/1	1973	7,500 SF	
.05Mi.	**6200 E ROBIN LN**		$69,200	$13,148	1,040	5/3/1	1978	7,500 SF	
.05Mi.	**8403 LISA DR**		$64,900	$12,331	716	5/3/1	1976		

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:	Hallsville R-Iv School District	Students:	1,552
Number of Schools:	4	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.06Mi.	**Hallsville Intermediate School** Number of Students: 361 Student-Teacher Ratio: 13.99	B+	Public	3 - 5
5.07Mi.	**Hallsville High School** Number of Students: 464 Student-Teacher Ratio: 15.44 Advanced Placement: Yes	B+	Public	9 - 12
5.07Mi.	**Hallsville Middle School** Number of Students: 340 Student-Teacher Ratio: 13.12	A-	Public	6 - 8
5.19Mi.	**Hallsville Primary School** Number of Students: 387 Student-Teacher Ratio: 13.97	NA	Public	PK - 2

Flood Report

The Subject Property of **6205 E ERIC LN, COLUMBIA, MO 65202-8280** 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

OrderID: 98751760

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Data deemed reliable, but not guaranteed.

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