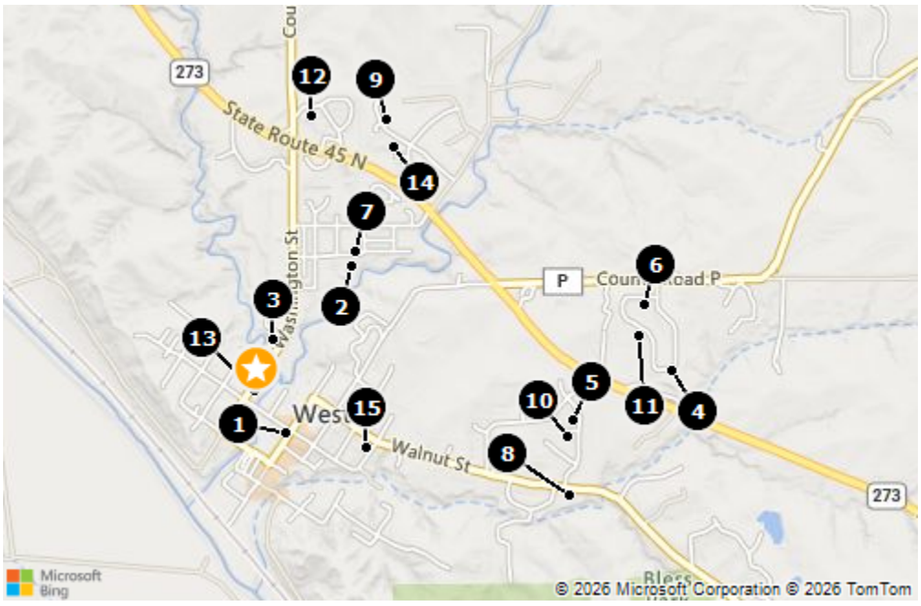
ICE SiteX Report

OrderID: 98677977

SiteX Property Information Report



Subject Property Location

635 WASHINGTON ST, WESTON, MO 64098-1151

County:	**PLATTE MO**	Census Tract:	291650307.002008
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	14-1.0-11-400-007-001-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$374,000**	FSD:	17	Common Confidence Score:	48
Value Range:	$310,420 - $437,580	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	29
Assd Land Value:	$8,352	Market Land Value:	$43,956	Tax Year:	2024
Assd Improvement:	$17,518	Market Improvment Value:	$92,199	Total Taxable Value:	$1,713
Total Assessed Value:	$25,870	Total Assessor Market Value:	$136,155	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 268-270 Block: 20 District: 18 Subdivision: WESTON Sec/Twnship/Range: SEC 11 TWN 53N RNG 36W
Abbreviated Description: WESTON LOTS 268 269 270 BLK 20
City/Muni/Twp: WESTON

Property Characteristics

Lot Size:	21,780 SF	Bedrooms:	3	Pool:	
Building Area:	2480 SF	Baths:	2	Fireplace:	
Year Built:	1832	Partial Baths:	1	Type Const:	Brick
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:	1	Garage Type:	Detached	Heating:	Forced Air
Number of Stories:	2	Number of Cars:	2	A/C:	Yes
Style:		Basement:	No	Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/22/2026	Sales Price:	$178,320
Document #:	2026004523 BK-PG 1059-46	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/19/2005	Sales Price:	N/A
Document #:	2005 023504 BK-PG 1059-047	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/07/2005	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 268-270 Block: 20 District: 18 Subdivision: WESTON Sec/Twnship/Range: SEC 11 TWN 53N RNG 36W
Abbreviated Description: WESTON LOTS 268 269 270 BLK 20
City/Muni/Twp: WESTON

Mortgage Record

Recording Date:	05/26/2005	Loan Amount:	N/A

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Document #:	2005 009238 BK-PG 1059-046	Loan Type:	New Conventional
TD Due Date:	06/01/2035	Type Finance:	

Legal Description:
Lot: 268-170 Block: 20 Subdivision: THE CITY OF WESTON

Prior Transfer

Recording Date:	05/26/2005	Sales Price:	N/A
Document #:	2005 009236 BK-PG 1059 -044	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/26/2005		
Document Type:			

Legal Description:
Lot: 268-270 Block: 20
City/Muni/Twp: WESTON

Area Sales Analysis

Total Area Sales	$220,000	Median # of Bedrooms	3
Median Lot Size	11,326 SF	Median # of Baths	1
Median Living Area	1,492 SF	Median Year Built	1977
Price Range - 2 Yrs	to $220,000	Age Range	19 years to 124 years
Median Value		Median Age	49 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.18Mi.	**547 MAIN ST** **WESTON, MO 64098-1205**	08/28/2026			1904	//1	1912	8,712 SF	
		APN: 14-1.0-11-400-012-001-000 Document #: 2026010682 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 124&125 Block: 11 Abbreviated Description: Lot:124&125 Block:11 Abbreviated Description:PORTION LOT125 City/Muni/Twp:WESTON City/Muni/Twp: WESTON								
2	.35Mi.	**605 4TH ST** **WESTON, MO 64098-1021**	07/08/2026			1020	/2/1	1942	10,454 SF	
		APN: 14-1.0-12-200-014-010-000 Document #: 2026008404 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 63 Block: 9 Subdivision: MEEKS ADDITION Abbreviated Description: Lot:63 Block:9 Subdivision:MEEKS ADDITION Abbreviated Description:NW4 S12T53R36 City/Muni/Twp:WESTON City/Muni/Twp: WESTON								
3	.08Mi.	**737 WASHINGTON ST** **WESTON, MO 64098-1041**	02/02/2026			1492	//1	1902	10,019 SF	
		APN: 14-1.0-11-400-002-009-000 Document #: 2026001210 Document Type: Price Code: Land Use: Single Family Residential Legal: Block: N Abbreviated Description: Block:N City/Muni/Twp:WESTON City/Muni/Twp: WESTON								
4	1Mi.	**17915 SUNRISE DR** **WESTON, MO 64098-1068**	01/23/2026			2231	/4/2	2006	15,246 SF	
		APN: 14-1.0-12-400-010-011-000 Document #: 2026000891 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 30 Subdivision: FIDDLERS RIDGE PHASE I Abbreviated Description: Lot:30 Subdivision:FIDDLERS RIDGE PHASE I City/Muni/Twp:WESTON City/Muni/Twp: WESTON								
5	.81Mi.	**903 CITADEL DR** **WESTON, MO 64098-9541**	01/14/2026			1115	//1	1977	8,712 SF	
		APN: 14-1.0-12-400-003-007-000 Document #: 2026000504 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 27 Subdivision: CITADEL Abbreviated Description: Lot:27 Subdivision:CITADEL								
6	.98Mi.	**17913 SUNSET DR** **WESTON, MO 64098-1067**	01/08/2026			1484	//1	2006	10,019 SF	
		APN: 14-1.0-12-400-010-010-000 Document #: 2026000277 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 29 Subdivision: FIDDLERS RIDGE PHASE 1 Abbreviated Description: Lot:29 Subdivision:FIDDLERS RIDGE PHASE 1								
7	.38Mi.	**602 4TH ST** **WESTON, MO 64098-1022**	12/16/2025			1008	/3/1	1950	7,405 SF	
		APN: 14-1.0-12-200-010-008-000 Document #: 2025013592 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 68 Block: 8 Subdivision: MEEKS ADDITION Abbreviated Description: Lot:68 Block:8 Subdivision:MEEKS ADDITION Abbreviated Description:PORTION LOT68 City/Muni/Twp:WESTON City/Muni/Twp: WESTON								
8	.85Mi.	**135 WALNUT ST** **WESTON, MO 64098-1327**	12/12/2025			1696	//1	1965	16,988 SF	
		APN: 14-6.0-13-000-000-010-000 Document #: 2025013502 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 14 Subdivision: FAIRLANE ADDITION Abbreviated Description: Lot:14 Subdivision:FAIRLANE ADDITION								
9	.71Mi.	**27130 WEBSTER CT** **WESTON, MO 64098-1065**	11/24/2025			1601	/3/2	2004	15,246 SF	
		APN: 14-1.0-12-200-018-005-000 Document #: 2025012664 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 17 Subdivision: WESTON ESTATES FIRST PLAT Abbreviated Description: Lot:17 Subdivision:WESTON ESTATES FIRST PLAT								
10	.8Mi.	**101 CITADEL CIR** **WESTON, MO 64098-9535**	09/19/2025	$220,000	$177	1240	/3/1	1977	11,326 SF	
		APN: 14-1.0-12-400-003-012-000 Document #: 2025010051 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 32 Subdivision: CITADEL Abbreviated Description: Lot:32 Subdivision:CITADEL								
11	.96Mi.	**17900 SUNSET DR** **WESTON, MO 64098-1067**	09/02/2025			1930	/4/3	2007	12,197 SF	
		APN: 14-1.0-12-400-009-013-000 Document #: 2025009208 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 17 Subdivision: FIDDLERS RIDGE PHASE I Abbreviated Description: Lot:17 Subdivision:FIDDLERS RIDGE PHASE I								

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12	.65Mi.	**18377 PLEASANT VIEW DR** **WESTON, MO 64098-9766**	09/02/2025	1700	/3/2	1970	10,890 SF

APN: 14-1.0-12-200-003-002-000 Document #: 2025009193
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: PEPPERS ADDITION Abbreviated Description: Lot:10 Subdivision:PEPPERS ADDITION City/Muni/Twp:WESTON City/Muni/Twp: WESTON

13	.07Mi.	**614 WASHINGTON ST** **WESTON, MO 64098-1152**	08/01/2025	1220	/2/1	1962	12,197 SF

APN: 14-1.0-11-400-008-005-000 Document #: 2025007983
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 14-16 Subdivision: WESTON Abbreviated Description: Lot:14-16 Subdivision:WESTON

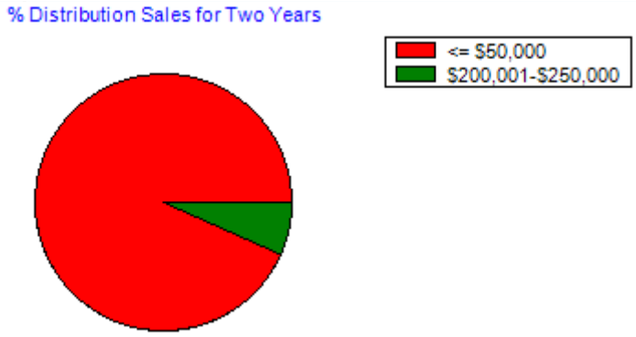
14	.65Mi.	**27075 WEBSTER CT** **WESTON, MO 64098-1064**	07/30/2025	1327	/4/2	2005	13,939 SF

APN: 14-1.0-12-200-017-002-000 Document #: 2025007832
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: WESTON ESTATES FIRST PLAT Abbreviated Description: Lot:2 Subdivision:WESTON ESTATES FIRST PLAT

15	.34Mi.	**615 CHERRY ST** **WESTON, MO 64098-1305**	06/26/2025	1730	/3/2	1995	13,504 SF

APN: 14-1.0-12-300-012-011-001 Document #: 2025006479
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 176&178 Block: 15 Abbreviated Description: Lot:176&178 Block:15 Abbreviated Description:LOTS 179&180; POR LOTS178-180 City/Muni/Twp:WESTON City/Muni/Twp: WESTON

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.	**635 WASHINGTON ST**	**06/07/2005**	$136,155	$25,870	2,480	/3/2	1832	21,780 SF	
.02Mi.	**629 WASHINGTON ST**	**05/20/2022**	$265,081	$50,366	2,480	/3/3	1890	10,890 SF	
.03Mi.	**625 WASHINGTON ST**		$143,202	$27,209	1,445	//1	1830	10,890 SF	
.03Mi.	**638 SUMMER ST**	**01/02/1920**	$156,746	$29,782	1,152	//1	1976	9,148 SF	
.03Mi.	**630 SUMMER ST**	**01/02/1920**	$154,651	$29,384	1,201	//1	1950	5,227 SF	
.03Mi.	**626 SUMMER ST**	**11/13/2024**	$159,541	$30,313	944	/3/2	1950	8,276 SF	
.04Mi.	**713 WASHINGTON ST**	**01/29/2018**	$293,140	$55,697	1,336	/3/1	1986	15,682 SF	
.04Mi.	**621 WASHINGTON ST**	**05/04/2022**	$155,341	$29,514	2,265	//1	1846	10,019 SF	
.04Mi.	**622 SUMMER ST**	**03/09/2017**	$117,409	$22,307	832	//1	1952	6,098 SF	
.05Mi.	**632 WASHINGTON ST**	**11/07/2012**			1,238	/2/1	1902	10,890 SF	
.05Mi.	**620 SUMMER ST**	**10/01/2007**	$130,574	$24,809	928	/2/1	1910	8,276 SF	
.05Mi.	**615 WASHINGTON ST**	**09/14/2006**	$53,352	$10,137	3,459	//1	1890	6,970 SF	
.05Mi.	**626 WASHINGTON ST**	**09/07/2022**	$305,203	$57,989	1,858	/3/2	2002	10,890 SF	
.06Mi.	**723 WASHINGTON ST**	**06/12/2001**	$195,172	$37,083	1,378	//1	1973	13,068 SF	
.06Mi.	**616 SUMMER ST**	**08/08/2023**	$151,825	$28,847	1,476	//1	1950	9,148 SF	
.06Mi.	**620 WASHINGTON ST**	**10/10/2017**	$35,830	$6,808	1,017	/1/1	1912	10,890 SF	

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	42.1 years old	Households:	1,298
Median Household Income:	$82,336	Households w/Family:	73%
Household Income Per Capita:	$40,242	Households w/Family Married:	55%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	West Platte County R-Ii School District	Students:	745
Number of Schools:	3	Rating:	A+

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.27Mi.	**West Platte High School** Number of Students: 221 Student-Teacher Ratio: 11.25	A-	Public	9 - 12
0.36Mi.	**Central Elementary School** Number of Students: 354 Student-Teacher Ratio: 11.47	A	Public	PK - 5

Flood Report

The Subject Property of **635 WASHINGTON ST, WESTON, MO 64098-1151** 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	25%	SIGNIFICANTLY LOWER
BURGLARY	109%	SIMILAR
MOTOR VEHICLE THEFT	61%	NOTABLY LOWER
FORCIBLE ROBBERY	158%	NOTABLY HIGHER
AGGRAVATED ASSAULT	120%	HIGHER
FORCIBLE RAPE	164%	NOTABLY HIGHER
MURDER	95%	SIMILAR
OVERALL	114%	HIGHER

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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