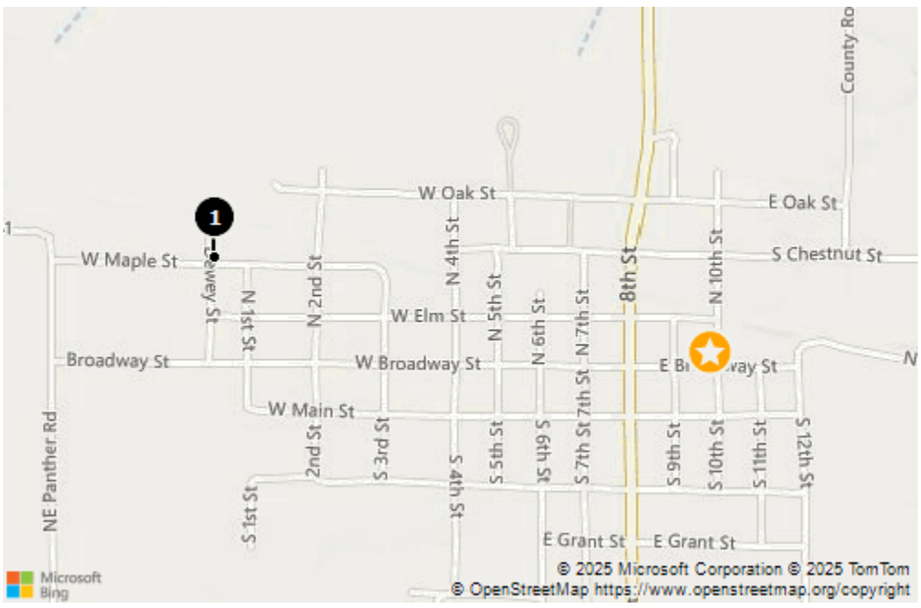
ICE SiteX Report

OrderID: 96253266

SiteX Property Information Report



Subject Property Location

995 E BROADWAY ST, BRECKENRIDGE, MO 64625-9638

County:	**CALDWELL MO**	Census Tract:	290259501.002053
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	01-2-10-4--05-6.00-	Thomas Bros Pg-Grid:	

Valuation

Value:	**$127,000**	FSD:	77
Value Range:	$29,210 - $224,790	Confidence Score:	23

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2023	Tax Rate Code Area:	21R15
Assd Land Value:	$330	Market Land Value:	$1,710	Tax Year:	2023
Assd Improvement:	$3,300	Market Improvment Value:	$17,370	Total Taxable Value:	$293
Total Assessed Value:	$3,630	Total Assessor Market Value:	$19,080	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 5 Block: 22 Sec/Twnship/Range: SEC 10 TWN 57 RNG 26
Abbreviated Description: 10-57-26 BLK 22 LOT 5 ORIGINAL CITY 45' X 120'

Property Characteristics

Lot Size:	5,401 SF	Bedrooms:		Pool:	
Building Area:	736 SF	Baths:	1	Fireplace:	
Year Built:	1912	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Detached	Heating:	Gas
Number of Stories:	1	Number of Cars:	2	A/C:	
Style:	A-Frame	Basement:	No	Roof Cover:	Asphalt
		Foundation:	Stone	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/03/2025	Sales Price:	N/A
Document #:	68111 BK-PG 100-5847	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/21/2024	Loan Amount:	N/A
Document #:	66862 BK-PG 100-5847	Loan Type:	New Conventional
TD Due Date:	07/01/2054	Type Finance:	

Legal Description:
Lot: 1-5 Block: 22
City/Muni/Twp: BRECKENRIDGE

Prior Transfer

Recording Date:	10/29/1997	Sales Price:	$3,000
Document #:	BK-PG 180 -385	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 5 Block: 22 Sec/Twnship/Range: SEC 10 TWN 57 RNG 26
Abbreviated Description: 10-57-26 BLK 22 LOT 5 ORIGINAL CITY 45' X 120'

ICE SiteX Report

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Area Sales Analysis

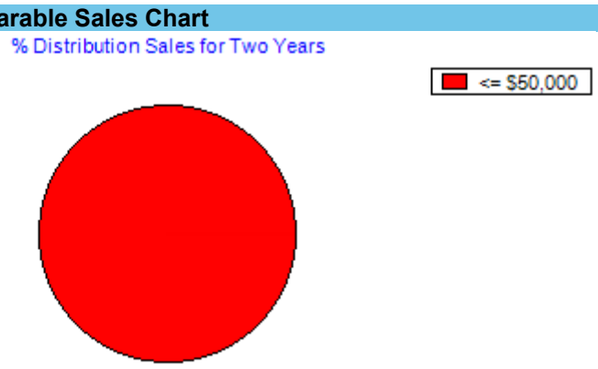
Total Area Sales		Median # of Bedrooms	
Median Lot Size	27,094 SF	Median # of Baths	1
Median Living Area	918 SF	Median Year Built	1930
Price Range - 2 Yrs		Age Range	95 years to 95 years
Median Value		Median Age	95 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.61Mi.	**79 W MAPLE ST** **BRECKENRIDGE, MO 64625-9619**	01/31/2025			918	//1	1930	27,094 SF	

APN: 01-2-10-3--02-1.00- Document #: 68008
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1-5 Block: 15 Subdivision: CHAPMANS ADDITION Abbreviated Description: Lot:1-5 Block:15 Subdivision:CHAPMANS ADDITION City/Muni/Twp:BRECKENRIDGE City/Muni/Twp: BRECKENRIDGE

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.	**995 E BROADWAY ST**	**10/29/1997**	$19,080	$3,630	736	//1	1912	5,401 SF	
.03Mi.	**190 N 9TH ST**		$53,780	$10,220	2,169	//1	1930	27,007 SF	
.04Mi.	**110 S 9TH ST**	**06/01/2007**	$49,070	$9,320	1,452	//2	1925	27,007 SF	
.05Mi.	**105 S 11TH ST**		$5,470	$1,040	1,784	//1	1910	27,007 SF	
.05Mi.	**895 E BROADWAY ST**		$10,570	$2,010	798	//1	1910	5,401 SF	
.06Mi.	**890 E ELM ST**		$35,910	$6,830	1,212	//1	1920	5,401 SF	
.06Mi.	**985 E MAIN ST**	**06/07/2001**	$134,110	$25,490	2,856	//2	2007	16,204 SF	
.06Mi.	**855 E BROADWAY ST**	**07/09/2012**	$6,060	$1,160	900	//1	1910	5,401 SF	
.07Mi.	**810 E BROADWAY ST**		$42,050	$7,990	2,565	//2	1985	10,803 SF	
.07Mi.	**1005 E MAIN ST**		$54,830	$12,870	1,708	//1	1910	27,007 SF	
.07Mi.	**840 E ELM ST**	**01/08/2013**	$28,470	$5,410	1,390	//1	1910	10,803 SF	
.09Mi.	**800 E BROADWAY ST**		$11,020	$2,100	1,376	//1	1890	16,204 SF	
.1Mi.	**990 E MAIN ST**		$29,380	$5,580	1,364	//1	1922	10,803 SF	
.1Mi.	**950 E MAIN ST**	**09/18/2000**	$26,250	$4,990	2,069	//1	1920	10,803 SF	
.1Mi.	**210 S 9TH ST**		$23,350	$4,440	924	//1	1920	5,401 SF	
.14Mi.	**190 N 8TH ST**		$6,280	$6,280	1,280	//2	1994	1 SF	

Rent vs. Own

Households Occupied by Renters:	16%	Households Occupied by Owners:	64%

Demographics & Income

Median Age:	43.4 years old	Households:	280
Median Household Income:	$53,437	Households w/Family:	67%
Household Income Per Capita:	$27,026	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Breckenridge R-I School District	Students:	62
Number of Schools:	2	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.46Mi.	**Breckenridge High School**	A+	Public	9 - 12

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Number of Students: 30
Student-Teacher Ratio: 3.36

0.46Mi.	**Breckenridge Elementary School**	A+	Public	PK - 6

Number of Students: 32
Student-Teacher Ratio: 6.11

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	96%	SIMILAR
BURGLARY	145%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	110%	HIGHER
FORCIBLE ROBBERY	135%	NOTABLY HIGHER
AGGRAVATED ASSAULT	140%	NOTABLY HIGHER
FORCIBLE RAPE	151%	NOTABLY HIGHER
MURDER	135%	NOTABLY HIGHER
OVERALL	131%	NOTABLY 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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