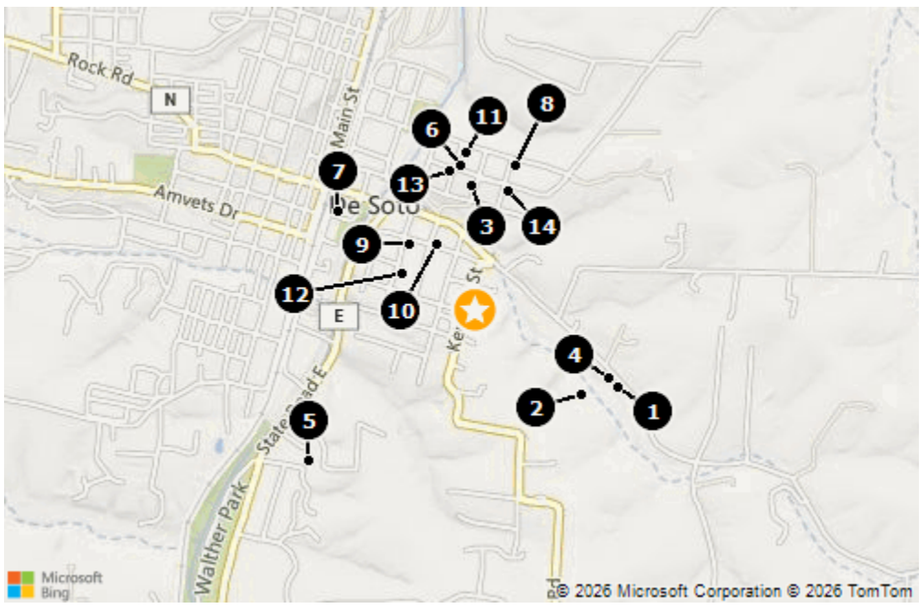
ICE SiteX Report

OrderID: 98162153

SiteX Property Information Report



Subject Property Location

815 KENNETT ST, DE SOTO, MO 63020-2426

County:	**JEFFERSON MO**	Census Tract:	290997013.003005
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	24-1.2-02.1-1-012-005.	Thomas Bros Pg-Grid:	

Valuation

Value:	**$250,000**	FSD:	18	Common Confidence Score:	48
Value Range:	$205,000 - $295,000	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2024	Tax Rate Code Area:	73VADS
Assd Land Value:	$800	Market Land Value:	$4,400	Tax Year:	2024
Assd Improvement:	$33,100	Market Improvment Value:	$174,100	Total Taxable Value:	$2,142
Total Assessed Value:	$33,900	Total Assessor Market Value:	$178,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1-3 Block: 114 District: DS Subdivision: OLD TOWN Map Ref: BK 1 PG 1 Sec/Twnship/Range: SEC 02 TWN 39N RNG 04E
Abbreviated Description: OLD TOWN PT LOTS 1 2 3 BLOCK 114
City/Muni/Twp: DE SOTO

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1700 SF	Baths:		Fireplace:	1
Year Built:	1991	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Yes
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/11/2025	Sales Price:	$157,000
Document #:	2025A-016905 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/19/2022	Sales Price:	$125,000
Document #:	2022R-034014 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/06/2022	Loan Amount:	N/A
Document #:	2022R-032795 BK-PG -	Loan Type:	VA
TD Due Date:	11/01/2052	Type Finance:	
Legal Description:			
Lot: 1-4 Block: 114			
City/Muni/Twp: DESOTO			

Prior Transfer

Recording Date:	11/23/2015	Sales Price:	$126,000
Document #:	2015R-037799 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

ICE SiteX Report

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Document Type:
Legal Description:

Mortgage Record

Recording Date:	11/02/2015	Loan Amount:	N/A
Document #:	2015R-035400 BK-PG -	Loan Type:	VA
TD Due Date:	11/01/2045	Type Finance:	

Legal Description:
Lot: 1-5 Block: 114 Subdivision: ORIGINAL TOWN NOW CITY OF DESOTO
City/Muni/Twp: DESOTO

Prior Transfer

Recording Date:	08/15/2014	Sales Price:	N/A
Document #:	2014R-024285 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Mortgage Record

Recording Date:	07/30/2014	Loan Amount:	N/A
Document #:	2014R-022433 BK-PG -	Loan Type:	VA
TD Due Date:	08/01/2039	Type Finance:	

Legal Description:
Lot: 1-3 Block: 114 Subdivision: ORIGINAL TOWN NOW CITY OF DESOTO
City/Muni/Twp: DESOTO

Prior Transfer

Recording Date:	06/18/2009	Sales Price:	N/A
Document #:	2009R-025597 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Mortgage Record

Recording Date:	06/03/2009	Loan Amount:	N/A
Document #:	2009R-023328 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2039	Type Finance:	

Legal Description:
Lot: 1-4 Block: 114 Subdivision: CITY OF DESOTO

Mortgage Record

Recording Date:	03/20/2007	Loan Amount:	N/A
Document #:	2007R-013073 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2037	Type Finance:	

Legal Description:
Lot: 1-4 Block: 114 Subdivision: CITY OF DESOTO

Prior Transfer

Recording Date:	03/20/2007	Sales Price:	N/A
Document #:	2007R-013072 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/12/2007		

Document Type:
Legal Description:
Lot: 1-3 Block: 114 Subdivision: CITY OF DESOTO Map Ref: MB1 PG1

Prior Transfer

Recording Date:	03/12/2007	Sales Price:	N/A
Document #:	2007R-013072 BK-PG -	Type of Sale:	Per Assessor Transaction History

Document Type:
Legal Description:
Lot: 1-3 Block: 114 District: DS Subdivision: OLD TOWN Map Ref: BK 1 PG 1 Sec/Twnship/Range: SEC 02 TWN 39N RNG 04E
Abbreviated Description: OLD TOWN PT LOTS 1 2 3 BLOCK 114
City/Muni/Twp: DE SOTO

Area Sales Analysis

Total Area Sales	$120,000	Median # of Bedrooms	
Median Lot Size	3,267 SF	Median # of Baths	
Median Living Area	960 SF	Median Year Built	1958
Price Range - 2 Yrs	to $120,000	Age Range	20 years to 106 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	.41Mi.	**4275 FLUCOM RD** **DE SOTO, MO 63020-3504**	07/27/2026	$120,000	$128	936	//	1958	6,534 SF	
		APN: 24-1.2-02.1-0-003-003.01 Document #: 2026R-020222 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Subdivision: DK CADYS SUBDIVISION MapRef: MB 1 PG 36 Abbreviated Description: Lot:7 Subdivision:DK CADYS SUBDIVISION Map Ref:MB 1 PG 36								
2	.35Mi.	**4319 FLUCOM RD** **DE SOTO, MO 63020-3502**	07/17/2026			1696	//	1988	304,486 SF	
		APN: 24-1.2-02.1-0-003-001.03 Document #: 2026R-019344 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 2 Subdivision: GILLIAM ESTATES SUBDIVISION MapRef: MB 160 PG 3 Abbreviated Description: Lot:2 Subdivision:GILLIAM ESTATES SUBDIVISION Map Ref:MB 160 PG 3								
3	.33Mi.	**306 MOULTON ST** **DE SOTO, MO 63020-2162**	06/29/2026			768	//	1957	SF	

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APN: 24-1.2-02.2-4-020-001. Document #: 2026R-017434
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4-6 Block: 84 MapRef: MB 1 PG 1 Abbreviated Description: Lot:4-6 Block:84 Map Ref:MB 1 PG 1City/Muni/Twp:DESOTO City/Muni/Twp: DESOTO

4	.37Mi.	**4287 FLUCOM RD** **DE SOTO, MO 63020-3504**	06/02/2026	984	//	1972	34,412 SF

APN: 24-1.2-02.1-0-003-001.01 Document #: 2026R-014649
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: D K CADYS SUBDIVISION MapRef: MB 1 PG 36 Sec/Twnship/Range: S01&S02T39NR04E Abbreviated Description: Subdivision:D K CADYS SUBDIVISION Map Ref:MB 1 PG 36Sec/Twnship/Range:S01&S02T39NR04E Abbreviated Description:LOT: PART OF LOT 7

5	.57Mi.	**107 POPLAR ST** **DE SOTO, MO 63020-2824**	05/19/2026	1774	//		56,193 SF

APN: 24-1.2-02.1-0-004-031. Document #: 2026R-013359
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: S02T39NR04E Abbreviated Description: Sec/Twnship/Range:S02T39NR04E

6	.37Mi.	**221 BOGY ST** **DE SOTO, MO 63020-2120**	05/07/2026	1155	//	1940	13,068 SF

APN: 24-1.2-02.2-4-015-004.01 Document #: 2026R-012225
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 10A&11A Subdivision: VACATED ALLEYS MapRef: MB 259 PG 13A Abbreviated Description: Lot:10A&11A Subdivision:VACATED ALLEYS Map Ref:MB 259 PG 13ACity/Muni/Twp:DESOTO City/Muni/Twp: DESOTO

7	.43Mi.	**617 E MAIN ST** **DE SOTO, MO 63020-2228**	05/01/2026	913	//	1930	SF

APN: 24-1.2-02.2-3-036-008. Document #: 2026R-011655
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 22&23 Block: 41 MapRef: MB 1 PG 1 Abbreviated Description: Lot:22&23 Block:41 Map Ref:MB 1 PG 1Abbreviated Description:LOT: 10 FT OF N OF LOT 23 City/Muni/Twp:DESOTO City/Muni/Twp: DESOTO

8	.38Mi.	**701 E CLEMENT ST** **DE SOTO, MO 63020-2133**	10/29/2025	768	//	1950	SF

APN: 24-1.2-02.2-4-017-007. Document #: 2025R-027989
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 5&6 Subdivision: B S REPYS SUBDIVISION MapRef: MB 23 PG 476 Abbreviated Description: Subdivision:B S REPYS SUBDIVISION Map Ref:MB 23 PG 476Abbreviated Description:LOT: WEST 2 PF LOTS 5&6 City/Muni/Twp:DESOTO City/Muni/Twp: DESOTO

9	.23Mi.	**701 BLOW ST** **DE SOTO, MO 63020-2410**	10/22/2025	870	//	1920	SF

APN: 24-1.2-02.1-2-007-002. Document #: 2025R-027252
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 28 Subdivision: SAMUEL A REPPYS SUBDIVISION OF JOACHIM PLACE MapRef: MB 2 PG 26 Abbreviated Description: Lot:28 Subdivision:SAMUEL A REPPYS SUBDIVISION OF JOACHIM PLACE Map Ref:MB 2 PG 26City/Muni/Twp:DESOTO City/Muni/Twp: DESOTO

10	.2Mi.	**500 E STONE ST** **DE SOTO, MO 63020-2242**	10/22/2025	960	//	2004	12,632 SF

APN: 24-1.2-02.1-1-005-002. Document #: 2025R-027217
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1A Block: 86 Subdivision: ORIGINAL TOWN OF DESOTO MapRef: MB 206 PG 22-A Abbreviated Description: Lot:1A Block:86 Subdivision:ORIGINAL TOWN OF DESOTO Map Ref:MB 206 PG 22-ACity/Muni/Twp:DESOTO City/Muni/Twp: DESOTO

11	.4Mi.	**205 BOGY ST** **DE SOTO, MO 63020-2120**	10/20/2025	1139	//	2006	SF

APN: 24-1.2-02.2-4-015-002.01 Document #: 2025R-027011
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 7&8 Block: 83 Subdivision: OLD TOWN MapRef: MB 1 PG 1 Abbreviated Description: Lot:7&8 Block:83 Subdivision:OLD TOWN Map Ref:MB 1 PG 1City/Muni/Twp:DESOTO City/Muni/Twp: DESOTO

12	.21Mi.	**805 BLOW ST** **DE SOTO, MO 63020-2412**	09/16/2025	960	//	1970	SF

APN: 24-1.2-02.1-2-007-009. Document #: 2025R-023608
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 18-20 Subdivision: SAMUEL A REPPYS SUBDIVISION OF JOACHIM PLACE MapRef: MB 2 PG 26 Abbreviated Description: Lot:18-20 Subdivision:SAMUEL A REPPYS SUBDIVISION OF JOACHIM PLACE Map Ref:MB 2 PG 26Abbreviated Description:LOT: SOUTH 35 FT OF LOT 20 City/Muni/Twp:DESOTO City/Muni/Twp: DESOTO

13	.35Mi.	**302 BOGY ST** **DE SOTO, MO 63020-2122**	08/29/2025	880	//	1936	SF

APN: 24-1.2-02.2-4-021-001. Document #: 2025R-021914
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4-6 Block: 77 MapRef: MB 1 PG 1 Abbreviated Description: Lot:4-6 Block:77 Map Ref:MB 1 PG 1City/Muni/Twp:DESOTO City/Muni/Twp: DESOTO

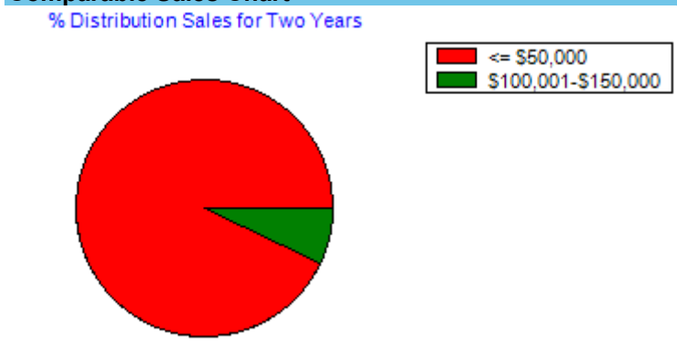
14	.31Mi.	**701 E PRATT ST** **DE SOTO, MO 63020-2154**	07/30/2025	1040	//	1999	7,405 SF

APN: 24-1.2-02.2-4-018-005.02 Document #: 2025R-018814
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 6A Subdivision: EAST PRATT HEIGHTS MapRef: MB 172 PG 27 Abbreviated Description: Lot:6A Subdivision:EAST PRATT HEIGHTS Map Ref:MB 172 PG 27

ICE SiteX Report

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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.	**815 KENNETT ST**	**03/12/2007**	$178,500	$33,900	1,700		1991		
.02Mi.	**811 KENNETT ST**	**09/27/2004**	$105,200	$20,000	1,014		1992	10,454 SF	
.03Mi.	**901 KENNETT ST**	**03/14/2025**	$165,900	$31,500	1,414			20,038 SF	
.04Mi.	**903 KENNETT ST**	**05/22/2024**	$146,200	$27,700	1,313		1980	18,295 SF	
.05Mi.	**607 E SAINT LOUIS ST**	**11/16/2016**	$76,500	$14,500	1,014		1990		
.06Mi.	**911 KENNETT ST**	**10/31/2017**	$128,500	$24,400	441		2011	7,405 SF	
.07Mi.	**709 E PLATTIN ST**	**03/19/2012**	$101,900	$19,300	912		1975	18,731 SF	
.07Mi.	**605 E SAINT LOUIS ST**	**07/28/2023**	$103,300	$19,600	1,014		1990		
.07Mi.	**604 E SAINT LOUIS ST**	**08/09/2007**	$94,600	$17,900	912		1979		
.07Mi.	**817 MOULTON ST**	**11/02/2018**	$150,500	$28,600	1,272		2007	11,326 SF	
.07Mi.	**711 KENNETT ST**	**02/17/1997**	$81,900	$15,500	952		1976		
.07Mi.	**923 KENNETT ST**	**02/14/2024**	$38,700	$7,300	845		1920		
.07Mi.	**720 KENNETT ST**	**05/12/2023**	$51,900	$9,800	1,260		1956	7,405 SF	
.09Mi.	**4405 FLUCOM RD**	**06/29/2020**	$92,500	$17,600	1,200		1953	25,700 SF	
.09Mi.	**721 MOULTON ST**	**05/15/2009**	$81,400	$15,400	1,026		1977		
.1Mi.	**607 E PLATTIN ST**	**07/27/1999**	$102,500	$19,400	1,092		1999		

Rent vs. Own

Households Occupied by Renters:	15%	Households Occupied by Owners:	77%

Demographics & Income

Median Age:	42.4 years old	Households:	8,226
Median Household Income:	$69,856	Households w/Family:	67%
Household Income Per Capita:	$31,029	Households w/Family Married:	52%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	De Soto 73 School District	Students:	2,464
Number of Schools:	5	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.15Mi.	**Vineland Elementary School** Number of Students: 653 Student-Teacher Ratio: 11.11	C-	Public	KG - 6
1.15Mi.	**De Soto Senior High School** Number of Students: 862 Student-Teacher Ratio: 16.25	B+	Public	9 - 12
1.02Mi.	**Desoto Jr. High School** Number of Students: 338 Student-Teacher Ratio: 11.82	B	Public	7 - 8

ICE SiteX Report

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Flood Report

The Subject Property of **815 KENNETT ST, DE SOTO, MO 63020-2426** 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	85%	LOWER
BURGLARY	127%	HIGHER
MOTOR VEHICLE THEFT	73%	NOTABLY LOWER
FORCIBLE ROBBERY	122%	HIGHER
AGGRAVATED ASSAULT	126%	HIGHER
FORCIBLE RAPE	115%	HIGHER
MURDER	102%	SIMILAR
OVERALL	118%	HIGHER

Disaster Alerts

3/14/2025 - Severe Storm, Tornados

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