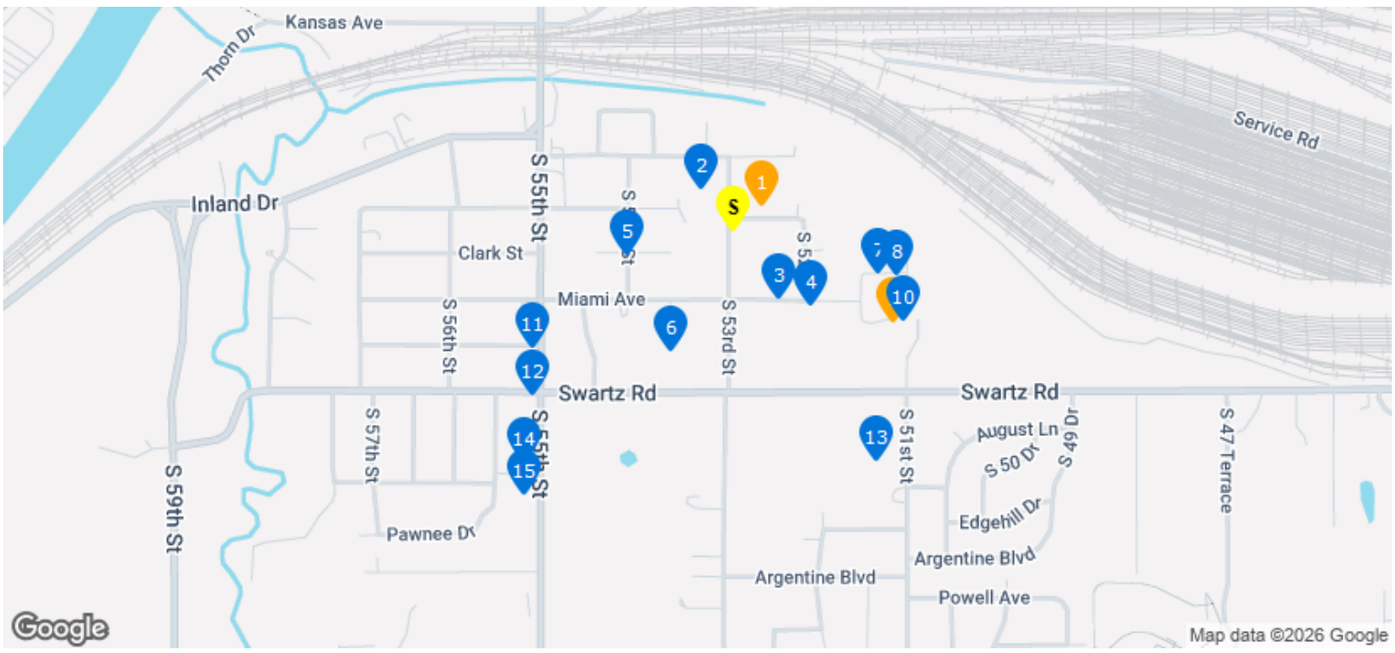
ICE SiteX Report

OrderID: 98761691

SiteX Property Information Report



Subject Property Location

730 S 53RD ST, KANSAS CITY, KS 66106-1408

County:	**WYANDOTTE KS**	Census Tract:	0438.03
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	053004	Thomas Bros Pg-Grid:	

Valuation

Value:	**$283,000**	FSD:	13	Common Confidence Score:	55
Value Range:	$246,210 - $319,790	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	030
Assd Land Value:	$4,658	Market Land Value:	$40,500	Tax Year:	2025
Assd Improvement:	$31,625	Market Improvment Value:	$275,000	Total Taxable Value:	$5,773
Total Assessed Value:	$36,283	Total Assessor Market Value:	$315,500	Delinquent Year:	
				Tax Account ID:	R38234
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 10 Subdivision: PANORAMA HEIGHTS RES Sec/Twnship/Range: SEC 24 TWN 11S RNG 24E
Abbreviated Description: PANORAMA HEIGHTS RES, S24, T11, R24, ACRES 0.29, L10 LS: BEG NW COR; ELY TO NE COR, S 7FT ALG E LN, WLY TO POB; ALSO PTS L11

Property Characteristics

Lot Size:	12,502 SF	Bedrooms:	5	Pool:	
Building Area:	1332 SF	Baths:	2	Fireplace:	1
Year Built:	1955	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Brick veneer
Number of Units:	1	Garage Type:	Attached Garage	Heating:	Yes
Number of Stories:		Number of Cars:	2	A/C:	Yes
Style:	Ranch\Rambler	Basement:	Full Basement	Roof Cover:	Composition Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/17/2026	Sales Price:	$173,015
Document #:	2026R-04863 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	04/28/2021	Loan Amount:	N/A
Document #:	2021R-07549 BK-PG -	Loan Type:	Conventional
Contract Date:	04/01/2021		
TD Due Date:	05/01/2051	Type Finance:	

Legal Description:
Map Ref: 0
City/Muni/Twp: KANSAS CITY

Prior Transfer

Recording Date:	04/23/2021	Sales Price:	N/A
Document #:	2021R-07330 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

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Mortgage Record

Recording Date:	05/30/2017	Loan Amount:	N/A
Document #:	2017R-07713 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	05/22/2017		
TD Due Date:	06/01/2047	Type Finance:	

Legal Description:
City/Muni/Twp: KANSAS CITY

Prior Transfer

Recording Date:	05/30/2017	Sales Price:	N/A
Document #:	2017R-07712 BK-PG -	Type of Sale:	Undetermined Transfer
Contract Date:	05/22/2017		
Document Type:	Deed		

Legal Description:
City/Muni/Twp: KANSAS CITY

Prior Transfer

Recording Date:	05/22/2017	Sales Price:	$296,764
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Subdivision: PANORAMA HEIGHTS RES Sec/Twnship/Range: SEC 24 TWN 11S RNG 24E
Abbreviated Description: PANORAMA HEIGHTS RES, S24, T11, R24, ACRES 0.29, L10 LS: BEG NW COR; ELY TO NE COR, S 7FT ALG E LN, WLY TO POB; ALSO PTS L11

Prior Transfer

Recording Date:	08/21/2013	Sales Price:	N/A
Document #:	2013R-12460 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	05/31/2013	Sales Price:	N/A
Document #:	2013R-07757 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	05/29/2013		
Document Type:	Deed		

Legal Description:
Subdivision: PANORAMA HEIGHTS

Mortgage Record

Recording Date:	08/23/2012	Loan Amount:	N/A
Document #:	2012R-11777 BK-PG -	Loan Type:	Conventional
Contract Date:	08/15/2012		
TD Due Date:	09/01/2042	Type Finance:	

Legal Description:
City/Muni/Twp: KANSAS CITY

Prior Transfer

Recording Date:	08/23/2012	Sales Price:	N/A
Document #:	2012R-11776 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	08/15/2012		
Document Type:	Deed		

Legal Description:
City/Muni/Twp: KANSAS CITY

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs		Age Range	
Median Value		Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.05Mi.	**717 S 53RD ST** **KANSAS CITY, KS 66106-1407**	06/05/2026			2424	6/2/2	1947	25,308 SF	
		APN: 053051 Document #: 2026R-07535 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 18,19 Subdivision: PANORAMA HEIGHTS Abbreviated Description: Lot:18,19 Subdivision:PANORAMA HEIGHTS Abbreviated Description:LOT: SOUTH 40 FEET OF LOT 18 AND THE NORTH 89.5 FEET OF LOT 19								
2	.07Mi.	**5323 KLAMM RD** **KANSAS CITY, KS 66106-1432**	11/17/2025			1256	7/3/1	1940	17,772 SF	
		APN: 053013 Document #: 2025R-15467 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 1,2 Subdivision: RESURVEY OF PANORAMA SLICENSIS HEIGHTS Abbreviated Description: Lot:1,2 Subdivision:RESURVEY OF PANORAMA SLICENSIS HEIGHTS								
3	.11Mi.	**5222 MIAMI AVE** **KANSAS CITY, KS 66106-1436**	08/28/2026			1336	6/3/2	1962	13,068 SF	
		APN: 053116 Document #: 2026R-11923 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 42,41 Subdivision: PANORAMA HEIGHTS Abbreviated Description: Lot:42,41 Subdivision:PANORAMA HEIGHTS Abbreviated Description:LOT: LOT 42, EXCEPT THE EAST 65 FEET THEREOF, AND THE EAST 25 FEET OF LOT 41 City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY								
4	.15Mi.	**5200 MIAMI AVE** **KANSAS CITY, KS 66106-1436**	03/23/2026			1606	6/3/1	1944	12,589 SF	
		APN: 053035 Document #: 2026R-03558								

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Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 32 Subdivision: PANORAMA SUP HEIGHTS Abbreviated Description: Lot:32 Subdivision:PANORAMA SUP HEIGHTS City/Muni/Twp:CITY OF KANSAS CITY City/Muni/Twp: CITY OF KANSAS CITY

5	.15Mi.	**5410 CLARK ST** **KANSAS CITY, KS 66106-1426**	12/02/2025			1288	7/4/1	1934	10,062 SF

APN: 918527 Document #: 2025R-16114
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal:

6	.18Mi.	**918 S 53RD TER** **KANSAS CITY, KS 66106-1414**	07/20/2026			1352	5/3/2	1964	13,765 SF

APN: 053206 Document #: 2026R-09731
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: PANORAMA CIRCLE Abbreviated Description: Lot:7 Subdivision:PANORAMA CIRCLE City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

7	.21Mi.	**5126 CLARK ST** **KANSAS CITY, KS 66106-1456**	10/09/2026			804	5/2/1	1951	8,886 SF

APN: 052904 Document #: 2026R-14120
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: SMITHEY ADDITION Abbreviated Description: Lot:5 Subdivision:SMITHEY ADDITION

8	.23Mi.	**5114 CLARK ST** **KANSAS CITY, KS 66106-1456**	06/05/2026			1100	5/3/2	1951	9,932 SF

APN: 052902 Document #: 2026R-07466
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: SMITHEY ADDITION Abbreviated Description: Lot:3 Subdivision:SMITHEY ADDITION City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

9	.25Mi.	**5114 PITKIN AVE** **KANSAS CITY, KS 66106-1458**	03/30/2026	$139,900	$97	1436	6/4/1	1952	10,629 SF

APN: 052920 Document #: 2026R-03833
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 21 Subdivision: SMITHEY ADDITION Abbreviated Description: Lot:21 Subdivision:SMITHEY ADDITION

10	.26Mi.	**5106 PITKIN AVE** **KANSAS CITY, KS 66106-1458**	12/19/2025			1210	6/3/2	1952	10,149 SF

APN: 052919 Document #: 2025R-17091
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 20 Subdivision: SMITHEY ADDITION Abbreviated Description: Lot:20 Subdivision:SMITHEY ADDITION City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

11	.27Mi.	**5503 CLARK ST** **KANSAS CITY, KS 66106-1322**	06/22/2026				//		9,365 SF

APN: 045963 Document #: 2026R-08249
Document Type: Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 20-22 Block: 2 Subdivision: LOVELACE MapRef: MB 2 PG 001 Abbreviated Description: Lot:20-22 Subdivision:LOVELACE Map Ref:MB 2 PG 001Abbreviated Description:LOT: PART OF LOT 21 City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

12	.32Mi.	**5531 OSAGE AVE** **KANSAS CITY, KS 66106-1330**	09/23/2026			1176	6/3/1	1923	6,273 SF

APN: 045923 Document #: 2026R-13169
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 8,9 Block: 1 Subdivision: LOVELACE Abbreviated Description: Lot:8,9 Block:1 Subdivision:LOVELACE

13	.32Mi.	**5510 PITKIN ST** **KANSAS CITY, KS 66106-1335**	09/16/2026			1373	6/3/1	1930	5,489 SF

APN: 046003 Document #: 2026R-12820
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 30,31 Block: 3 Subdivision: LOVELACE Abbreviated Description: Lot:30,31 Block:3 Subdivision:LOVELACE City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

14	.35Mi.	**5514 SWARTZ RD** **KANSAS CITY, KS 66106-1544**	06/05/2026			1326	5/3/1	1929	11,021 SF

APN: 046029 Document #: 2026R-07529
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 29-32 Block: 4 Subdivision: LOVELACE Abbreviated Description: Lot:29-32 Block:4 Subdivision:LOVELACE Abbreviated Description:LOT: WEST 1/2 OF LOT 29 City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

15	.37Mi.	**5125 SWARTZ RD** **KANSAS CITY, KS 66106-1447**	07/23/2026			1575	6/3/2	2002	47,872 SF

APN: 053604 Document #: 2026R-09980
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: HARRIS SUBDIVISION Abbreviated Description: Subdivision:HARRIS SUBDIVISION Abbreviated Description:LOT: PART OF LOT 3 City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

16	.37Mi.	**5602 OSAGE AVE** **KANSAS CITY, KS 66106-1333**	12/19/2025			1116	6/3/2	1935	6,186 SF

APN: 919615 Document #: 2025R-17105
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal:

17	.39Mi.	**5528 SWARTZ RD** **KANSAS CITY, KS 66106-1544**	08/18/2026			1626	7/4/2	1966	12,850 SF

APN: 046033 Document #: 2026R-11361
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 38-41 Block: 4 Subdivision: LOVELACE ADDITION Abbreviated Description: Lot:38-41 Block:4 Subdivision:LOVELACE ADDITION City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

18	.42Mi.	**5618 MIAMI AVE** **KANSAS CITY, KS 66106-1329**	10/21/2025			2200	6/5/2	1940	6,098 SF

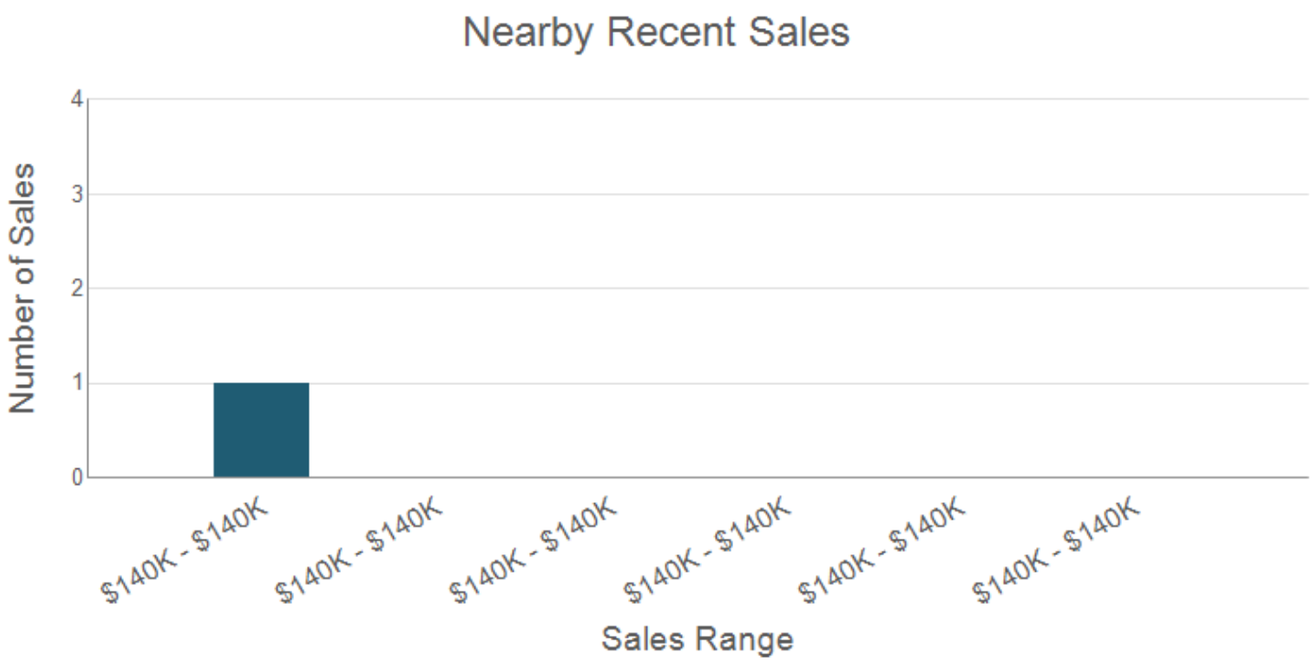
APN: 045945 Document #: 2025R-14270
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 33,34 Block: 7 Subdivision: LOVELAGE Abbreviated Description: Lot:33,34 Block:7 Subdivision:LOVELAGE City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

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19	.48Mi.	**5007 AUGUST LN** **KANSAS CITY, KS 66106-1745**	05/28/2026			672	4/2/1	1952	8,276 SF
	APN: 051838 Document #: 2026R-06985 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 105 Subdivision: CRESTVIEW HOMES ADDITION Abbreviated Description: Lot:105 Subdivision:CRESTVIEW HOMES ADDITION City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY								
20	.48Mi.	**5637 MIAMI AVE** **KANSAS CITY, KS 66106-1328**	04/02/2026	$123,000	$88	1404	5/3/2	1940	8,189 SF
	APN: 045979 Document #: 2026R-04056 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 4-7 Block: 6 Subdivision: LOVELACE Abbreviated Description: Lot:4-7 Block:6 Subdivision:LOVELACE Abbreviated Description:LOT: THE EAST 7 FEET OF LOT 4 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.	**730 S 53RD ST**	**05/22/2017**	$315,500	$36,283	1,332	7/5/2	1955	12,502 SF	
.02Mi.	**724 S 53RD ST**	**11/00/2006**	$240,100	$27,612	1,052	5/3/1	1950	13,329 SF	
.02Mi.	**800 S 53RD ST**		$234,300	$26,944	1,521	5/3/1	1954	19,907 SF	
.03Mi.	**5321 OSAGE AVE**	**05/26/2009**	$237,100	$27,267	1,132	6/3/1	1972	13,678 SF	
.03Mi.	**5325 OSAGE AVE**	**09/00/1994**	$296,600	$34,109	1,692	5/3/2	1962	15,551 SF	V
.03Mi.	**716 S 53RD ST**		$237,700	$27,336	1,668	6/4/2	1949	15,072 SF	
.04Mi.	**810 S 53RD ST**	**08/00/2006**	$234,300	$26,945	1,520	5/2/1	1954	23,522 SF	
.04Mi.	**801 S 53RD ST**	**01/00/2008**	$257,600	$29,624	1,709	8/4/2	1940	17,555 SF	
.04Mi.	**729 S 53RD ST**		$253,500	$29,152	2,238	9/5/2	1940	21,344 SF	
.05Mi.	**5324 OSAGE AVE**		$245,700	$28,255	1,492	6/3/1	1960	16,640 SF	
.05Mi.	**710 S 53RD ST**	**08/27/2015**	$194,700	$22,390	877	6/3/2	1945	16,030 SF	
.05Mi.	**717 S 53RD ST**		$291,300	$33,500	2,424	6/2/2	1947	25,308 SF	
.05Mi.	**823 S 53RD ST**	**09/22/2016**	$275,700	$31,706	1,804	6/3/2	1946	17,642 SF	V
.06Mi.	**820 S 53RD ST**	**07/00/2004**	$290,200	$33,373	1,588	6/3/2	1955	32,844 SF	
.06Mi.	**5319 KLAMM RD**	**07/13/2009**	$184,800	$21,252	1,384	5/2/1	1940	15,377 SF	
.07Mi.	**5229 OSAGE AVE**		$185,600	$21,344	1,440	4/2/1	1950	17,163 SF	

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	36.0 years old	Households:	8,798
Median Household Income:	$56,088	Households w/Family:	66%
Household Income Per Capita:	$26,137	Households w/Family Married:	42%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

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School District

School District Zone:	Turner Unified School District 202	Students:	3,926
Number of Schools:	8	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.63Mi.	**Turner Middle School** Number of Students: 585 Student-Teacher Ratio: 14.16	F	Public	7 - 8
1.63Mi.	**Turner High School** Number of Students: 1,147 Student-Teacher Ratio: 14.66	D-	Public	9 - 12
1.88Mi.	**Turner Sixth Grade Academy** Number of Students: 299 Student-Teacher Ratio: 15.48	D-	Public	6 - 6
1.15Mi.	**Turner Elementary School** Number of Students: 560 Student-Teacher Ratio: 14.04	C	Public	PK - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	111%	HIGHER
BURGLARY	83%	LOWER
MOTOR VEHICLE THEFT	106%	SIMILAR
FORCIBLE ROBBERY	109%	SIMILAR
AGGRAVATED ASSAULT	88%	LOWER
FORCIBLE RAPE	106%	SIMILAR
MURDER	97%	SIMILAR
OVERALL	88%	LOWER

Disaster Alerts

7/17/2025 - Severe Storm, Flooding

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