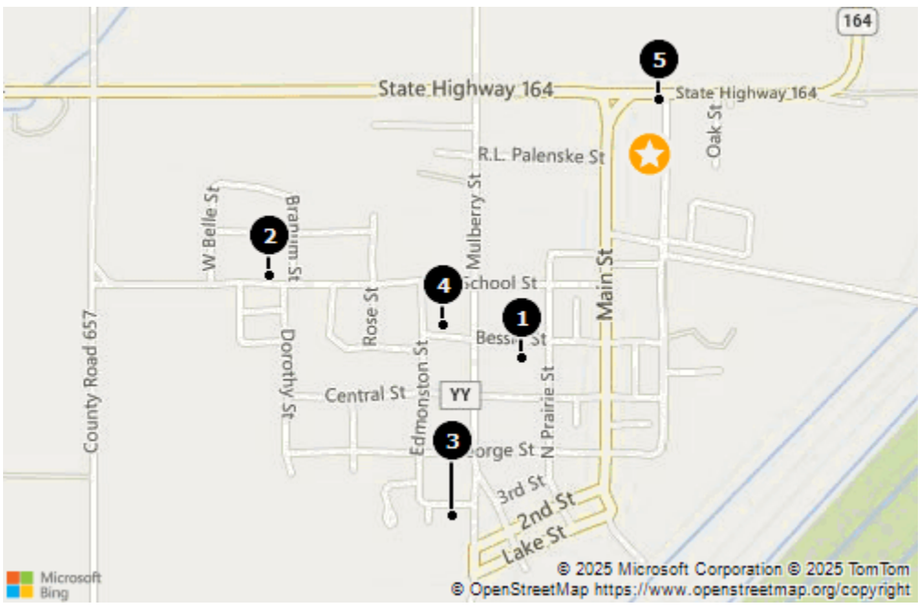
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

713 PECAN ST, HORNERSVILLE, MO 63855-9777

County:	**DUNKLIN MO**	Census Tract:	290693609.003002
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	24-03.1-08-001-03-005.000.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$95,000**	FSD:	13
Value Range:	$82,650 - $107,350	Confidence Score:	87

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	3343
Assd Land Value:		Market Land Value:	$1,470	Tax Year:	2020
Assd Improvement:		Market Improvment Value:	$28,950	Total Taxable Value:	$239
Total Assessed Value:	$5,780	Total Assessor Market Value:	$30,420	Delinquent Year:	
				Tax Account ID:	29801
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 12 Block: B Sec/Twnship/Range: SEC 08 TWN 16N RNG 09E
Abbreviated Description: KINSOLVING AMENDED: LOT 12 BLK B

Property Characteristics

Lot Size:	7,000 SF	Bedrooms:		Pool:	
Building Area:	1205 SF	Baths:		Fireplace:	
Year Built:	1948	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	4
Number of Units:		Garage Type:	Built-in	Heating:	Forced Air
Number of Stories:		Number of Cars:	4	A/C:	Yes
Style:		Basement:	Yes	Roof Cover:	Asphalt
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/17/2025	Sales Price:	$102,727
Document #:	2025R1010 BK-PG 2024-2464	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/23/2024	Sales Price:	$55,000
Document #:	2024R2623 BK-PG 2021-1955	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/06/2024	Sales Price:	$95,424
Document #:	2024R2463 BK-PG 2024 -2463	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/04/2024		
Document Type:	Warranty Deed		
Legal Description:			

Lot: 12 Block: B Subdivision: AMENDED KINSOLVING ADDITION
City/Muni/Twp: HONIERSVILLE

Mortgage Record

Recording Date:	06/21/2021	Loan Amount:	N/A
Document #:	2021R1955 BK-PG 2021-1955	Loan Type:	New Conventional

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TD Due Date:	07/01/2036	Type Finance:	

Legal Description:
Lot: 12 Block: B Subdivision: AMENDED KINSOLVING ADDITION
City/Muni/Twp: HORNERVILLE

Prior Transfer

Recording Date:	10/14/2020	Sales Price:	N/A
Document #:	2020-3317 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 12 Block: B Sec/Twnship/Range: SEC 08 TWN 16N RNG 09E
Abbreviated Description: KINSOLVING AMENDED: LOT 12 BLK B

Prior Transfer

Recording Date:	04/25/2012	Sales Price:	N/A
Document #:	121311 BK-PG 496-338	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/31/2007	Loan Amount:	N/A
Document #:	074451 BK-PG 496-338	Loan Type:	Reverse Mortgage
TD Due Date:	06/27/2069	Type Finance:	VAR

Legal Description:
Lot: 12 Block: B Subdivision: AMENDED KINSOLVING ADDITION
City/Muni/Twp: HORNERSVILLE

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	14,000 SF	Median # of Baths	
Median Living Area	1,240 SF	Median Year Built	1914
Price Range - 2 Yrs		Age Range	55 years to 135 years
Median Value		Median Age	111 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.31Mi.	**405 BESSIE ST** **HORNERSVILLE, MO 63855-9125**	12/30/2024			2393	//	1914	14,000 SF	
2	.52Mi.	**706 SCHOOL ST** **HORNERSVILLE, MO 63855-9858**	12/03/2024			1240	//	1900	14,000 SF	
3	.54Mi.	**207 EDMONSTON ST** **HORNERSVILLE, MO 63855-9870**	08/05/2024			707	//	1950	6,000 SF	
4	.35Mi.	**506 BESSIE ST** **HORNERSVILLE, MO 63855-9127**	01/10/2024			2376	//	1970	8,729 SF	
5	.42Mi.	**205 MAIN ST** **HORNERSVILLE, MO 63855-8700**	12/14/2023			1107	//	1890	19,600 SF	

1 .31Mi. **405 BESSIE ST** **HORNERSVILLE, MO 63855-9125** 12/30/2024 2393 // 1914 14,000 SF
APN: 24-03.1-08-001-15-002.000.000 Document #: 2024R3456
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 15&16 Block: 3 Subdivision: REXALL ADDITION Abbreviated Description: Lot:15&16 Block:3 Subdivision:REXALL ADDITION City/Muni/Twp:HORNERSVILLE City/Muni/Twp: HORNERSVILLE

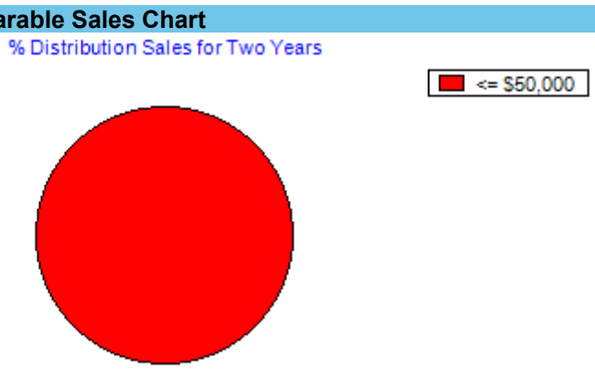
2 .52Mi. **706 SCHOOL ST** **HORNERSVILLE, MO 63855-9858** 12/03/2024 1240 // 1900 14,000 SF
APN: 24-03.1-08-002-04-008.000.000 Document #: 2024R3225
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 17&18 Block: 3 Subdivision: LANGDONS ADDITION Abbreviated Description: Lot:17&18 Block:3 Subdivision:LANGDONS ADDITION City/Muni/Twp:HORNERSVILLE City/Muni/Twp: HORNERSVILLE

3 .54Mi. **207 EDMONSTON ST** **HORNERSVILLE, MO 63855-9870** 08/05/2024 707 // 1950 6,000 SF
APN: 24-03.1-08-003-02-001.003.000 Document #: 2024R2052
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: 2 Subdivision: MATTHEWS ADDITION Abbreviated Description: Lot:8 Block:2 Subdivision:MATTHEWS ADDITION City/Muni/Twp:HORNERSVILLE City/Muni/Twp: HORNERSVILLE

4 .35Mi. **506 BESSIE ST** **HORNERSVILLE, MO 63855-9127** 01/10/2024 2376 // 1970 8,729 SF
APN: 24-03.1-08-002-08-003.001.000 Document #: 2024R0074
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 70-72 Block: 7 Subdivision: ANDERSON ADDITION Abbreviated Description: Lot:70-72 Block:7 Subdivision:ANDERSON ADDITION City/Muni/Twp:HORNERSVILLE City/Muni/Twp: HORNERSVILLE

5 .42Mi. **205 MAIN ST** **HORNERSVILLE, MO 63855-8700** 12/14/2023 1107 // 1890 19,600 SF
APN: 24-03.1-08-001-20-001.000.000 Document #: 2023R3429
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 8-10 Block: 6 Subdivision: THE ORIGINAL TOWN OF HOLCOMB Abbreviated Description: Lot:8-10 Block:6 Subdivision:THE ORIGINAL TOWN OF HOLCOMB

Comparable Sales Chart



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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.	**713 PECAN ST**	**10/14/2020**	$30,420	$5,780	1,205		1948	7,000 SF	
.01Mi.	**715 PECAN ST**	**08/27/2019**	$27,350	$5,200	1,276		1948	7,000 SF	
.01Mi.	**711 PECAN ST**	**10/05/2006**	$16,110	$3,060	1,032		1948	14,000 SF	
.02Mi.	**717 PECAN ST**	**02/12/2007**	$20,930	$3,980	920		1949	14,000 SF	
.03Mi.	**709 PECAN ST**	**01/24/2018**	$57,960	$11,010	1,732		2023	14,000 SF	
.04Mi.	**714 PECAN ST**	**10/04/2004**	$173,150	$32,900	4,026		1971	21,000 SF	
.05Mi.	**712 PECAN ST**	**06/14/1983**	$58,010	$11,020	2,135		1970	14,000 SF	
.05Mi.	**718 PECAN ST**	**02/08/2017**	$22,530	$4,280	920		1950	14,000 SF	
.05Mi.	**705 PECAN ST**	**02/26/2021**	$53,450	$10,160	1,461		1981	14,000 SF	
.06Mi.	**710 PECAN ST**	**06/13/1966**	$43,630	$8,290	1,898		1955	7,000 SF	
.06Mi.	**708 PECAN ST**	**01/17/2023**	$14,680	$2,790	916		1950	7,000 SF	
.06Mi.	**706 MAIN ST**	**10/19/2007**	$29,170	$5,540	1,508		1940	14,000 SF	
.07Mi.	**720 PECAN ST**	**10/23/2003**	$49,910	$9,480	1,935		1951	29,400 SF	
.07Mi.	**717 OAK ST**	**07/21/2022**	$56,100	$10,660	1,523		1998	13,939 SF	
.07Mi.	**706 PECAN ST**	**01/20/2023**	$9,470	$1,800	796		1950	7,000 SF	
.07Mi.	**715 OAK ST**	**08/16/2022**	$62,880	$11,950	1,592		1998	13,939 SF	

Rent vs. Own

Households Occupied by Renters:	14%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	43.9 years old	Households:	439
Median Household Income:	$47,905	Households w/Family:	73%
Household Income Per Capita:	$29,562	Households w/Family Married:	54%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Senath-Hornersville C-8 School District	Students:	663
Number of Schools:	3	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
6.32Mi.	**Senath-Hornersville High School** Number of Students: 174 Student-Teacher Ratio: 10.43	C	Public	9 - 12
6.26Mi.	**Senath-Hornersville Elementary School** Number of Students: 269 Student-Teacher Ratio: 11.54	B-	Public	PK - 4
0.46Mi.	**Senath-Hornersville Middle School** Number of Students: 220 Student-Teacher Ratio: 12.12	C+	Public	5 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	47%	SIGNIFICANTLY LOWER
BURGLARY	164%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	80%	LOWER
FORCIBLE ROBBERY	139%	NOTABLY HIGHER
AGGRAVATED ASSAULT	135%	NOTABLY HIGHER
FORCIBLE RAPE	156%	NOTABLY HIGHER
MURDER	124%	HIGHER
OVERALL	124%	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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ICE SiteX Report

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