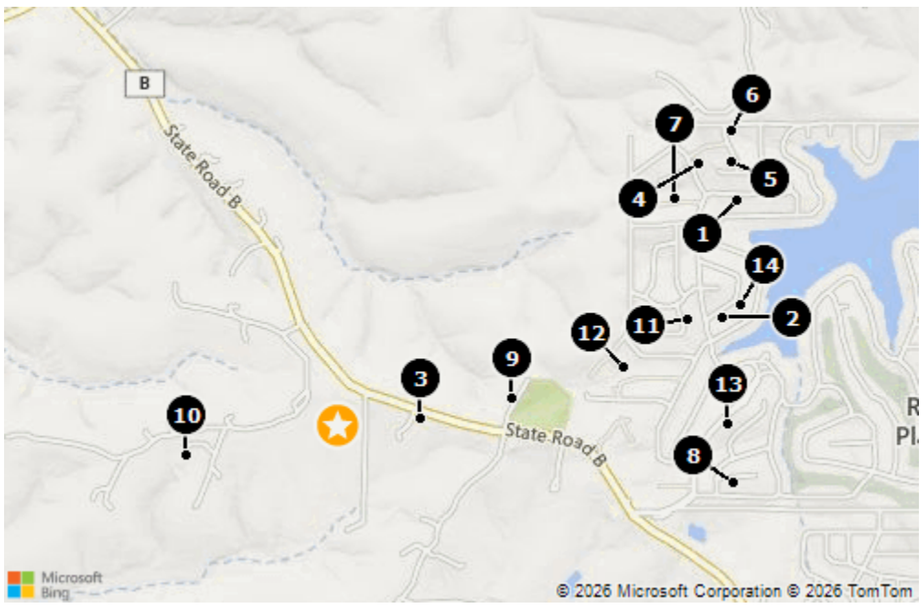
ICE SiteX Report

OrderID: 98605855

SiteX Property Information Report



Subject Property Location

6291 STATE ROAD B, HILLSBORO, MO 63050-3016

County:	**JEFFERSON MO**	Census Tract:	290997011.011000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	13-7.0-25.0-0-000-018.	Thomas Bros Pg-Grid:	

Valuation

Value:	**N/A**	FSD:	N/A	Common Confidence Score:	N/A
Value Range:	N/A - N/A	ICE Confidence Score:	N/A		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2024	Tax Rate Code Area:	R2HFVA
Assd Land Value:	$3,700	Market Land Value:	$19,300	Tax Year:	2024
Assd Improvement:	$7,800	Market Improvment Value:	$41,200	Total Taxable Value:	$793
Total Assessed Value:	$11,500	Total Assessor Market Value:	$60,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Sec/Twnship/Range: SEC 25 TWN 41N RNG 03E
Abbreviated Description: E1/2 SE1/4

Property Characteristics

Lot Size:	6.030 AC	Bedrooms:		Pool:	
Building Area:	480 SF	Baths:		Fireplace:	
Year Built:	1950	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Detached	Heating:	Yes
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	09/06/2023	Loan Amount:	N/A
Document #:	2023R-022172 BK-PG -	Loan Type:	FHA
TD Due Date:	08/01/2063	Type Finance:	

Legal Description:
Sec/Twnship/Range: E2SE4 S25T41NR03E

Prior Transfer

Recording Date:	08/15/2023	Sales Price:	N/A
Document #:	2023R-019936 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/12/2017	Sales Price:	N/A
Document #:	2017R-032107 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/30/2017		
Document Type:			

Legal Description:
Sec/Twnship/Range: SE4 S25T41NR03E

Prior Transfer

Recording Date:	09/30/2017	Sales Price:	N/A
Document #:	2017R-032107 BK-PG -	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

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Document Type:
Legal Description:
Sec/Twnship/Range: SEC 25 TWN 41N RNG 03E
Abbreviated Description: E1/2 SE1/4

Mortgage Record

Recording Date:	01/21/2015	Loan Amount:	N/A
Document #:	2015R-001806 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2044	Type Finance:	

Legal Description:
Sec/Twnship/Range: E2SE4 S25T41NR03E

Mortgage Record

Recording Date:	12/12/2013	Loan Amount:	N/A
Document #:	2013R-046879 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2044	Type Finance:	

Legal Description:
Sec/Twnship/Range: E2SE4 S25T41NR03E

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	1,659 SF	Median Year Built	2000
Price Range - 2 Yrs		Age Range	22 years to 73 years
Median Value		Median Age	26 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.17Mi.	**9680 JACKSON DR** **HILLSBORO, MO 63050-5107**	09/01/2026			1460	//	2000	20,038 SF	
		APN: 12-9.0-30.0-1-003-009. Document #: 2026R-024199 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 80A Section: 3 Subdivision: RAINTREE PLANTATION MapRef: MB 172 PG 22 Abbreviated Description: Lot:80A Section:3 Subdivision:RAINTREE PLANTATION Map Ref:MB 172 PG 22								
2	1Mi.	**9764 LEE DR** **HILLSBORO, MO 63050-3168**	08/07/2026			1676	//	2002	30,056 SF	
		APN: 12-9.0-30.0-4-001-001. Document #: 2026R-021644 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 47A Subdivision: RAINTREE PLANTATION SECTION TWO MapRef: MB 267 PG 5 Abbreviated Description: Lot:47A Subdivision:RAINTREE PLANTATION SECTION TWO Map Ref:MB 267 PG 5								
3	.22Mi.	**6237 STATE ROAD B** **HILLSBORO, MO 63050-3016**	07/08/2026			864	//	1953	60,984 SF	
		APN: 12-9.0-30.0-3-002-007. Document #: 2026R-018392 Document Type: Price Code: Land Use: Single Family Residential Legal:								
4	1.14Mi.	**115 CONFEDERATE DR** **HILLSBORO, MO 63050-3178**	07/07/2026			1888	//	2003	29,185 SF	
		APN: 12-9.0-30.0-1-002-035. Document #: 2026R-018180 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 193A Subdivision: RAINTREE PLANTATION SECTION 7 MapRef: DOC 2014P-00089 Abbreviated Description: Lot:193A Subdivision:RAINTREE PLANTATION SECTION 7 Map Ref:DOC 2014P-00089								
5	1.2Mi.	**116 CUMBERLAND DR** **HILLSBORO, MO 63050-5103**	07/02/2026			1372	//	1989	SF	
		APN: 12-9.0-30.0-1-002-066. Document #: 2026R-017855 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 162 Subdivision: RAINTREE PLANTATION SECTION SEVEN MapRef: MB 76 PG 11 Abbreviated Description: Lot:162 Subdivision:RAINTREE PLANTATION SECTION SEVEN Map Ref:MB 76 PG 11								
6	1.25Mi.	**6042 RICHMOND DR** **HILLSBORO, MO 63050-5113**	06/25/2026			1732	//	2004	SF	
		APN: 12-9.0-30.0-1-002-015. Document #: 2026R-017193 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 140 Subdivision: RAINTREE PLANTATION SECTION SEVEN MapRef: MB 76 PG 11 Abbreviated Description: Lot:140 Subdivision:RAINTREE PLANTATION SECTION SEVEN Map Ref:MB 76 PG 11								
7	1.04Mi.	**6115 SHENANDOAH DR** **HILLSBORO, MO 63050-3173**	05/06/2026			1642	//	2004	SF	
		APN: 12-9.0-30.0-1-005-025. Document #: 2026R-012154 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 27 Subdivision: RAINTREE PLANTATION SECTION 7 MapRef: MB 76 PG 11 Abbreviated Description: Lot:27 Subdivision:RAINTREE PLANTATION SECTION 7 Map Ref:MB 76 PG 11								
8	1.02Mi.	**8 DOGWOOD LN** **HILLSBORO, MO 63050-3253**	05/05/2026			966	//	1982	SF	
		APN: 12-9.0-30.0-4-002-061. Document #: 2026R-012053 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 94 Subdivision: RAINTREE PLANTATION SECTION EIGHT MapRef: MB 76 PG 10 Abbreviated Description: Lot:94 Subdivision:RAINTREE PLANTATION SECTION EIGHT Map Ref:MB 76 PG 10								
9	.44Mi.	**131 EVERGREEN DR** **HILLSBORO, MO 63050-2102**	02/26/2026			312	//	1974	47,916 SF	
		APN: 12-9.0-30.0-3-001-001.01 Document #: 2026R-005096 Document Type: Price Code: Land Use: Single Family Residential Legal: Sec/Twnship/Range: N2SW4 S30T41NR04E Abbreviated Description: Sec/Twnship/Range:N2SW4 S30T41NR04E								
10	.37Mi.	**6391 FOREST MEADOW RD** **HILLSBORO, MO 63050-3036**	11/20/2025			3855	//	1992	372,004 SF	
		APN: 13-7.0-25.0-0-000-012.24 Document #: 2025R-030290								

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Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 24A Subdivision: CEDAR TRACE LOTS 24 AND 25A MapRef: DOC 2018P-000139 Abbreviated Description: Lot:24A Subdivision:CEDAR TRACE LOTS 24 AND 25A Map Ref:DOC 2018P-000139

11	.93Mi.	**12 SUMTER DR** **HILLSBORO, MO 63050-3155**	09/09/2025	1686	//	2003	SF

APN: 12-9.0-30.0-4-005-003. Document #: 2025R-022909
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: RAINTREE PLANTATION SECTION SIX MapRef: MB 77 PG 6 Abbreviated Description: Lot:11 Subdivision:RAINTREE PLANTATION SECTION SIX Map Ref:MB 77 PG 6

12	.75Mi.	**11 POTOMAC DR** **HILLSBORO, MO 63050-3141**	08/26/2025	1824	//	2003	SF

APN: 12-9.0-30.0-4-004-083. Document #: 2025R-021390
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 107 Subdivision: RAINTREE PLANTATION SECTION FIVE MapRef: MB 77 PG 14 Abbreviated Description: Lot:107 Subdivision:RAINTREE PLANTATION SECTION FIVE Map Ref:MB 77 PG 14City/Muni/Twp:HILLSBORO City/Muni/Twp: HILLSBORO

13	.99Mi.	**9942 COLUMN DR** **HILLSBORO, MO 63050-3101**	08/07/2025	1724	//	2001	SF

APN: 12-9.0-30.0-4-002-111. Document #: 2025R-019694
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 13 Subdivision: RAINTREE PLANTATION SECTION 8 MapRef: MB 76 PG 10 Abbreviated Description: Lot:13 Subdivision:RAINTREE PLANTATION SECTION 8 Map Ref:MB 76 PG 10

14	1.07Mi.	**9748 LEE DR** **HILLSBORO, MO 63050-3168**	06/09/2025	1624	//	1984	SF

APN: 12-9.0-30.0-1-003-035. Document #: 2025R-014022
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 53 Section: 2 Subdivision: RAINTREE PLANTTAION MapRef: MB 75 PG 17 Abbreviated Description: Lot:53 Section:2 Subdivision:RAINTREE PLANTTAION Map Ref:MB 75 PG 17

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.	**6291 STATE ROAD B**	**09/30/2017**	$60,500	$11,500	480		1950	6 SF	
.06Mi.	**6285 STATE ROAD B**	**06/22/2019**	$17,900	$3,400	504		1962	2 SF	
.07Mi.	**6281 STATE ROAD B**	**06/03/2019**	$30,100	$5,700	832		1922	2 SF	
.1Mi.	**6287 STATE ROAD B**	**05/14/2008**	$56,800	$10,800	1,256		1932	20,038 SF	
.16Mi.	**1021 PARK RIDGE RD**	**03/17/2004**	$273,800	$52,100	2,496		1996	6 SF	
.18Mi.	**1018 PARK RIDGE RD**	**08/15/2015**	$268,000	$50,900	2,194		1992	5 SF	Yes
.18Mi.	**1032 PARK RIDGE RD**	**01/09/2018**	$197,000	$37,400	1,680		1997	5 SF	
.22Mi.	**1027 PARK RIDGE RD**	**08/06/2015**	$215,400	$41,000	1,848		1991	6 SF	G
.22Mi.	**6252 STATE ROAD B**	**11/06/2015**	$181,700	$34,500	1,296		1987	11 SF	
.22Mi.	**6237 STATE ROAD B**	**05/20/1988**	$87,900	$16,700	864		1953	1 SF	
.22Mi.	**1015 PARK RIDGE RD**	**10/15/2014**	$239,100	$45,500	753		1998	6 SF	
.24Mi.	**6236 STATE ROAD B**	**06/14/2023**	$205,800	$39,100	1,095		1950	3 SF	
.25Mi.	**6242 STATE ROAD B**	**11/26/2013**	$265,100	$50,300	2,064		2014	7 SF	
.27Mi.	**1038 PARK RIDGE RD**	**10/30/1995**	$281,600	$53,500	2,067		1997	5 SF	
.29Mi.	**1017 TRACY LN**	**08/05/2021**	$198,500	$37,700	1,404		2000	8 SF	
.32Mi.	**1010 PARK RIDGE RD**	**06/30/2016**	$199,400	$37,900	1,764		1999	5 SF	

Rent vs. Own

Households Occupied by Renters:	13%	Households Occupied by Owners:	80%

ICE SiteX Report

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Demographics & Income

Median Age:	42.7 years old	Households:	6,122
Median Household Income:	$83,453	Households w/Family:	76%
Household Income Per Capita:	$36,350	Households w/Family Married:	66%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Grandview R-Ii School District	Students:	4,501
Number of Schools:	4	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.28Mi.	**Grandview Middle School** Number of Students: 138 Student-Teacher Ratio: 12.27	C+	Public	6 - 8
3.42Mi.	**Grandview High School** Number of Students: 237 Student-Teacher Ratio: 13.45	C+	Public	9 - 12
3.21Mi.	**Grandview Elementary School** Number of Students: 231 Student-Teacher Ratio: 18.19	B	Public	KG - 5

Flood Report

The Subject Property of **6291 STATE ROAD B, HILLSBORO, MO 63050-3016** 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	45%	SIGNIFICANTLY LOWER
BURGLARY	89%	LOWER
MOTOR VEHICLE THEFT	43%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	114%	HIGHER
AGGRAVATED ASSAULT	82%	LOWER
FORCIBLE RAPE	138%	NOTABLY HIGHER
MURDER	71%	NOTABLY LOWER
OVERALL	98%	SIMILAR

Disaster Alerts

3/14/2025 - Severe Storm, Tornados

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