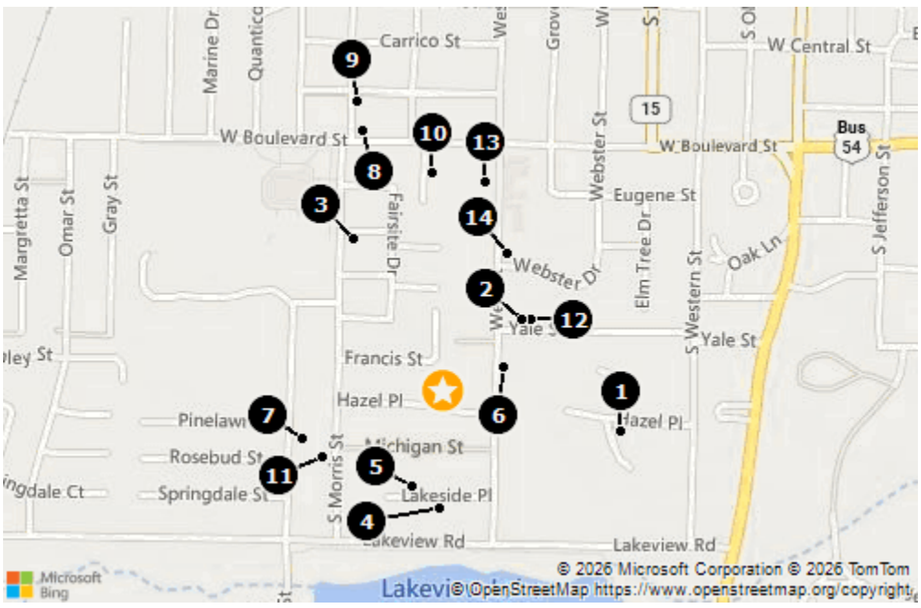
ICE SiteX Report

OrderID: 97547368

SiteX Property Information Report



Subject Property Location

937 HAZEL PL, MEXICO, MO 65265-2222

County:	**AUDRAIN MO**	Census Tract:	290079507.003000
Property Use:	Single Family Residential (Assumed)	Zoning:	
Parcel Number:	19-7-35-2-006-070	Thomas Bros Pg-Grid:	

Valuation

Value:	**$144,000**	FSD:	32	Common Confidence Score:	22
Value Range:	$97,920 - $190,080	ICE Confidence Score:	68		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	1
Assd Land Value:	$1,140	Market Land Value:	$6,000	Tax Year:	2025
Assd Improvement:	$11,450	Market Improvment Value:	$60,260	Total Taxable Value:	$868
Total Assessed Value:	$12,590	Total Assessor Market Value:	$66,260	Delinquent Year:	
				Tax Account ID:	08-01852
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 6 Subdivision: FORSEE'S SOUTHWEST ADDN
Abbreviated Description: FORSEE'S SOUTHWEST ADDN (60.68X175.8IRR) LOT 6
City/Muni/Twp: MEXICO

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	888 SF	Baths:	1	Fireplace:	
Year Built:	1955	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	Yes
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	07/15/2025	Loan Amount:	N/A
Document #:	2025DT000457 BK-PG -	Loan Type:	FHA
TD Due Date:	05/01/2053	Type Finance:	

Legal Description:
Lot: 6 Subdivision: F FORSEES SOUTHWEST ADDITION
City/Muni/Twp: MEXICO

Prior Transfer

Recording Date:	04/01/2025	Sales Price:	N/A
Document #:	2025DR000640 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/14/2023	Sales Price:	N/A
Document #:	BK-PG 2023DR -772	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 6 Subdivision: FORSEE'S SOUTHWEST ADDN
Abbreviated Description: FORSEE'S SOUTHWEST ADDN (60.68X175.8IRR) LOT 6
City/Muni/Twp: MEXICO

ICE SiteX Report

OrderID: 97547368

Prior Transfer

Recording Date:	08/03/2012	Sales Price:	N/A
Document #:	2012DR001787 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/12/2010	Loan Amount:	N/A
Document #:	2010DT000300 BK-PG -	Loan Type:	New Conventional
TD Due Date:	06/01/2040	Type Finance:	

Legal Description:
Lot: 6 Subdivision: FORSEES SOUTHWEST ADDITION
City/Muni/Twp: MEXICO

Prior Transfer

Recording Date:	05/12/2010	Sales Price:	N/A
Document #:	2010DR000974 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/11/2010		
Document Type:			

Legal Description:
Lot: 6 Subdivision: FORSEES SOUHWEST ADDITION
City/Muni/Twp: MEXICO

Area Sales Analysis

Total Area Sales	$170,040	Median # of Bedrooms	
Median Lot Size	7,890 SF	Median # of Baths	1
Median Living Area	1,161 SF	Median Year Built	1951
Price Range - 2 Yrs	to $104,000	Age Range	48 years to 96 years
Median Value		Median Age	75 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.23Mi.	**518 HAZEL ST** **MEXICO, MO 65265-2323**	12/05/2025			1816	//1	1972	SF	
	APN: 19-7-35-2-014-045 Document #: 2025DR002744 Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 2 Subdivision: SPRING MEADOW SUBDIVISION BLOCK NO 1 MapRef: MB 3 PG 27 Abbreviated Description: Lot:2 Subdivision:SPRING MEADOW SUBDIVISION BLOCK NO 1 Map Ref:MB 3 PG 27									
2	.14Mi.	**815 YALE ST** **MEXICO, MO 65265-2348**	11/18/2025			921	//1	1930	5,500 SF	
	APN: 19-7-35-2-002-026 Document #: 2025DR002635 Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 27 Subdivision: GALLAHER AND KENTS LAKESIDE ADDITION Abbreviated Description: Lot:27 Subdivision:GALLAHER AND KENTS LAKESIDE ADDITION City/Muni/Twp:MEXICO City/Muni/Twp: MEXICO									
3	.22Mi.	**1300 S MORRIS ST** **MEXICO, MO 65265-2237**	11/05/2025	$104,000	$97	1072	//1	1940	7,200 SF	
	APN: 19-7-35-2-008-003 Document #: 2025DR002555 Document Type: Price Code: D Land Use: Single Family Residential (Assumed) Legal: Lot: 1 Block: 1 Subdivision: WILLIAM B HARRISONS SECOND ADDITION Abbreviated Description: Lot:1 Block:1 Subdivision:WILLIAM B HARRISONS SECOND ADDITION City/Muni/Twp:MEXICO City/Muni/Twp: MEXICO									
4	.15Mi.	**12 LAKESIDE PL** **MEXICO, MO 65265-2227**	08/12/2025			812	//1	1952	8,340 SF	
	APN: 19-7-35-2-013-036 Document #: 2025DR001782 Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 19 Subdivision: GALLAHER AND KENTS LAKEVIEW ADDITION Abbreviated Description: Lot:19 Subdivision:GALLAHER AND KENTS LAKEVIEW ADDITION City/Muni/Twp:MEXICO City/Muni/Twp: MEXICO									
5	.12Mi.	**17 LAKESIDE PL** **MEXICO, MO 65265-2227**	08/11/2025			888	//1	1957	SF	
	APN: 19-7-35-2-013-048 Document #: 2025DR001765 Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 31 Subdivision: GALLAHER AND KENTS LAKEVIEW ADDITION Abbreviated Description: Lot:31 Subdivision:GALLAHER AND KENTS LAKEVIEW ADDITION City/Muni/Twp:MEXICO City/Muni/Twp: MEXICO									
6	.09Mi.	**1518 WEST ST** **MEXICO, MO 65265-2272**	07/21/2025			1068	//1	1950	8,400 SF	
	APN: 19-7-35-2-014-021 Document #: 2025DR001596 Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 20&21 Subdivision: GALLAHERKENT ADDITION Abbreviated Description: Lot:20&21 Subdivision:GALLAHERKENT ADDITION City/Muni/Twp:MEXICO City/Muni/Twp: MEXICO									
7	.19Mi.	**1610 FAIRGROUND ST** **MEXICO, MO 65265-2211**	07/14/2025	$66,040	$55	1195	//1	1965	11,583 SF	
	APN: 19-7-35-2-011-012 Document #: 2025DR001529 Document Type: Price Code: D Land Use: Single Family Residential (Assumed) Legal: Lot: 1 Subdivision: TERRY M HALL SUBDIVISION MapRef: MB 4 PG 83 Abbreviated Description: Lot:1 Subdivision:TERRY M HALL SUBDIVISION Map Ref:MB 4 PG 83									
8	.35Mi.	**1035 W BOULEVARD ST** **MEXICO, MO 65265-2118**	07/11/2025			1635	//1	1940	6,650 SF	
	APN: 19-7-26-3-031-007 Document #: 2025DR001518 Document Type: Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 9 Block: 5 Subdivision: LAKENAN AND BARNES SOUTH SIDE ADDITION Abbreviated Description: Lot:9 Block:5 Subdivision:LAKENAN AND BARNES SOUTH SIDE ADDITION City/Muni/Twp:MEXICO City/Muni/Twp: MEXICO									
9	.37Mi.	**1026 EMMONS ST** **MEXICO, MO 65265-2141**	07/08/2025			2076	//1	1940	13,300 SF	
	APN: 19-7-26-3-031-005 Document #: 2025DR001490 Document Type: Price Code:									

ICE SiteX Report

OrderID: 97547368

Land Use: Single Family Residential (Assumed)
Legal: Lot: 6&7 Block: 5 Subdivision: LAKENAN AND BARNES SOUTH SIDE ADDITION Abbreviated Description: Lot:6&7 Block:5 Subdivision:LAKENAN AND BARNES SOUTH SIDE ADDITION City/Muni/Twp:MEXICO City/Muni/Twp: MEXICO

10 .27Mi. **1110 DOGWOOD DR** 07/01/2025 1537 //1 1978 14,444 SF
MEXICO, MO 65265-2283
APN: 19-7-35-2-006-005 Document #: 2025DR001441
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 2 Subdivision: F & F SUBDIVISION NO 1 MapRef: MB 4 PG 107 Abbreviated Description: Lot:2 Subdivision:F & F SUBDIVISION NO 1 Map Ref:MB 4 PG 107City/Muni/Twp:MEXICO City/Muni/Twp: MEXICO

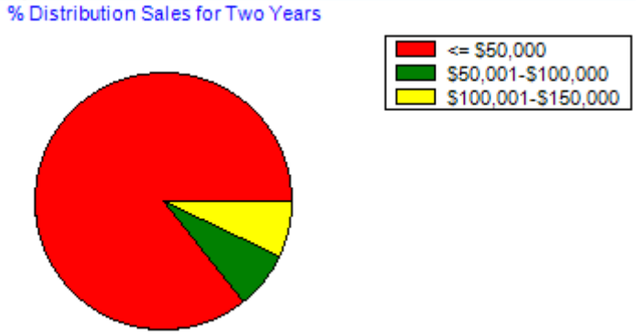
11 .17Mi. **1803 S MORRIS ST** 06/20/2025 1127 //1 1955 7,440 SF
MEXICO, MO 65265-2246
APN: 19-7-35-2-011-027 Document #: 2025DR001357
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 16 Subdivision: WOOTENS SUBDIVISION Abbreviated Description: Lot:16 Subdivision:WOOTENS SUBDIVISION City/Muni/Twp:MEXICO City/Muni/Twp: MEXICO

12 .14Mi. **809 YALE ST** 05/30/2025 775 //1 1945 6,000 SF
MEXICO, MO 65265-2348
APN: 19-7-35-2-002-027 Document #: 2025DR001182
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 27 Subdivision: GALLAHERKENT ADDITION Abbreviated Description: Lot:27 Subdivision:GALLAHERKENT ADDITION City/Muni/Twp:MEXICO City/Muni/Twp: MEXICO

13 .27Mi. **1117 WEST ST** 05/29/2025 1236 //1 1942 8,640 SF
MEXICO, MO 65265-2265
APN: 19-7-35-2-006-096 Document #: 2025DR001148
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 4 Block: 2 Subdivision: BOULEVARD PLACE Abbreviated Description: Lot:4 Block:2 Subdivision:BOULEVARD PLACE City/Muni/Twp:MEXICO City/Muni/Twp: MEXICO

14 .19Mi. **1525 WEBSTER DR** 03/12/2025 2085 //1 1968 11,900 SF
MEXICO, MO 65265-2262
APN: 19-7-35-2-005-002 Document #: 2025DR000453
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Sec/Twnship/Range: NE4&SE4 S04T52NR08E Abbreviated Description: Sec/Twnship/Range:NE4&SE4 S04T52NR08E

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.	**937 HAZEL PL**	**04/14/2023**	$66,260	$12,590	888	//1	1955		
.01Mi.	**925 HAZEL PL**	**02/06/2009**	$47,220	$8,970	1,025	//1	1954		
.01Mi.	**939 HAZEL PL**	**09/22/1998**	$66,450	$12,630	1,285	//1	1954		
.02Mi.	**915 HAZEL PL**	**01/16/2017**	$49,760	$9,450	1,080	//1	1958		
.02Mi.	**940 FRANCIS ST**	**05/09/2025**	$21,700	$4,120					
.03Mi.	**1001 HAZEL PL**	**10/28/2024**	$71,160	$13,520	1,740	//1	1965		
.04Mi.	**936 HAZEL PL**	**12/26/2012**	$62,780	$11,930	1,283	//1	1955		
.04Mi.	**946 FRANCIS ST**	**12/12/2003**	$55,620	$10,570	1,466	//1	1951		
.04Mi.	**926 HAZEL PL**	**08/11/2020**	$42,850	$8,140	792	//1	1955		
.04Mi.	**940 HAZEL PL**	**10/23/2020**	$86,020	$16,340	1,808	//1	1955		
.04Mi.	**1520 S SINGLETON ST**	**05/09/2024**	$20,640	$3,920	875	//1	1955	8,536 SF	
.04Mi.	**920 HAZEL PL**	**05/30/1980**	$45,880	$8,720	875	//1	1950		
.04Mi.	**1529 WEST ST**	**04/21/2017**	$45,410	$8,630	1,557	//1	1950	21,730 SF	
.05Mi.	**1009 HAZEL PL**	**12/04/2018**	$48,980	$9,310	888	//1	1960		
.05Mi.	**1607 WEST ST**	**03/16/2010**	$61,270	$11,640	1,120	//1	1957	10,380 SF	
.05Mi.	**1605 WEST ST**	**12/15/2000**	$72,800	$13,830	1,212	//1	1955	10,380 SF	

Rent vs. Own

Households Occupied by Renters: 26% Households Occupied by Owners: 63%

ICE SiteX Report

OrderID: 97547368

Demographics & Income

Median Age:	38.4 years old	Households:	6,091
Median Household Income:	$53,594	Households w/Family:	67%
Household Income Per Capita:	$29,808	Households w/Family Married:	45%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

School District

School District Zone:	Mexico 59 School District	Students:	2,374
Number of Schools:	6	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.28Mi.	**Eugene Field Elementary School** Number of Students: 418 Student-Teacher Ratio: 12.49	D-	Public	1 - 5
1.33Mi.	**Mexico High School** Number of Students: 734 Student-Teacher Ratio: 15.67	C	Public	9 - 12
0.32Mi.	**Mexico Middle School** Number of Students: 461 Student-Teacher Ratio: 11.83	D	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	133%	NOTABLY HIGHER
BURGLARY	118%	HIGHER
MOTOR VEHICLE THEFT	133%	NOTABLY HIGHER
FORCIBLE ROBBERY	115%	HIGHER
AGGRAVATED ASSAULT	129%	HIGHER
FORCIBLE RAPE	125%	HIGHER
MURDER	127%	HIGHER
OVERALL	127%	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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