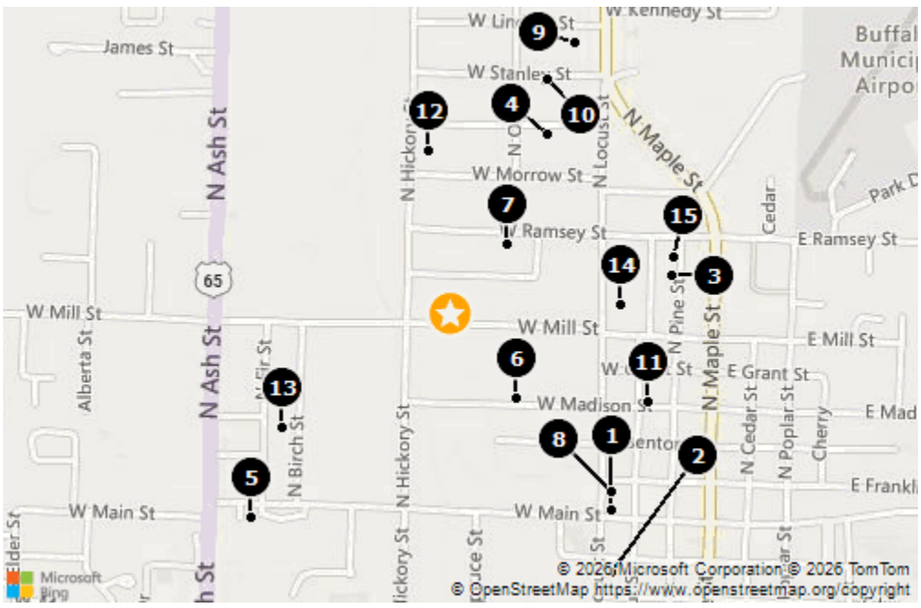
ICE SiteX Report

OrderID: 98671561

SiteX Property Information Report



Subject Property Location

733 W MILL ST, BUFFALO, MO 65622-9421

County:	**DALLAS MO**	Census Tract:	290594802.005009
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	09-6.0-23-003-013-035.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$99,000**	FSD:	22	Common Confidence Score:	31
Value Range:	$77,220 - $120,780	ICE Confidence Score:	78		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$4,800	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$32,200	Total Taxable Value:	$313
Total Assessed Value:	$7,030	Total Assessor Market Value:	$37,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 9 Subdivision: MILL STREET ADDITION Sec/Twnship/Range: SEC 23 TWN 34N RNG 20W
Abbreviated Description: BEG SE COR SE SW MILL STREET ADDITION; LOT SIZE: 60' X 115.5'

Property Characteristics

Lot Size:	6,930 SF	Bedrooms:		Pool:	
Building Area:	944 SF	Baths:	1	Fireplace:	
Year Built:	1932	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Garage	Heating:	Gravity
Number of Stories:	1	Number of Cars:	1	A/C:	
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/20/2024	Sales Price:	$93,939
Document #:	202400626 BK-PG 2022-1124	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/21/2022	Sales Price:	N/A
Document #:	202201123 BK-PG 2022 -1123	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/20/2022		
Document Type:			
Legal Description:			

Lot: 13
Abbreviated Description: PORTION LOT13

Prior Transfer

Recording Date:	04/21/2022	Sales Price:	$10,000
Document #:	BK-PG 2022 -1123	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

District: 9 Subdivision: MILL STREET ADDITION Sec/Twnship/Range: SEC 23 TWN 34N RNG 20W
Abbreviated Description: BEG SE COR SE SW MILL STREET ADDITION; LOT SIZE: 60' X 115.5'

ICE SiteX Report

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Prior Transfer

Recording Date:	12/20/2006	Sales Price:	N/A
Document #:	2006-4477 BK-PG 337 -0041	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/19/2006		
Document Type:			

Legal Description:
Lot: 13
Abbreviated Description: WEST 60FT LOT13

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	9,671 SF	Median # of Baths	1
Median Living Area	1,160 SF	Median Year Built	1958
Price Range - 2 Yrs		Age Range	4 years to 126 years
Median Value		Median Age	68 years

Comparable Sales Data

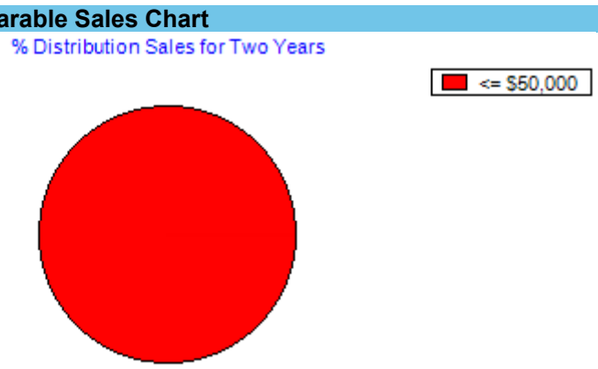
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.32Mi.	**319 W MAIN ST** **BUFFALO, MO 65622-7582**	10/02/2026			1398	//1	1935	8,260 SF	
		APN: 09-7.0-26-102-025-003.000 Document #: 202602532 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Subdivision: OLD SURVEY TO THE TOWN OF BUFFALO MISSOURI Abbreviated Description: Lot:8 Subdivision:OLD SURVEY TO THE TOWN OF BUFFALO MISSOURI City/Muni/Twp:BUFFALO City/Muni/Twp: BUFFALO								
2	.39Mi.	**312 W COMMERCIAL ST** **BUFFALO, MO 65622-9406**	05/11/2026			1318	//1	1910	8,640 SF	
		APN: 09-7.0-26-103-006-002.000 Document #: 202601101 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Abbreviated Description: Lot:10 City/Muni/Twp:BUFFALO City/Muni/Twp: BUFFALO								
3	.29Mi.	**701 N PINE ST** **BUFFALO, MO 65622-9499**	04/09/2026			1120	//1	1970	6,300 SF	
		APN: 09-6.0-23-004-004-017.000 Document #: 202600818 Document Type: Price Code: Land Use: Single Family Residential Legal:								
4	.25Mi.	**536 W MARSH ST** **BUFFALO, MO 65622-9435**	04/02/2026			728	//1	1955	10,668 SF	
		APN: 09-6.0-23-003-009-002.000 Document #: 202600754 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 20-22 Block: 2 Subdivision: RL HAYES ADDITION Abbreviated Description: Lot:20-22 Block:2 Subdivision:RL HAYES ADDITION City/Muni/Twp:BUFFALO City/Muni/Twp: BUFFALO								
5	.37Mi.	**1104 W MAIN ST** **BUFFALO, MO 65622-9288**	01/27/2026			924	//1	1952	9,925 SF	
		APN: 09-7.0-26-002-008-005.000 Document #: 202600192 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Subdivision: HEADY ACRES MapRef: MB 4 PG 70 Abbreviated Description: Lot:1 Subdivision:HEADY ACRES Map Ref:MB 4 PG 70								
6	.14Mi.	**601 W MADISON ST** **BUFFALO, MO 65622-7542**	01/05/2026			764	//1	1910	9,230 SF	
		APN: 09-7.0-26-002-001-022.010 Document #: 202600016 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Subdivision: MADDUX RESURVEY OF THE WILLIAMS ADDITION Abbreviated Description: Lot:4 Subdivision:MADDUX RESURVEY OF THE WILLIAMS ADDITION City/Muni/Twp:BUFFALO City/Muni/Twp: BUFFALO								
7	.11Mi.	**702 W RAMSEY ST** **BUFFALO, MO 65622-9429**	12/30/2025			1452	//1	1958	9,671 SF	
		APN: 09-6.0-23-003-012-003.000 Document #: 202503272 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 42 Subdivision: SHOUSE ADDITION Abbreviated Description: Lot:42 Subdivision:SHOUSE ADDITION City/Muni/Twp:BUFFALO City/Muni/Twp: BUFFALO								
8	.31Mi.	**118 N LOCUST ST** **BUFFALO, MO 65622-7514**	12/19/2025			1198	//1	1950	8,640 SF	
		APN: 09-7.0-26-102-025-002.000 Document #: 202503212 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Subdivision: OLD SURVEY Abbreviated Description: Lot:8 Subdivision:OLD SURVEY Abbreviated Description:NORTH80FT LOT8 City/Muni/Twp:BUFFALO City/Muni/Twp: BUFFALO								
9	.38Mi.	**404 W LINDSEY ST** **BUFFALO, MO 65622-9488**	11/18/2025			884	//1	2000	12,000 SF	
		APN: 09-6.0-23-003-005-001.030 Document #: 202502907 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13-16 Block: 4 Subdivision: RL HAYES ADDITION Abbreviated Description: Lot:13-16 Block:4 Subdivision:RL HAYES ADDITION City/Muni/Twp:BUFFALO City/Muni/Twp: BUFFALO								
10	.31Mi.	**506 W STANLEY ST** **BUFFALO, MO 65622-9495**	11/13/2025			1160	//1	2022	21,000 SF	
		APN: 09-6.0-23-003-008-003.000 Document #: 202502865 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 18-23 Block: 3 Subdivision: R L HAYES ADDITION Abbreviated Description: Lot:18-23 Block:3 Subdivision:R L HAYES ADDITION City/Muni/Twp:BUFFALO City/Muni/Twp: BUFFALO								
11	.28Mi.	**209 W MADISON ST** **BUFFALO, MO 65622-7462**	09/30/2025			1176	//1	1995	6,204 SF	
		APN: 09-7.0-26-102-007-002.010 Document #: 202502455 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 5 Subdivision: GAMMONS ADDITION Abbreviated Description: Lot:4 Block:5 Subdivision:GAMMONS ADDITION City/Muni/Twp:BUFFALO City/Muni/Twp: BUFFALO								
12	.21Mi.	**902 N HICKORY ST**	07/25/2025			1584	//1	1980	56,628 SF	

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		BUFFALO, MO 65622-9477						
		APN: 09-6.0-23-003-010-008.000 Document #: 202501773						
		Document Type: Price Code:						
		Land Use: Single Family Residential						
		Legal: Lot: 26-41 Block: 9 Subdivision: RL HAYES ADDITION Abbreviated Description: Lot:26-41 Block:9 Subdivision:RL HAYES ADDITION City/Muni/Twp:BUFFALO City/Muni/Twp: BUFFALO						
13	.26Mi.	**208 N FIR ST**	07/18/2025	2045	//1	1978	23,750 SF	
		BUFFALO, MO 65622-7609						
		APN: 09-7.0-26-002-003-003.000 Document #: 202501703						
		Document Type: Price Code:						
		Land Use: Single Family Residential						
		Legal:						
14	.22Mi.	**622 N LOCUST ST**	07/17/2025	1045	//1	1900	26,136 SF	
		BUFFALO, MO 65622-7519						
		APN: 09-6.0-23-004-004-027.000 Document #: 202501693						
		Document Type: Price Code:						
		Land Use: Single Family Residential						
		Legal: Sec/Twnship/Range: SW4 S23T34R20 Abbreviated Description: Sec/Twnship/Range:SW4 S23T34R20						
15	.29Mi.	**715 N PINE ST**	07/08/2025	960	//1	1997	4,950 SF	
		BUFFALO, MO 65622-9499						
		APN: 09-6.0-23-004-004-012.000 Document #: 202501606						
		Document Type: Price Code:						
		Land Use: Single Family Residential						
		Legal:						

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.	**733 W MILL ST**	**04/21/2022**	$37,000	$7,030	944	//1	1932	6,930 SF	
.01Mi.	**727 W MILL ST**	**06/10/2005**	$13,000	$2,470	480	//1	1930	6,930 SF	
.02Mi.	**721 W MILL ST**	**09/06/2017**	$18,000	$3,420	848	//1	1930	5,486 SF	
.03Mi.	**730 HOOKER DR**	**08/15/2017**	$61,700	$11,720	1,144	//1	1961	14,375 SF	
.03Mi.	**734 HOOKER DR**	**01/05/2024**	$54,700	$10,390	904	//1	1966	14,375 SF	
.03Mi.	**713 W MILL ST**	**12/11/2020**	$61,400	$11,660	1,414	//1	1930	8,374 SF	
.04Mi.	**718 HOOKER DR**	**11/22/2023**	$79,700	$15,140	1,098	//1	1956	15,050 SF	
.04Mi.	**740 HOOKER DR**	**09/29/2021**	$49,900	$9,480	826	//1	1989	5,760 SF	
.05Mi.	**728 W MILL ST**	**06/28/2024**	$30,700	$5,840	1,269	//1	1950	16,988 SF	
.05Mi.	**742 W MILL ST**	**11/21/2007**	$28,300	$5,380	1,090	//1	1950	19,341 SF	
.05Mi.	**707 W MILL ST**	**11/19/2024**	$44,800	$8,520	1,042	//1	1946	9,240 SF	
.05Mi.	**720 W MILL ST**	**10/18/2006**	$22,200	$4,220	1,032	//1	1952	17,250 SF	
.05Mi.	**744 W MILL ST**	**02/25/2022**	$36,000	$6,840	1,248	//1	1950	13,763 SF	
.05Mi.	**748 HOOKER DR**	**11/01/2000**	$55,400	$10,530	1,440	//1	1985	9,520 SF	
.06Mi.	**704 HOOKER DR**	**08/19/2021**	$55,600	$10,560	1,150	//1	1960	13,125 SF	
.06Mi.	**701 W MILL ST**	**04/05/1991**	$30,700	$5,840	1,237	//1	1946	9,240 SF	

Rent vs. Own

Households Occupied by Renters:	31%	Households Occupied by Owners:	59%

Demographics & Income

Median Age:	41.0 years old	Households:	3,622
Median Household Income:	$45,678	Households w/Family:	70%
Household Income Per Capita:	$27,063	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Dallas County R-I School District	Students:	1,689
Number of Schools:	4	Rating:	B-

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.35Mi.	**Buffalo High School** Number of Students: 511 Student-Teacher Ratio: 15.68	C	Public	9 - 12
0.40Mi.	**Mallory Elementary School** Number of Students: 599 Student-Teacher Ratio: 12.81	C-	Public	KG - 4
1.40Mi.	**Buffalo Middle School** Number of Students: 466 Student-Teacher Ratio: 12.71	B-	Public	5 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	113%	HIGHER
BURGLARY	127%	HIGHER
MOTOR VEHICLE THEFT	105%	SIMILAR
FORCIBLE ROBBERY	100%	SIMILAR
AGGRAVATED ASSAULT	113%	HIGHER
FORCIBLE RAPE	112%	HIGHER
MURDER	119%	HIGHER
OVERALL	108%	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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