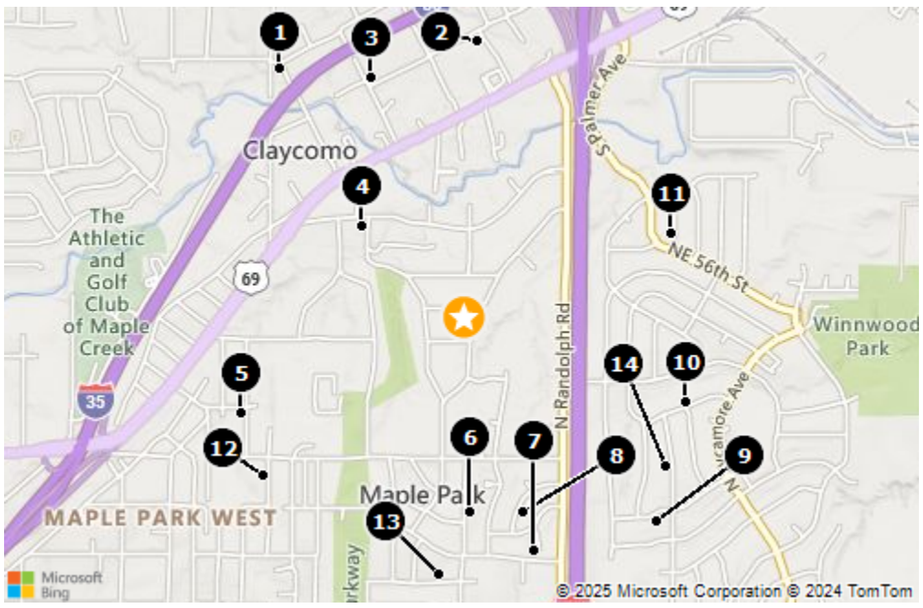
ICE SiteX Report

OrderID: 93833571

SiteX Property Information Report



Subject Property Location

6933 NE 55TH ST, KANSAS CITY, MO 64119-3316

County:	**CLAY MO**	Census Tract:	290470206.032012
Property Use:	Residential (General) (Single)	Zoning:	
Parcel Number:	14-814-00-03-017-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$175,000**	FSD:	17
Value Range:	$145,250 - $204,750	Confidence Score:	83

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2023	Tax Rate Code Area:	128
Assd Land Value:		Market Land Value:		Tax Year:	2023
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$1,325
Total Assessed Value:	$16,590	Total Assessor Market Value:	$87,316	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 123 Subdivision: MAPLE PARK EXTENSION Map Ref: MB 5 PG 35 Sec/Twnship/Range: SEC 33 TWN 51N RNG 32W
Abbreviated Description: MAPLE PARK EXTENSION LT 123
City/Muni/Twp: GALLATIN

Property Characteristics

Lot Size:	19,602 SF	Bedrooms:	2	Pool:	
Building Area:	836 SF	Baths:	1	Fireplace:	1
Year Built:	1945	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Garage	Heating:	Yes
Number of Stories:	B/L+B	Number of Cars:	1	A/C:	Yes
Style:	RaisedRanch	Basement:	Yes	Roof Cover:	Comp Shingle
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/03/2025	Sales Price:	$132,990
Document #:	2025002345 BK-PG 9456-114	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/29/2022	Sales Price:	N/A
Document #:	2022032045 BK-PG 9456-113	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/28/2022		
Document Type:	Warranty Deed		

Legal Description:
Lot: 123 Subdivision: MAPLE PARK EXTENSION
City/Muni/Twp: KANSAS CITY

Prior Transfer

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

Legal Description:
Lot: 123 Subdivision: MAPLE PARK EXTENSION Map Ref: MB 5 PG 35 Sec/Twnship/Range: SEC 33 TWN 51N RNG 32W
Abbreviated Description: MAPLE PARK EXTENSION LT 123
City/Muni/Twp: GALLATIN

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Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	11,326 SF	Median # of Baths	1
Median Living Area	823 SF	Median Year Built	1960
Price Range - 2 Yrs		Age Range	58 years to 109 years
Median Value		Median Age	65 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.78Mi.	**160 N POE ST** **KANSAS CITY, MO 64119-1762**	01/16/2025			792	4/2/1	1957	16,117 SF	
		APN: 14-809-00-01-003-00 Document #: 2025001065 Document Type: Warranty Deed Price Code: Land Use: Residential (General) (Single) Legal: Lot: 69 Subdivision: CLAYCOMO ACRES Abbreviated Description: Lot:69 Subdivision:CLAYCOMO ACRES								
2	.7Mi.	**54 N EMERSON ST** **KANSAS CITY, MO 64119-3108**	01/02/2025				//		17,860 SF	
		APN: 14-806-00-12-003-00 Document #: 2025000086 Document Type: Warranty Deed Price Code: Land Use: Residential (General) (Single) Legal: Subdivision: CLAYCOMO ACRES MapRef: DOC 2020028478 Abbreviated Description: Subdivision:CLAYCOMO ACRES Map Ref:DOC 2020028478								
3	.65Mi.	**200 E WHITTIER ST** **KANSAS CITY, MO 64119-3128**	12/24/2024			1042	5/3/1	1916	23,522 SF	
		APN: 14-810-00-04-003-00 Document #: 2024029958 Document Type: Warranty Deed Price Code: Land Use: Residential (General) (Single) Legal: Subdivision: CLAYCOMO ACRES Tract No: 93 Abbreviated Description: Subdivision:CLAYCOMO ACRES Tract No:93								
4	.35Mi.	**111 E PARK AVE** **KANSAS CITY, MO 64119-3241**	11/27/2024				4//	1963	36,155 SF	
		APN: 14-809-00-06-010-00 Document #: 2024027890 Document Type: Warranty Deed Price Code: Land Use: Residential (General) (Single) Legal: Lot: 31&32 Subdivision: MAPLE PARK EXTENSION Abbreviated Description: Lot:31&32 Subdivision:MAPLE PARK EXTENSION								
5	.61Mi.	**5244 N WHEELING AVE** **KANSAS CITY, MO 64119-3213**	11/26/2024			790	4/2/1	1932	9,148 SF	
		APN: 14-813-00-23-019-00 Document #: 2024027740 Document Type: Warranty Deed Price Code: Land Use: Residential (General) (Single) Legal: Lot: 25-27 Block: 17 Subdivision: MAPLE PARK ADDITION Abbreviated Description: Lot:25-27 Block:17 Subdivision:MAPLE PARK ADDITION City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY								
6	.49Mi.	**5115 N WINCHESTER AVE** **KANSAS CITY, MO 64119-4024**	11/25/2024			956	5/3/1	1959	11,761 SF	
		APN: 14-818-00-05-010-00 Document #: 2024027578 Document Type: Warranty Deed Price Code: Land Use: Residential (General) (Single) Legal: Lot: 28 Block: 1 Subdivision: WOODRIDGE Abbreviated Description: Lot:28 Block:1 Subdivision:WOODRIDGE City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY								
7	.61Mi.	**5006 N CRYSTAL AVE** **KANSAS CITY, MO 64119-4018**	11/18/2024			816	5/3/1	1961	9,583 SF	
		APN: 14-818-00-04-017-00 Document #: 2024026945 Document Type: Warranty Deed Price Code: Land Use: Residential (General) (Single) Legal: Lot: 12 Block: 3 Subdivision: WOODRIDGE 2ND PLAT Abbreviated Description: Lot:12 Block:3 Subdivision:WOODRIDGE 2ND PLAT City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY								
8	.51Mi.	**5121 N CORRINGTON AVE** **KANSAS CITY, MO 64119-4015**	11/12/2024			816	5/2/1	1959	8,276 SF	
		APN: 14-818-00-02-009-00 Document #: 2024026347 Document Type: Warranty Deed Price Code: Land Use: Residential (General) (Single) Legal: Lot: 3 Block: 4 Subdivision: WOODRIDGE 2ND PLAT Abbreviated Description: Lot:3 Block:4 Subdivision:WOODRIDGE 2ND PLAT City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY								
9	.71Mi.	**7711 NE 51ST TER** **KANSAS CITY, MO 64119-4037**	08/26/2024			830	6/4/2	1963	8,712 SF	
		APN: 14-819-00-06-004-00 Document #: 2024019261 Document Type: Warranty Deed Price Code: Land Use: Residential (General) (Single) Legal: Lot: 26 Block: 22 Subdivision: RANDOLPH CORNERS NORTH Abbreviated Description: Lot:26 Block:22 Subdivision:RANDOLPH CORNERS NORTH								
10	.59Mi.	**7824 NE 53RD ST** **KANSAS CITY, MO 64119-4147**	06/04/2024			972	6/3/1	1963	15,246 SF	
		APN: 14-815-00-14-030-00 Document #: 2024011916 Document Type: Warranty Deed Price Code: Land Use: Residential (General) (Single) Legal: Lot: 12 Block: 20 Subdivision: GRACEMOR 2ND PLAT Abbreviated Description: Lot:12 Block:20 Subdivision:GRACEMOR 2ND PLAT City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY								
11	.56Mi.	**5612 N MANCHESTER AVE** **KANSAS CITY, MO 64119-4126**	05/31/2024			1008	6/3/1	1964	8,712 SF	
		APN: 14-811-00-03-007-00 Document #: 2024011487 Document Type: Warranty Deed Price Code: Land Use: Residential (General) (Single) Legal: Lot: 3 Block: 8 Subdivision: GRACEMOR 4TH PLAT Abbreviated Description: Lot:3 Block:8 Subdivision:GRACEMOR 4TH PLAT City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY								
12	.64Mi.	**5132 N BELMONT AVE** **KANSAS CITY, MO 64119-3208**	05/21/2024			708	5/2/1	1945	10,454 SF	
		APN: 14-817-00-04-013-00 Document #: 2024010638 Document Type: Warranty Deed Price Code: Land Use: Residential (General) (Single) Legal: Lot: 32-34 Block: 12 Subdivision: MAPLE HILL ADDITION Abbreviated Description: Lot:32-34 Block:12 Subdivision:MAPLE HILL ADDITION City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY								
13	.64Mi.	**6820 NE 49TH TER** **KANSAS CITY, MO 64119-3918**	04/01/2024			960	6/3/1	1960	12,632 SF	
		APN: 14-818-00-14-007-00 Document #: 2024006411 Document Type: Warranty Deed Price Code: Land Use: Residential (General) (Single)								

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Legal: Lot: 147 Subdivision: GREENWOOD Abbreviated Description: Lot:147 Subdivision:GREENWOOD City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

14	.63Mi.	**5210 N MANCHESTER AVE KANSAS CITY, MO 64119-4052**	02/14/2024	1232	6/3/2	1967	10,890 SF

APN: 14-819-00-03-025-00 Document #: 2024002947
Document Type: Warranty Deed Price Code:
Land Use: Residential (General) (Single)
Legal: Lot: 11 Block: 23 Subdivision: GRACEMOR 12TH PLAT Abbreviated Description: Lot:11 Block:23 Subdivision:GRACEMOR 12TH PLAT City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

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.	**6933 NE 55TH ST**		$87,316	$16,590	836	5/2/1	1945	19,602 SF	
.02Mi.	**5410 NE MEADOWBROOK RD**		$173,316	$32,930	1,300	10/4/2	1960	11,326 SF	
.04Mi.	**6932 NE 54TH ST**	**06/16/2011**	$153,895	$29,240	1,476	5/3/1	1954	19,602 SF	
.07Mi.	**5415 NE MEADOWBROOK RD**	**08/10/2007**	$86,105	$16,360	576	3/1/1	1943	40,075 SF	
.08Mi.	**5335 N WINCHESTER AVE**	**03/25/2005**	$130,895	$24,870	1,082	6/3/1	1968	10,890 SF	
.08Mi.	**5333 N WINCHESTER AVE**	**09/26/2006**	$127,000	$24,130	1,080	6/3/1	1968	10,019 SF	
.08Mi.	**5409 N CAMBRIDGE AVE**		$137,316	$26,090	1,120	8/3/2	1961	22,216 SF	
.09Mi.	**5331 N WINCHESTER AVE**	**05/02/2014**	$112,316	$21,340	956	5/3/2	1968	10,890 SF	
.09Mi.	**5522 NE MEADOWBROOK RD**	**04/28/2016**	$116,421	$22,120	960	5/3/1	1955	6,970 SF	
.1Mi.	**6921 NE 54TH ST**		$113,316	$21,530	992	6/3/1	1945	2 SF	
.1Mi.	**7005 NE 56TH ST**	**03/04/2004**	$106,526	$20,240	960	5/3/1	1960	7,841 SF	
.1Mi.	**6917 NE 56TH ST**	**03/29/2006**	$98,789	$18,770	1,068	3/2/1	1940	19,602 SF	
.12Mi.	**5519 NE MEADOWBROOK RD**	**03/20/2012**	$159,105	$30,230	1,252	10/3/1	1961	1 SF	
.12Mi.	**5532 NE MEADOWBROOK RD**	**08/27/2017**	$107,579	$20,440	960	5/3/1	1960	8,276 SF	
.12Mi.	**N BRISTOL AVE**	**07/10/2013**	$9,000	$1,710		1//	1954	3 SF	
.12Mi.	**7000 NE 56TH ST**	**06/27/2006**	$98,579	$18,730	960	5/3/1	1965	6,534 SF	

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	39.7 years old	Households:	13,464
Median Household Income:	$76,370	Households w/Family:	66%
Household Income Per Capita:	$38,530	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	North Kansas City 74 School District	Students:	19,673
Number of Schools:	34	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.40Mi.	**Maple Park Middle School**	D	Public	7 - 8
Number of Students: 665				
Student-Teacher Ratio: 11.99				
0.47Mi.	**Maplewood Elementary School**	B-	Public	PK - 5
Number of Students: 263				

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Student-Teacher Ratio: 11.3

1.13Mi. **Winnetonka High School** C- Public 9 - 12
Number of Students: 1,185
Student-Teacher Ratio: 13.05
Advanced Placement: Yes

Flood Report

The Subject Property of **6933 NE 55TH ST, KANSAS CITY, MO 64119-3316** 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	109%	SIMILAR
BURGLARY	107%	SIMILAR
MOTOR VEHICLE THEFT	104%	SIMILAR
FORCIBLE ROBBERY	80%	LOWER
AGGRAVATED ASSAULT	96%	SIMILAR
FORCIBLE RAPE	84%	LOWER
MURDER	101%	SIMILAR
OVERALL	95%	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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