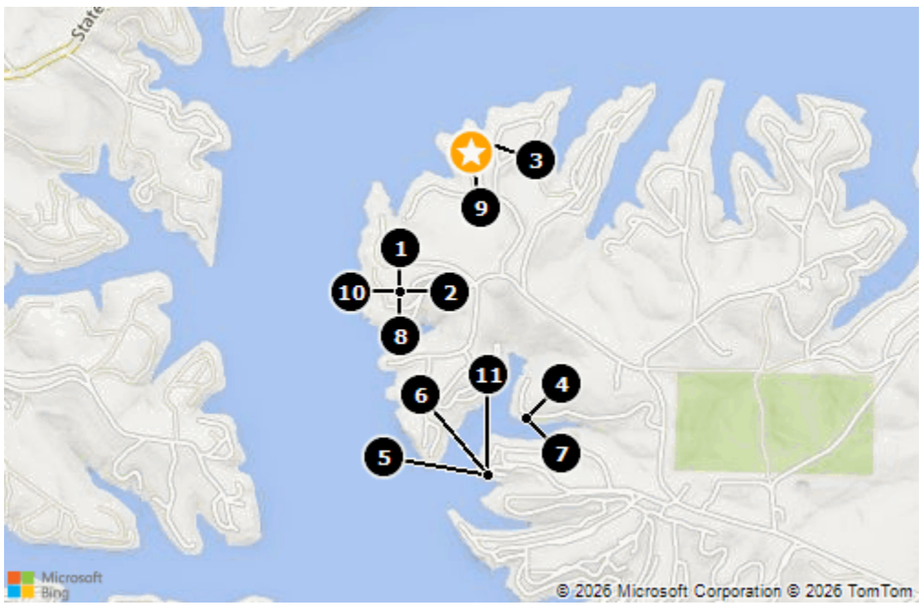
ICE SiteX Report

OrderID: 98665726

SiteX Property Information Report



Subject Property Location

6620 WESTON POINT DR, OSAGE BEACH, MO 65065-4918

County:	**CAMDEN MO**	Census Tract:	290299502.021001
Property Use:	Condominium Unit (Residential)	Zoning:	
Parcel Number:	08 3.0 06.3 000.0 006 015.103	Thomas Bros Pg-Grid:	

Valuation

Value:	**$153,000**	FSD:	21	Common Confidence Score:	37
Value Range:	$120,870 - $185,130	ICE Confidence Score:	79		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	016
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$421
Total Assessed Value:	$9,920	Total Assessor Market Value:	$52,211	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Subdivision: WESTON POINT RESORT NO 4 Legal Unit: G-3 Sec/Twnship/Range: SEC 06 TWN 39N RNG 16W
Abbreviated Description: UNIT G-3

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	512 SF	Baths:	1	Fireplace:	
Year Built:	1983	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/19/2026	Sales Price:	N/A
Document #:	BK-PG 348-786	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/07/2023	Sales Price:	$78,000
Document #:	BK-PG 342-358	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/30/2023	Sales Price:	N/A
Document #:	BK-PG 885 -951	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/24/2023		
Document Type:			
Legal Description:			

Subdivision: WESTON POINT RESORT CONDOMINIUMS Legal Unit: G-3 Map Ref: MB 23 PG 52A-52D

Prior Transfer

Recording Date:	12/07/2021	Sales Price:	N/A
Document #:	BK-PG 864 -141	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/02/2021		

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Document Type:
Legal Description:
Subdivision: WESTON POINT RESORT CONDOMINIUMS Legal Unit: G-3 Map Ref: MB 23 PG 52A-52D
Abbreviated Description: PLAT NO 4

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG 775 -25	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Subdivision: WESTON POINT RESORT NO 4 Legal Unit: G-3 Sec/Twnship/Range: SEC 06 TWN 39N RNG 16W
Abbreviated Description: UNIT G-3

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	1
Median Living Area	1,082 SF	Median Year Built	1985
Price Range - 2 Yrs		Age Range	27 years to 126 years
Median Value		Median Age	41 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.48Mi.	**2500 BAY POINT LN** **OSAGE BEACH, MO 65065-4419**	08/05/2026			890	//1	1986	SF	
		APN: 07 1.0 01.3 000.0 007 030.309 Document #: Document Type: Price Code: Land Use: Condominium Unit (Residential) Legal: Subdivision: BAY POINT VILLAGE CONDOMINIUM SUBDIVISION Legal Unit: 532 MapRef: MB 32 PG 22 Abbreviated Description: Subdivision:BAY POINT VILLAGE CONDOMINIUM SUBDIVISION Legal Unit:532 Map Ref:MB 32 PG 22								
2	.41Mi.	**2500 BAY POINT LN** **OSAGE BEACH, MO 65065-4423**	07/20/2026			1082	//1	1985	SF	
		APN: 07 1.0 01.3 000.0 007 024.113 Document #: Document Type: Price Code: Land Use: Condominium Unit (Residential) Legal: Subdivision: BAY POINT VILLAGE CONDOMINIUM Legal Unit: 142 MapRef: MB 30 PG 10A-10D Abbreviated Description: Subdivision:BAY POINT VILLAGE CONDOMINIUM Legal Unit:142 Map Ref:MB 30 PG 10A-10DAbbreviated Description:BUILDING								
3	.01Mi.	**6620 WESTON POINT DR** **OSAGE BEACH, MO 65065-4912**	05/21/2026			548	//1	1983	SF	
		APN: 08 3.0 06.3 000.0 006 019.101 Document #: Document Type: Price Code: Land Use: Condominium Unit (Residential) Legal: Subdivision: WESTON POINT RESORT CONDOMINIUMS Legal Unit: D-1 MapRef: MB 22 PG 50A-50D Abbreviated Description: Subdivision:WESTON POINT RESORT CONDOMINIUMS Legal Unit:D-1 Map Ref:MB 22 PG 50A-50D								
4	.67Mi.	**6620 E LAKE POINT DR** **OSAGE BEACH, MO 65065-4421**	05/12/2026			1947	//1	1984	SF	
		APN: 08 3.0 07.0 000.0 002 037.702 Document #: Document Type: Price Code: Land Use: Condominium Unit (Residential) Legal: Lot: 25 Block: 2 Subdivision: LAKEPOINTE CONDOMINIUM SUBDIVISION MapRef: MB 26 PG 3 Abbreviated Description: Lot:25 Block:2 Subdivision:LAKEPOINTE CONDOMINIUM SUBDIVISION Map Ref:MB 26 PG 3								
5	.83Mi.	**6680 KEYSTONE VILLAGE DR** **OSAGE BEACH, MO 65065-**	11/21/2025			1664	//1	1998	SF	
		APN: 08 3.0 07.0 000.0 002 039.202 Document #: Document Type: Price Code: Land Use: Condominium Unit (Residential) Legal: Subdivision: KEYSTONE VILLAGE CONDOMINIUM BUILDING 200 Legal Unit: 212 MapRef: MB 61 PG 50 Abbreviated Description: Subdivision:KEYSTONE VILLAGE CONDOMINIUM BUILDING 200 Legal Unit:212 Map Ref:MB 61 PG 50								
6	.83Mi.	**6680 KEYSTONE VILLAGE DR** **OSAGE BEACH, MO 65065-**	10/21/2025			1664	//1	1998	SF	
		APN: 08 3.0 07.0 000.0 002 039.201 Document #: Document Type: Price Code: Land Use: Condominium Unit (Residential) Legal: Subdivision: KEYSTONE VILLAGE CONDOMINIUM BUILDING 200 Legal Unit: 211 MapRef: MB 61 PG 50 Abbreviated Description: Subdivision:KEYSTONE VILLAGE CONDOMINIUM BUILDING 200 Legal Unit:211 Map Ref:MB 61 PG 50								
7	.67Mi.	**6620 E LAKE POINT DR** **OSAGE BEACH, MO 65065-4421**	10/17/2025			1947	//1	1984	SF	
		APN: 08 3.0 07.0 000.0 002 037.801 Document #: Document Type: Price Code: Land Use: Condominium Unit (Residential) Legal: Lot: 2 Subdivision: LAKEPOINTE CONDOMINIUM UNITS 26 AND 27 A RESUBDIVI Legal Unit: 26 MapRef: MB 26 PG 3 Abbreviated Description: Lot:2 Subdivision:LAKEPOINTE CONDOMINIUM UNITS 26 AND 27 A RESUBDIVI Legal Unit:26 Map Ref:MB 26 PG 3								
8	.42Mi.	**2500 BAY POINT LN** **OSAGE BEACH, MO 65065-4414**	09/09/2025			888	//1	1900	SF	
		APN: 07 1.0 01.3 000.0 007 024.110 Document #: Document Type: Price Code: Land Use: Condominium Unit (Residential) Legal: Subdivision: BAY POINT VILLAGE CONDOMINIUM BUILDING NO 1 Legal Unit: 134 MapRef: MB 30 PG 10 Abbreviated Description: Subdivision:BAY POINT VILLAGE CONDOMINIUM BUILDING NO 1 Legal Unit:134 Map Ref:MB 30 PG 10								
9	0Mi.	**6620 WESTON POINT DR** **OSAGE BEACH, MO 65065-4912**	07/31/2025			523	//1	1983	SF	
		APN: 08 3.0 06.3 000.0 006 015.118 Document #: Document Type: Price Code: Land Use: Condominium Unit (Residential) Legal: Subdivision: WESTON POINT RESORT CONDOMINIUMS Legal Unit: H-6 MapRef: MB 23 PG 52 Abbreviated Description: Subdivision:WESTON POINT RESORT CONDOMINIUMS Legal Unit:H-6 Map Ref:MB 23 PG 52								
10	.42Mi.	**2500 BAY POINT LN** **OSAGE BEACH, MO 65065-4405**	07/28/2025			888	//1	1985	SF	
		APN: 07 1.0 01.3 000.0 007 024.111 Document #: Document Type: Price Code: Land Use: Condominium Unit (Residential) Legal: Subdivision: BAY POINT VILLAGE CONDOMINIUM BUILDING NO 1 Legal Unit: 135 MapRef: MB 30 PG 10A-10D Abbreviated Description: Subdivision:BAY POINT VILLAGE CONDOMINIUM BUILDING NO 1 Legal Unit:135 Map Ref:MB 30 PG 10A-10D								
11	.84Mi.	**6680 KEYSTONE VILLAGE DR**	05/20/2025			1678	//1	1999	SF	

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OSAGE BEACH, MO 65065-
APN: 08 3.0 07.0 000.0 002 039.314 Document #:
Document Type: Price Code:
Land Use: Condominium Unit (Residential)
Legal: Subdivision: KEYSTONE VILLAGE CONDOMINIUMS Legal Unit: 342 MapRef: MB 64 PG 26 Abbreviated Description: Subdivision:KEYSTONE VILLAGE CONDOMINIUMS Legal Unit:342 Map Ref:MB 64 PG 26

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.	**6620 WESTON POINT DR**		$52,211	$9,920	512	//1	1983		
0Mi.	**6620 WESTON POINT DR**		$52,211	$9,920	512	//1	1983		
0Mi.	**6620 WESTON POINT DR**		$52,211	$9,920	512	//1	1983		
0Mi.	**6620 WESTON POINT DR**		$57,211	$10,870	561	//1	1983		
0Mi.	**6620 WESTON POINT DR**		$56,632	$10,760	555	//1	1983		
0Mi.	**6620 WESTON POINT DR**		$56,632	$10,760	555	//1	1983		
0Mi.	**6620 WESTON POINT DR**		$52,211	$9,920	512	//1	1983		
0Mi.	**6620 WESTON POINT DR**	**10/17/2013**	$52,211	$9,920	512	//1	2003		
0Mi.	**6620 WESTON POINT DR**		$52,211	$9,920	512	//1	1983		
0Mi.	**6620 WESTON POINT DR**		$57,211	$10,870	561	//1	1983		
0Mi.	**6620 WESTON POINT DR**		$57,211	$10,870	561	//1	1983		
0Mi.	**6620 WESTON POINT DR**	**03/06/2013**	$56,632	$10,760	555	//1	1983		
0Mi.	**6620 WESTON POINT DR**		$53,842	$10,230	528	//1	1983		
0Mi.	**6620 WESTON POINT DR**		$53,368	$10,140	523	//1	1983		
0Mi.	**6620 WESTON POINT DR**		$56,211	$10,680	551	//1	1983		
0Mi.	**6620 WESTON POINT DR**		$55,158	$10,480	587	//1	1983		

Rent vs. Own

Households Occupied by Renters:	14%	Households Occupied by Owners:	28%

Demographics & Income

Median Age:	47.8 years old	Households:	3,195
Median Household Income:	$64,726	Households w/Family:	64%
Household Income Per Capita:	$40,880	Households w/Family Married:	54%
Most Common Education Level:	High School Graduate	Households w/Family Children:	21%

School District

School District Zone:	Camdenton R-Iii School District	Students:	3,835
Number of Schools:	9	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
9.97Mi.	**Camdenton Middle School** Number of Students: 599 Student-Teacher Ratio: 13.15	A-	Public	7 - 8
9.76Mi.	**Oak Ridge Intermediate School** Number of Students: 569 Student-Teacher Ratio: 13.1	A-	Public	5 - 6
2.91Mi.	**Osage Beach Elementary School** Number of Students: 219 Student-Teacher Ratio: 10.11	B	Public	PK - 4
9.43Mi.	**Camdenton High School** Number of Students: 1,285	A	Public	9 - 12

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Student-Teacher Ratio: 14.66

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	131%	NOTABLY HIGHER
BURGLARY	118%	HIGHER
MOTOR VEHICLE THEFT	126%	HIGHER
FORCIBLE ROBBERY	114%	HIGHER
AGGRAVATED ASSAULT	128%	HIGHER
FORCIBLE RAPE	48%	SIGNIFICANTLY LOWER
MURDER	124%	HIGHER
OVERALL	123%	HIGHER

Disaster Alerts

3/14/2025 - Severe Storm, Tornados 6/4/2026 - Severe Tornados, Flooding

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