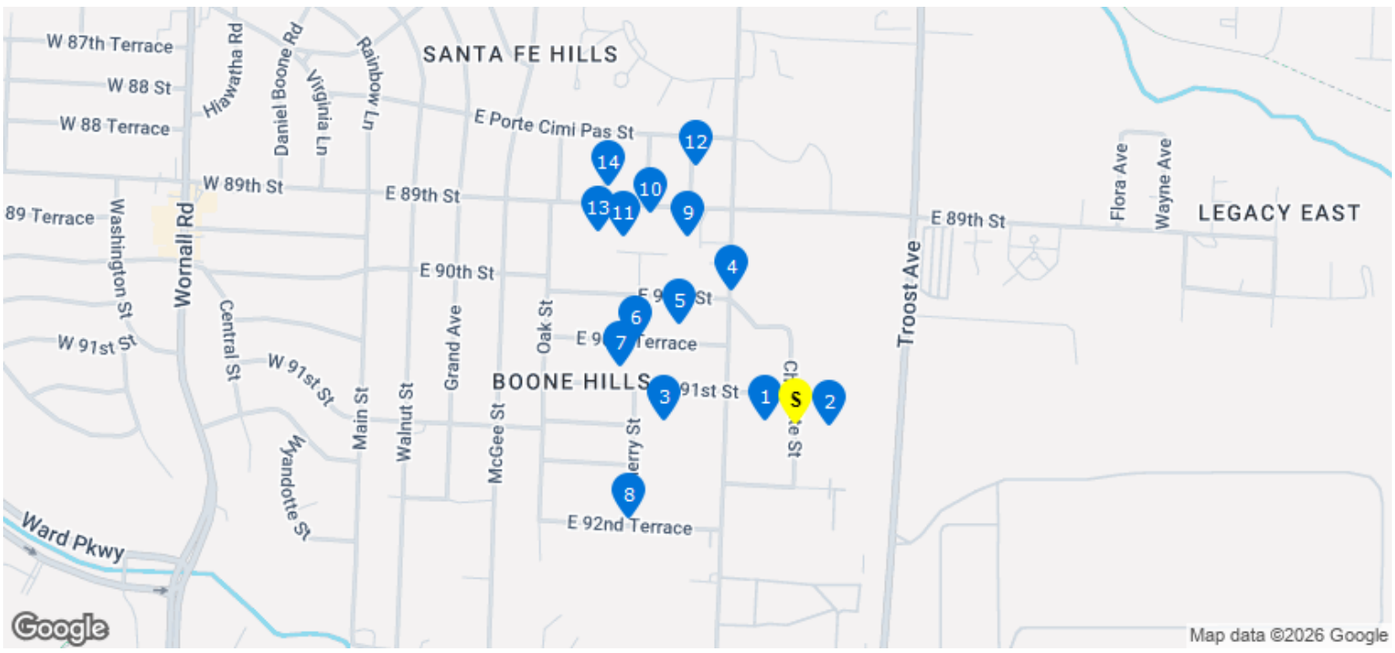
ICE SiteX Report

OrderID: 98768516

SiteX Property Information Report



Subject Property Location

9104 CHARLOTTE ST, KANSAS CITY, MO 64131-2961

County:	**JACKSON MO**	Census Tract:	0097.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	48-510-02-15	Thomas Bros Pg-Grid:	

Valuation

Value:	**$263,000**	FSD:	24	Common Confidence Score:	28
Value Range:	$199,880 - $326,120	ICE Confidence Score:	76		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	007
Assd Land Value:	$5,713	Market Land Value:		Tax Year:	2025
Assd Improvement:	$26,952	Market Improvment Value:		Total Taxable Value:	$2,526
Total Assessed Value:	$32,665	Total Assessor Market Value:	$171,920	Delinquent Year:	
				Tax Account ID:	965056
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: H Subdivision: DOUGLAS JOSEPH EST COMM PLAT
Abbreviated Description: DOUGLAS JOSEPH EST COMM PLAT N 60' OF S 550' OF LOT H

Property Characteristics

Lot Size:	10,890 SF	Bedrooms:	2	Pool:	
Building Area:	1464 SF	Baths:	1	Fireplace:	
Year Built:	1950	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Vinyl siding
Number of Units:		Garage Type:	Attached Garage	Heating:	Forced air unit
Number of Stories:	1+B	Number of Cars:	1	A/C:	Central
Style:	Ranch\Rambler	Basement:	Basement (not specified)	Roof Cover:	Composition Shingle
		Foundation:	Concrete Block	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/07/2013	Sales Price:	N/A
Document #:	2013E0014071 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	09/24/2008	Loan Amount:	N/A
Document #:	2008E0101773 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	09/22/2008		
TD Due Date:	10/01/2038	Type Finance:	

Legal Description:
Lot: P
Abbreviated Description: NORTH60 FT S550 FT LOT H

Prior Transfer

Recording Date:	09/24/2008	Sales Price:	N/A
Document #:	2008E0101772 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	09/22/2008		
Document Type:	Deed		

Legal Description:
Lot: P
Abbreviated Description: NORTH60 FT S550 FT LOT H

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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	.04Mi.	**9101 HOLMES RD** **KANSAS CITY, MO 64131-2971**	07/08/2026			1120	/3/1	1910	39,640 SF	
		APN: 48-510-02-02 Document #: 2026E0050618 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: A Subdivision: JOSEPH DOUGLAS - DECEASED Abbreviated Description: Lot:A Subdivision:JOSEPH DOUGLAS - DECEASED								
2	.04Mi.	**9107 CHARLOTTE ST** **KANSAS CITY, MO 64131-2962**	05/14/2026			784	/2/1	1950	12,632 SF	
		APN: 48-510-01-05 Document #: 2026E0035993 Document Type: Personal Representatives Deed Price Code: Land Use: Single Family Residential Legal: Lot: 1 Subdivision: COMMISSIONERS PLAT OF LANDS JOSEPH DOUGLASS Abbreviated Description: Subdivision:COMMISSIONERS PLAT OF LANDS JOSEPH DOUGLASS Abbreviated Description:LOT: SOUTH 70 FT OF N 140 FT OF LOT 1 City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY								
3	.18Mi.	**9105 CHERRY ST** **KANSAS CITY, MO 64131-2964**	12/23/2025			1062	/3/2	1964	6,970 SF	
		APN: 48-510-04-03 Document #: 2025E0095081 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 12 Subdivision: BOONE HILLS Abbreviated Description: Subdivision:BOONE HILLS Abbreviated Description:LOT : NORTH 50 FT OF LOT 12 City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY								
4	.2Mi.	**8944 HOLMES RD** **KANSAS CITY, MO 64131-2921**	02/17/2026			1272	/3/2	1957	14,810 SF	
		APN: 48-240-07-39 Document #: 2026E0011677 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 8 Subdivision: ZOGLIN ACRES Abbreviated Description: Lot:8 Subdivision:ZOGLIN ACRES City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY								
5	.21Mi.	**605 E 90TH ST** **KANSAS CITY, MO 64131-2914**	10/07/2026			911	/2/2	1951	8,712 SF	
		APN: 48-240-09-05 Document #: 2026E0075324 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 102 Subdivision: BOONE HILLS Abbreviated Description: Lot:102 Subdivision:BOONE HILLS City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY								
6	.25Mi.	**518 E 90TH TER** **KANSAS CITY, MO 64131-2916**	09/16/2026			1563	/3/2	1961	10,454 SF	
		APN: 48-240-10-14 Document #: 2026E0069616 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 88&89 Subdivision: BOONE HILLS Abbreviated Description: Lot:88&89 Subdivision:BOONE HILLS City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY								
7	.25Mi.	**505 E 90TH TER** **KANSAS CITY, MO 64131-2917**	03/17/2026			1296	/3/2	1965	8,276 SF	
		APN: 48-240-11-12 Document #: 2026E0019269 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 145 Subdivision: BOONE HILLS Abbreviated Description: Lot:145 Subdivision:BOONE HILLS City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY								
8	.32Mi.	**406 E 90TH TER** **KANSAS CITY, MO 64131-2915**	06/17/2026			1008	/3/2	1965	8,711 SF	
		APN: 48-240-10-08 Document #: 2026E0045475 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 85 Subdivision: BOONE HILLS Abbreviated Description: Subdivision:BOONE HILLS Abbreviated Description:EAST65FTW135FT LOT85 City/Muni/Twp:JACKSON City/Muni/Twp: JACKSON								
9	.35Mi.	**8830 IVANHOE TRL** **KANSAS CITY, MO 64131-2958**	05/13/2026			1262	/2/2	1966	7,405 SF	
		APN: 48-240-04-10 Document #: 2026E0035850 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: 29 Subdivision: INDIAN VILLAGE Abbreviated Description: Lot:8 Block:29 Subdivision:INDIAN VILLAGE City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY								
10	.35Mi.	**503 E 89TH ST** **KANSAS CITY, MO 64131-2981**	04/01/2026			1032	/3/1	1959	11,326 SF	
		APN: 48-240-07-11 Document #: 2026E0023609 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 10&11 Subdivision: ZOGLIN ACRES Abbreviated Description: Lot:10&11 Subdivision:ZOGLIN ACRES Abbreviated Description:LOT : EAST 19 FEET OF LOT 10 WEST 37 FEET OF LOT 11 City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY								
11	.37Mi.	**9125 MCGEE ST** **KANSAS CITY, MO 64114-3744**	06/24/2026			720	/2/1	1940	6,970 SF	
		APN: 48-520-14-13 Document #: 2026E0046494 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 1&2 Block: 16 Subdivision: MOORES SOUTHLAND ADDITION Abbreviated Description: Lot:1&2 Block:16 Subdivision:MOORES SOUTHLAND ADDITION City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY								
12	.38Mi.	**8804 CUSTER TRL** **KANSAS CITY, MO 64131-2976**	08/17/2026			1296	/3/2	1963	7,841 SF	
		APN: 48-240-05-16 Document #: 2026E0061667 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 2 Block: 30 Subdivision: INDIAN VILLAGE Abbreviated Description: Lot:2 Block:30 Subdivision:INDIAN VILLAGE City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY								
13	.38Mi.	**9201 MCGEE ST**	05/04/2026			1715	/4/2	1940	10,454 SF	

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KANSAS CITY, MO 64114-3720
APN: 48-520-14-04 Document #: 2026E0032737
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 7-9 Block: 16 Subdivision: MOORES SOUTHLAND ADDITION Abbreviated Description: Lot:7-9 Block:16 Subdivision:MOORES SOUTHLAND ADDITION

14	.39Mi.	**8936 OAK ST**	03/04/2026	1612	/4/2	1949	6,970 SF

KANSAS CITY, MO 64114-3148
APN: 48-230-18-12 Document #: 2026E0016087
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 37&38 Block: 4 Subdivision: MOORES SOUTHLAND ADDITION Abbreviated Description: Lot:37&38 Block:4 Subdivision:MOORES SOUTHLAND ADDITION City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

15	.4Mi.	**9106 MCGEE ST**	10/29/2025	861	/2/1	1940	10,454 SF

KANSAS CITY, MO 64114-3719
APN: 48-520-02-07 Document #: 2025E0080707
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 31-33 Block: 11 Subdivision: MOORES SOUTHLAND ADDITION Abbreviated Description: Lot:31-33 Block:11 Subdivision:MOORES SOUTHLAND ADDITION City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

16	.41Mi.	**9130 MCGEE ST**	04/03/2026	1770	/3/3	2022	4,792 SF

KANSAS CITY, MO 64114-3745
APN: 48-520-13-11 Document #: 2026E0024518
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 21-23 Block: 15 Subdivision: MOORES SOUTHLAND ADDITION MapRef: DOC 2022E0026703 Abbreviated Description: Lot:21-23 Block:15 Subdivision:MOORES SOUTHLAND ADDITION Map Ref:DOC 2022E0026703City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

17	.41Mi.	**8816 SIOUX TRL**	11/17/2025	1331	/2/2	1942	8,276 SF

KANSAS CITY, MO 64131-2924
APN: 48-240-03-13 Document #: 2025E0085582
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: 28 Subdivision: INDIAN VILLAGE Abbreviated Description: Lot:5 Block:28 Subdivision:INDIAN VILLAGE City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

18	.42Mi.	**8906 OAK ST**	10/16/2026	480	/1/1	1949	6,970 SF

KANSAS CITY, MO 64114-3148
APN: 48-230-18-18 Document #: 2026E0077608
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 24&25 Block: 4 Subdivision: MOORES SOUTHLAND ADDITION Abbreviated Description: Lot:24&25 Block:4 Subdivision:MOORES SOUTHLAND ADDITION City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

19	.42Mi.	**8933 MCGEE ST**	04/23/2026	952	/2/1	1957	6,970 SF

KANSAS CITY, MO 64114-3145
APN: 48-230-18-08 Document #: 2026E0029957
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 15&16 Block: 4 Subdivision: MOORES SOUTHLAND ADDITION Abbreviated Description: Lot:15&16 Block:4 Subdivision:MOORES SOUTHLAND ADDITION City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

20	.43Mi.	**9051 GRAND AVE**	07/13/2026	792	/2/1	1922	10,454 SF

KANSAS CITY, MO 64114-3706
APN: 48-230-30-06 Document #: 2026E0051795
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 6-8 Block: 11 Subdivision: MOORES SOUTHLAND ADDITION Abbreviated Description: Lot:6-8 Block:11 Subdivision:MOORES SOUTHLAND ADDITION City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

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.	**9104 CHARLOTTE ST**	**09/22/2008**	$171,920	$32,665	1,464	/2/1	1950	10,890 SF	
.01Mi.	**9100 CHARLOTTE ST**		$150,760	$28,644	923	/3/2	1954	10,890 SF	
.01Mi.	**9108 CHARLOTTE ST**	**03/30/2018**	$144,170	$27,392	1,128	/3/1	1950	10,890 SF	
.02Mi.	**9112 CHARLOTTE ST**		$194,400	$36,936	1,568	/3/1	1950	10,890 SF	
.03Mi.	**9116 CHARLOTTE ST**	**12/04/2015**	$137,540	$26,132	1,104	/3/1	1949	10,890 SF	
.04Mi.	**9030 CHARLOTTE ST**	**09/26/1997**	$181,180	$34,424	1,456	/3/2	1965	13,068 SF	
.04Mi.	**9101 HOLMES RD**		$144,600	$27,474	1,120	/3/1	1910	39,640 SF	
.04Mi.	**716 E 91ST ST**	**12/29/1986**	$186,920	$35,515	1,272	/2/1	1965	7,841 SF	
.04Mi.	**9107 CHARLOTTE ST**		$116,380	$22,113	784	/2/1	1950	12,632 SF	
.05Mi.	**9120 CHARLOTTE ST**		$138,860	$26,383	936	/2/1	1950	10,890 SF	
.05Mi.	**9111 CHARLOTTE ST**	**10/20/2003**	$152,080	$28,896	1,056	/3/1	1950	12,632 SF	
.05Mi.	**9101 CHARLOTTE ST**	**01/17/1989**	$138,860	$26,384	1,030	/2/1	1950	12,632 SF	
.05Mi.	**9031 CHARLOTTE ST**	**01/19/2019**	$260,180	$49,435	1,672	/5/3	1966	21,344 SF	
.05Mi.	**9107 HOLMES RD**	**12/10/2015**	$316,250	$60,088	1,820	/3/2	1987	1 SF	
.05Mi.	**9115 CHARLOTTE ST**	**06/03/2019**	$185,150	$35,179	1,026	/3/1	1961	12,632 SF	
.06Mi.	**9026 CHARLOTTE ST**	**02/27/1991**	$241,130	$45,815	1,826	/3/2	1959	19,602 SF	

Rent vs. Own

Households Occupied by Renters:	46%	Households Occupied by Owners:	44%

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Demographics & Income

Median Age:	37.0 years old	Households:	10,325
Median Household Income:	$65,735	Households w/Family:	51%
Household Income Per Capita:	$36,195	Households w/Family Married:	28%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	23%

School District

School District Zone:	Center 58 School District	Students:	2,339
Number of Schools:	8	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.49Mi.	**Center Middle School** Number of Students: 493 Student-Teacher Ratio: 10.63	D	Public	6 - 8
0.41Mi.	**Center Sr. High School** Number of Students: 679 Student-Teacher Ratio: 11.17 Advanced Placement: Yes	D+	Public	9 - 12
0.82Mi.	**Boone Elementary School** Number of Students: 247 Student-Teacher Ratio: 11.29	D+	Public	KG - 5

Flood Report

The Subject Property of **9104 CHARLOTTE ST, KANSAS CITY, MO 64131-2961** 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	130%	NOTABLY HIGHER
BURGLARY	114%	HIGHER
MOTOR VEHICLE THEFT	126%	HIGHER
FORCIBLE ROBBERY	93%	SIMILAR
AGGRAVATED ASSAULT	127%	HIGHER
FORCIBLE RAPE	84%	LOWER
MURDER	120%	HIGHER
OVERALL	114%	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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