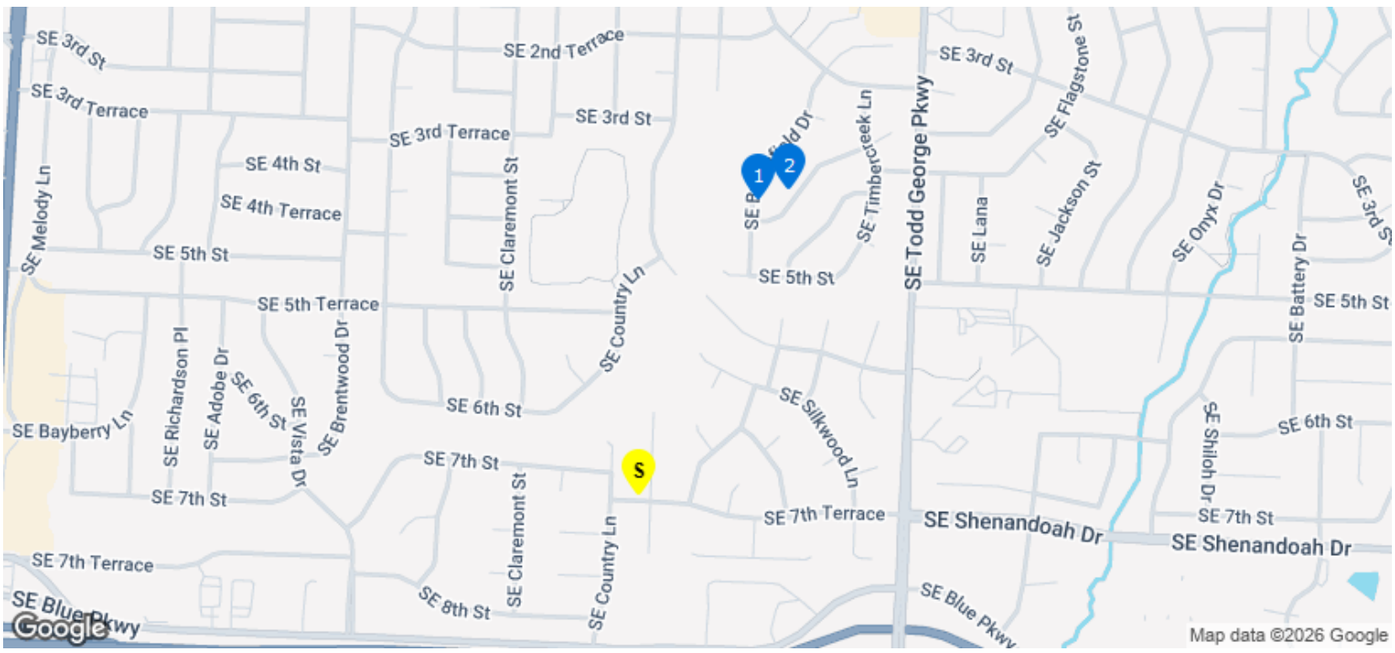
ICE SiteX Report

OrderID: 98775471

SiteX Property Information Report



Subject Property Location

701 SE COUNTRY LN, LEES SUMMIT, MO 64063-6143

County:	**JACKSON MO**	Census Tract:	0138.03
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	61-610-07-33	Thomas Bros Pg-Grid:	

Valuation

Value:	**$386,000**	FSD:	9	Common Confidence Score:	70
Value Range:	$351,260 - $420,740	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	049
Assd Land Value:	$7,822	Market Land Value:		Tax Year:	2025
Assd Improvement:	$42,554	Market Improvment Value:		Total Taxable Value:	$3,663
Total Assessed Value:	$50,376	Total Assessor Market Value:	$265,140	Delinquent Year:	
				Tax Account ID:	1006246
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 449 Subdivision: VISTA DEL VERDE
Abbreviated Description: VISTA DEL VERDE 14TH PLAT LOT 449

Property Characteristics

Lot Size:	8,276 SF	Bedrooms:	4	Pool:	
Building Area:	2096 SF	Baths:	2	Fireplace:	1
Year Built:	1988	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood Siding
Number of Units:		Garage Type:	Attached Garage	Heating:	Forced air unit
Number of Stories:	2+B	Number of Cars:	2	A/C:	Central
Style:	Conventional	Basement:	Basement (not specified)	Roof Cover:	Composition Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/22/2026	Sales Price:	N/A
Document #:	2026E0079222 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	08/02/2022	Sales Price:	N/A
Document #:	2022E0072292 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	07/29/2022		
Document Type:	Deed		
Legal Description:			
Subdivision: AMENDED PLAT OF MONTICELLO			
City/Muni/Twp: KANSAS CITY			

Mortgage Record

Recording Date:	08/02/2022	Loan Amount:	N/A
Document #:	2022E0072196 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	07/29/2022		
TD Due Date:	05/01/2048	Type Finance:	
Legal Description:			
Subdivision: AMENDED PLAT OF MONTICELLO			
City/Muni/Twp: KANSAS CITY			

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Mortgage Record

Recording Date:	04/23/2018	Loan Amount:	N/A
Document #:	2018E0034475 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	04/19/2018		
TD Due Date:	05/01/2048	Type Finance:	

Legal Description:
Subdivision: VISTA DEL VERDE 14TH PLAT Map Ref: 0
City/Muni/Twp: LEES SUMMIT

Prior Transfer

Recording Date:	04/20/2018	Sales Price:	N/A
Document #:	2018E0033936 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	04/18/2018		
Document Type:	Deed		

Legal Description:
Subdivision: VISTA DEL VERDE 14TH PLAT
City/Muni/Twp: LEES SUMMIT

Prior Transfer

Recording Date:	12/20/2001	Sales Price:	N/A
Document #:	2001I0106321 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	12/04/2001		
Document Type:	Deed		

Legal Description:
Subdivision: VISTA DEL VERDE 14TH PLAT

Mortgage Record

Recording Date:	06/30/2000	Loan Amount:	N/A
Document #:	2000I0043220 BK-PG -	Loan Type:	
Contract Date:	06/20/2000		
TD Due Date:	07/01/2030	Type Finance:	

Legal Description:
Subdivision: VISTA DEL VERDE 14TH PLAT

Prior Transfer

Recording Date:	06/30/2000	Sales Price:	$145,000
Document #:	2000I0043219 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	06/20/2000		
Document Type:	Deed		

Legal Description:
Subdivision: VISTA DEL VERDE 14TH PLAT

Prior Transfer

Recording Date:	04/24/1997	Sales Price:	N/A
Document #:	I0023298 BK-PG I2992-P1492	Type of Sale:	Non Arms-Length Transfer
Contract Date:	04/12/1997		
Document Type:	Deed		

Legal Description:
Subdivision: VISTA DEL VERDE 14TH PLAT
City/Muni/Twp: LEES SUMMIT

Area Sales Analysis

Total Area Sales	$433,666	Median # of Bedrooms	3
Median Lot Size	8,276 SF	Median # of Baths	2
Median Living Area	1,301 SF	Median Year Built	1986
Price Range - 2 Yrs	$198,666 to $235,000	Age Range	40 years to 41 years
Median Value	$216,833	Median Age	40.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.07Mi.	**701 SE JAMES CIR** **LEES SUMMIT, MO 64063-8521**	08/03/2026			1796	/4/2	2000	10,890 SF	
		APN: 61-610-09-36 Document #: 2026E0058024 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 168 Subdivision: SILKWOOD ESTATES Abbreviated Description: Lot:168 Subdivision:SILKWOOD ESTATES City/Muni/Twp:LEES SUMMIT City/Muni/Twp: LEES SUMMIT								
2	.11Mi.	**1308 SE 7TH ST** **LEES SUMMIT, MO 64063-6435**	04/30/2026			2054	/4/2	1987	9,583 SF	
		APN: 61-610-07-20 Document #: 2026E0031882 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 462 Subdivision: VISTA DEL VERDE 14TH PLAT Abbreviated Description: Lot:462 Subdivision:VISTA DEL VERDE 14TH PLAT City/Muni/Twp:LEES SUMMIT City/Muni/Twp: LEES SUMMIT								
3	.17Mi.	**1400 SE 6TH PL** **LEES SUMMIT, MO 64063-6136**	07/17/2026			2144	/4/3	1986	20,038 SF	
		APN: 61-610-06-19 Document #: 2026E0053409 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 539 Subdivision: VISTA DEL VERDE Abbreviated Description: Lot:539 Subdivision:VISTA DEL VERDE Abbreviated Description:PLAT 13								
4	.18Mi.	**1305 SE 6TH ST** **LEES SUMMIT, MO 64063-6131**	05/05/2026			2023	/4/2	1984	8,276 SF	
		APN: 61-620-09-31 Document #: 2026E0033279 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 227 Subdivision: VISTA DEL VERDE 8TH PLAT Abbreviated Description: Lot:227 Subdivision:VISTA DEL VERDE 8TH PLAT City/Muni/Twp:LEES SUMMIT City/Muni/Twp: LEES SUMMIT								
5	.22Mi.	**749 SE CLAREMONT ST** **LEES SUMMIT, MO 64063-6430**	07/22/2026			1088	/2/2	1985	5,227 SF	

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APN: 61-620-23-13-01 Document #: 2026E0054930
Document Type: Warranty Deed Price Code:
Land Use: Duplex (2 units, any combination)
Legal: Lot: 322 Subdivision: VISTA DEL VERDE Abbreviated Description: Lot:322 Subdivision:VISTA DEL VERDE City/Muni/Twp:LEES SUMMIT City/Muni/Twp: LEES SUMMIT

6	.23Mi.	**756 SE CLAREMONT CT** **LEES SUMMIT, MO 64063-6424**	09/11/2026		858	/2/1	1986	3,920 SF	

APN: 61-620-22-24-02 Document #: 2026E0068598
Document Type: Warranty Deed Price Code:
Land Use: Duplex (2 units, any combination)
Legal: Lot: 332 Subdivision: VISTA DEL VERDE 11TH PLAT Abbreviated Description: Subdivision:VISTA DEL VERDE 11TH PLAT Abbreviated Description:PORTION LOT332 City/Muni/Twp:LEES SUMMIT City/Muni/Twp: LEES SUMMIT

7	.24Mi.	**1200 SE 7TH ST** **LEES SUMMIT, MO 64063-6431**	05/07/2026		1687	/4/3	1985	7,841 SF	

APN: 61-620-09-60 Document #: 2026E0033892
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 413 Subdivision: VISTA DEL VERDE Abbreviated Description: Lot:413 Subdivision:VISTA DEL VERDE City/Muni/Twp:LEES SUMMIT City/Muni/Twp: LEES SUMMIT

8	.27Mi.	**1708 SE 7TH TER** **LEES SUMMIT, MO 64063-6178**	04/24/2026		1682	/4/3	1988	11,761 SF	P

APN: 61-610-12-16 Document #: 2026E0030395
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 55 Subdivision: SILKWOOD ESTATES 2ND PLAT Abbreviated Description: Lot:55 Subdivision:SILKWOOD ESTATES 2ND PLAT City/Muni/Twp:LEES SUMMIT City/Muni/Twp: LEES SUMMIT

9	.3Mi.	**513 SE WINGATE ST** **LEES SUMMIT, MO 64063-6128**	10/07/2026		1496	/4/2	1983	9,583 SF	

APN: 61-620-17-04 Document #: 2026E0075125
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 273 Subdivision: VISTA DEL VERDE 10TH PLAT Abbreviated Description: Lot:273 Subdivision:VISTA DEL VERDE 10TH PLAT City/Muni/Twp:LEES SUMMIT City/Muni/Twp: LEES SUMMIT

10	.36Mi.	**411 SE CLAREMONT ST** **LEES SUMMIT, MO 64063-3326**	09/18/2026	$355,000	$276	1284	/3/3	1977	8,276 SF

APN: 61-130-20-09 Document #: 2026E0070336
Document Type: Personal Representatives Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 136 Subdivision: BRIARCROFT THIRD PLAT Abbreviated Description: Lot:136 Subdivision:BRIARCROFT THIRD PLAT City/Muni/Twp:LEES SUMMIT City/Muni/Twp: LEES SUMMIT

11	.37Mi.	**1736 SE SILKWOOD CT** **LEES SUMMIT, MO 64063-6163**	09/18/2026		1780	/3/2	1987	13,504 SF	

APN: 61-610-02-28 Document #: 2026E0070446
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: SILKWOOD ESTATES 1ST PLAT Abbreviated Description: Lot:7 Subdivision:SILKWOOD ESTATES 1ST PLAT

12	.37Mi.	**1104 SE 7TH ST** **LEES SUMMIT, MO 64063-6437**	06/25/2026		1674	/4/2	1986	8,276 SF	

APN: 61-620-09-73 Document #: 2026E0047044
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 426 Subdivision: VISTA DEL VERDE Abbreviated Description: Lot:426 Subdivision:VISTA DEL VERDE Abbreviated Description:11TH PLAT City/Muni/Twp:LEES SUMMIT City/Muni/Twp: LEES SUMMIT

13	.37Mi.	**1205 SE 5TH ST** **LEES SUMMIT, MO 64063-3311**	04/20/2026		1018	/3/1	1978	10,454 SF	

APN: 61-130-33-26 Document #: 2026E0028286
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 158 Subdivision: BRIARCROFT Abbreviated Description: Lot:158 Subdivision:BRIARCROFT City/Muni/Twp:LEES SUMMIT City/Muni/Twp: LEES SUMMIT

14	.38Mi.	**601 SE BRENTWOOD DR** **LEES SUMMIT, MO 64063-4427**	08/04/2026		1430	/3/2	1984	10,019 SF	

APN: 61-620-09-13 Document #: 2026E0058372
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 196 Subdivision: VISTA DEL VERDE Abbreviated Description: Lot:196 Subdivision:VISTA DEL VERDE Abbreviated Description:5TH PLAT City/Muni/Twp:LEES SUMMIT City/Muni/Twp: LEES SUMMIT

15	.38Mi.	**333 SE BORDNER DR** **LEES SUMMIT, MO 64063-3313**	07/27/2026		2109	/3/2	1998	11,326 SF	

APN: 61-140-20-30 Document #: 2026E0055907
Document Type: Beneficiary Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: TIMBERS EDGE-FIRST PLAT Abbreviated Description: Lot:8 Subdivision:TIMBERS EDGE-FIRST PLAT City/Muni/Twp:LEES SUMMIT City/Muni/Twp: LEES SUMMIT

16	.38Mi.	**1210 SE 5TH ST** **LEES SUMMIT, MO 64063-3367**	07/22/2026		520	/3/1	1979	11,761 SF	

APN: 61-130-22-09 Document #: 2026E0054938
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 165 Subdivision: BRIARCROFT Abbreviated Description: Lot:165 Subdivision:BRIARCROFT City/Muni/Twp:LEES SUMMIT City/Muni/Twp: LEES SUMMIT

17	.4Mi.	**1645 SE 5TH ST** **LEES SUMMIT, MO 64063-6198**	09/11/2026		1300	/3/2	1989	13,504 SF	

APN: 61-140-17-12 Document #: 2026E0068736
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 124 Subdivision: INDIAN CREEK SOUTH Abbreviated Description: Lot:124 Subdivision:INDIAN CREEK SOUTH City/Muni/Twp:LEES SUMMIT City/Muni/Twp: LEES SUMMIT

18	.4Mi.	**1607 SE BOONE TRL** **LEES SUMMIT, MO 64063-6023**	05/20/2026		1508	/3/2	1986	8,276 SF	

APN: 61-140-16-13 Document #: 2026E0037626
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 20 Subdivision: INDIAN CREEK SOUTH Abbreviated Description: Lot:20 Subdivision:INDIAN CREEK SOUTH City/Muni/Twp:LEES SUMMIT City/Muni/Twp: LEES SUMMIT

19	.4Mi.	**348 SE BROWNFIELD DR** **LEES SUMMIT, MO 64063-6017**	05/06/2026		1382	/3/2	1986	8,276 SF	

ICE SiteX Report

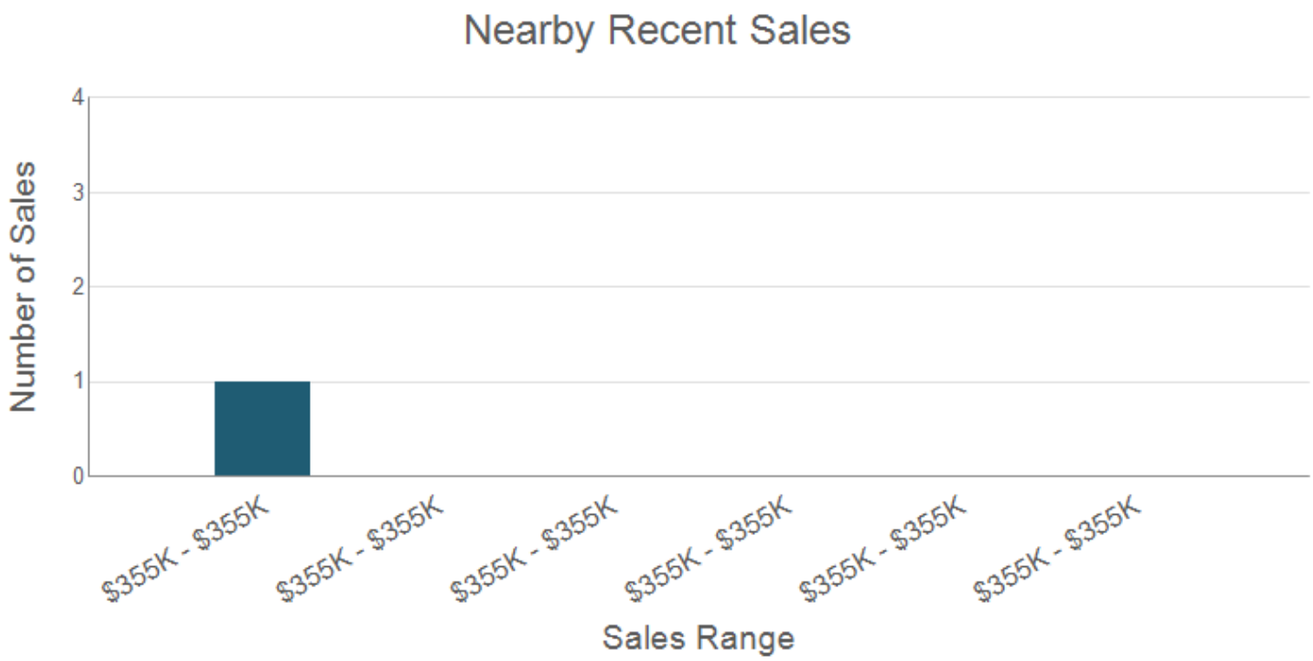
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APN: 61-140-15-10 Document #: 2026E0033468
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 16 Subdivision: INDIAN CREEK SOUTH Abbreviated Description: Lot:16 Subdivision:INDIAN CREEK SOUTH City/Muni/Twp:LEES SUMMIT City/Muni/Twp: LEES SUMMIT

20	.41Mi.	**1004 SE 10TH ST** **LEES SUMMIT, MO 64081-3081**	07/21/2026	1490	/4/2	1994	9,583 SF

APN: 61-640-01-98 Document #: 2026E0054497
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 44 Subdivision: HAWKS RIDGE EAST Abbreviated Description: Lot:44 Subdivision:HAWKS RIDGE EAST City/Muni/Twp:LEES SUMMIT City/Muni/Twp: LEES SUMMIT

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.	**701 SE COUNTRY LN**	**04/18/2018**	$265,140	$50,376	2,096	/4/2	1988	8,276 SF	
.01Mi.	**617 SE COUNTRY LN**	**08/31/2006**	$254,000	$48,260	1,813	/3/2	1987	8,276 SF	
.02Mi.	**705 SE COUNTRY LN**	**06/21/1994**	$256,940	$48,819	1,730	/3/2	1986	10,890 SF	
.02Mi.	**632 SE JAMES CT**		$312,150	$59,308	1,547	/3/2	2000	8,276 SF	
.03Mi.	**628 SE JAMES CT**	**08/27/2019**	$325,330	$61,813	1,680	/3/2	2000	8,276 SF	
.03Mi.	**613 SE COUNTRY LN**	**03/19/2015**	$242,010	$45,982	1,296	/3/2	1986	8,276 SF	
.03Mi.	**636 SE JAMES CT**		$295,410	$56,128	1,335	/3/2	2000	10,019 SF	
.03Mi.	**1419 SE 7TH ST**		$305,490	$58,043	2,201	/4/2	1989	11,761 SF	
.04Mi.	**624 SE JAMES CT**	**05/07/2014**	$310,780	$59,048	2,098	/3/2	2001	8,276 SF	
.04Mi.	**1412 SE 7TH ST**	**03/31/2005**	$333,270	$63,321	2,640	/3/1	1987	10,454 SF	
.04Mi.	**609 SE COUNTRY LN**		$298,880	$56,787	2,359	/4/2	1986	8,276 SF	
.04Mi.	**711 SE COUNTRY LN**	**06/18/1986**	$265,130	$50,375	1,782	/4/3	1986	10,890 SF	
.05Mi.	**706 SE COUNTRY LN**	**07/23/2018**	$255,240	$48,495	1,568	/3/2	1986	11,761 SF	
.05Mi.	**1415 SE 7TH ST**		$248,630	$47,240	1,448	/3/2	1986	9,148 SF	
.05Mi.	**700 SE JAMES CIR**	**10/25/2018**	$298,970	$56,804	1,948	/3/2	1999	10,019 SF	
.05Mi.	**620 SE JAMES CT**		$361,040	$68,598	2,450	/4/3	2001	8,276 SF	

Rent vs. Own

Households Occupied by Renters:	32%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	36.9 years old	Households:	8,370
Median Household Income:	$83,990	Households w/Family:	68%
Household Income Per Capita:	$39,586	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

ICE SiteX Report

OrderID: 98775471

School District

School District Zone:	Lee's Summit R-Vii School District	Students:	17,870
Number of Schools:	29	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.54Mi.	**Prairie View Elementary School** Number of Students: 604 Student-Teacher Ratio: 14.43	C+	Public	KG - 5
1.50Mi.	**Miller Park Center** Number of Students: NA Student-Teacher Ratio: NA	F	Public	KG - 12
1.06Mi.	**Lee's Summit High School** Number of Students: 1,989 Student-Teacher Ratio: 13.27 Advanced Placement: Yes	A	Public	9 - 12
2.27Mi.	**Pleasant Lea Middle School** Number of Students: 905 Student-Teacher Ratio: 13.59	A	Public	6 - 8

Flood Report

The Subject Property of **701 SE COUNTRY LN, LEES SUMMIT, MO 64063-6143** 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	94%	SIMILAR
BURGLARY	71%	NOTABLY LOWER
MOTOR VEHICLE THEFT	97%	SIMILAR
FORCIBLE ROBBERY	112%	HIGHER
AGGRAVATED ASSAULT	58%	NOTABLY LOWER
FORCIBLE RAPE	113%	HIGHER
MURDER	99%	SIMILAR
OVERALL	84%	LOWER

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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