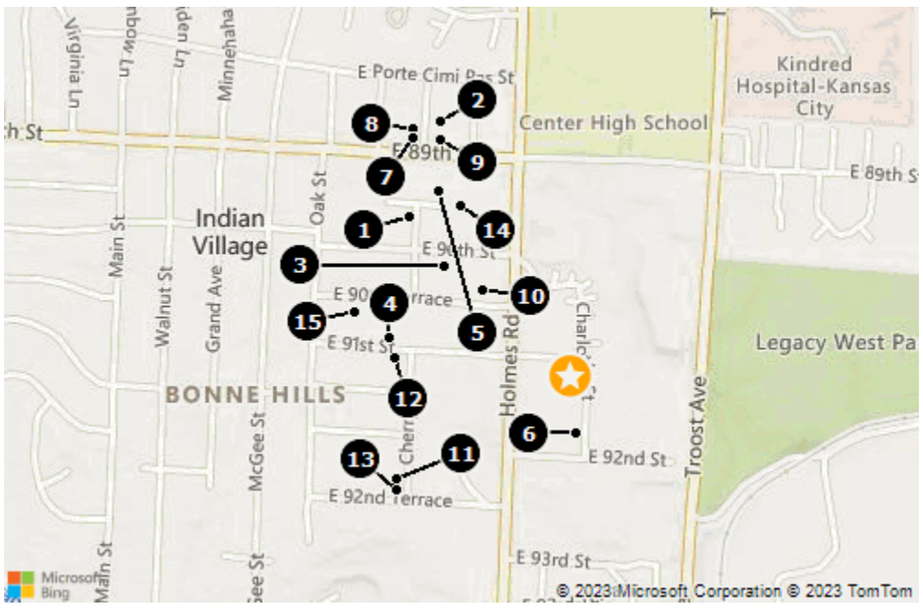
BLACK KNIGHT™

SiteX™ Report

OrderID: 88867455

SiteX Property Information Report



Subject Property Location

9104 CHARLOTTE ST, KANSAS CITY, MO 64131-2961

County:	**JACKSON MO**	Census Tract:	290950097.002008
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	48-510-02-15	Thomas Bros Pg-Grid:	

Valuation

Value:	**$229,000**	FSD:	16
Value Range:	$192,360 - $265,640	Confidence Score:	84

County Tax & Assessment

Assessment Year:	2022	Market Value Year:	2021	Tax Rate Code Area:	007
Assd Land Value:	$3,133	Market Land Value:		Tax Year:	2022
Assd Improvement:	$21,567	Market Improvment Value:		Total Taxable Value:	$2,153
Total Assessed Value:	$24,700	Total Assessor Market Value:	$130,000	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:	11,070 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:	3
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:	1	A/C:	Central
Style:	Ranch	Basement:	Yes	Roof Cover:	Comp Shingle
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

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

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

Prior Transfer

Recording Date:	09/22/2008	Sales Price:	$80,000
Document #:	2008E0101772 BK-PG 2284 -602	Type of Sale:	Per Assessor Transaction History
Document Type:			

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

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	8,886 SF	Median # of Baths	2
Median Living Area	1,239 SF	Median Year Built	1953
Price Range - 2 Yrs		Age Range	50 years to 93 years
Median Value		Median Age	70 years

SiteX™ Report

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Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.28Mi.	**515 E 89TH TER** **KANSAS CITY, MO 64131-2906**	04/21/2023			1540	/3/2	1973	8,198 SF	
		APN: 48-240-07-48 Document #: 2023E0028026 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 5 Subdivision: OTIS KIRBY SUBDIVISION Abbreviated Description: Subdivision:OTIS KIRBY SUBDIVISION Abbreviated Description:EAST 70 FT OF LOT 5 City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY								
2	.36Mi.	**8817 IVANHOE TRL** **KANSAS CITY, MO 64131-2923**	03/29/2023			1496	/3/1	1939	7,887 SF	
		APN: 48-240-05-06 Document #: 2023E0021609 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: 30 Subdivision: INDIAN VILLAGE Abbreviated Description: Lot:12 Block:30 Subdivision:INDIAN VILLAGE City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY								
3	.21Mi.	**605 E 90TH ST** **KANSAS CITY, MO 64131-2914**	03/29/2023			672	/2/1	1951	8,886 SF	
		APN: 48-240-09-05 Document #: 2023E0021781 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 102 Subdivision: BOONE HILLS Abbreviated Description: Subdivision:BOONE HILLS Abbreviated Description:EAST 64 FT OF LOT 102 City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY								
4	.24Mi.	**508 E 91ST ST** **KANSAS CITY, MO 64131-2930**	03/27/2023			1458	/3/2	1961	8,275 SF	
		APN: 48-240-11-26 Document #: 2023E0021065 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 131 Subdivision: BOONE HILLS Abbreviated Description: Lot:131 Subdivision:BOONE HILLS City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY								
5	.29Mi.	**604 E 89TH TER** **KANSAS CITY, MO 64131-2907**	01/18/2023			1384	/3/2	1966	10,426 SF	
		APN: 48-240-07-26 Document #: 2023E0003543 Document Type: Beneficiary Deed Price Code: Land Use: Single Family Residential Legal: Lot: 5 Subdivision: COLLEGE HILL Abbreviated Description: Lot:5 Subdivision:COLLEGE HILL City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY								
6	.07Mi.	**9128 CHARLOTTE ST** **KANSAS CITY, MO 64131-2961**	01/17/2023			744	/2/1	1949	11,025 SF	
		APN: 48-510-02-09 Document #: 2023E0003186 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: H Subdivision: COMMISSIONERS PLAT OF THE LANDS OF JOSEPH DOUGLASS Abbreviated Description: Subdivision:COMMISSIONERS PLAT OF THE LANDS OF JOSEPH DOUGLASS Abbreviated Description:NORTH 60 FT S180 FT OF LOT H City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY								
7	.36Mi.	**8824 IVANHOE TRL** **KANSAS CITY, MO 64131-2958**	11/10/2022			744	/2/1	1942	7,757 SF	
		APN: 48-240-04-11 Document #: 2022E0101969 Document Type: Beneficiary Deed Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: 29 Subdivision: INDAIN VILLAGE Abbreviated Description: Lot:7 Block:29 Subdivision:INDAIN VILLAGE City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY								
8	.37Mi.	**8820 IVANHOE TRL** **KANSAS CITY, MO 64131-2958**	10/27/2022			1836	/5/2	1930	7,675 SF	
		APN: 48-240-04-12 Document #: 2022E0098365 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: 29 Subdivision: INDIAN VILLAGE COUNTRY CLUB Abbreviated Description: Lot:6 Block:29 Subdivision:INDIAN VILLAGE COUNTRY CLUB City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY								
9	.34Mi.	**8825 IVANHOE TRL** **KANSAS CITY, MO 64131-2923**	10/20/2022			1151	/3/2	1942	7,714 SF	
		APN: 48-240-05-08 Document #: 2022E0096036 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: 30 Subdivision: INDIAN VILLAGE Abbreviated Description: Lot:10 Block:30 Subdivision:INDIAN VILLAGE City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY								
10	.16Mi.	**620 E 90TH TER** **KANSAS CITY, MO 64131-2918**	09/30/2022			1294	/2/2	1959	12,986 SF	
		APN: 48-240-09-12 Document #: 2022E0090420 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 94 Subdivision: BOONE HILLS Abbreviated Description: Subdivision:BOONE HILLS Abbreviated Description:WEST 90 FT OF LOT 94 City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY								
11	.26Mi.	**9206 CHERRY ST** **KANSAS CITY, MO 64131-2965**	09/21/2022			1239	/3/1	1949	16,863 SF	
		APN: 48-510-07-13 Document #: 2022E0087419 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 80,81&83 Subdivision: BOONE HILLS Abbreviated Description: Lot:80,81&83 Subdivision:BOONE HILLS Abbreviated Description:SOUTH 20 FT OF LOT 80 N 55 FT OF LOT 81 & N 75 FT OF S 150 FT OF LOT 83 City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY								
12	.22Mi.	**511 E 91ST ST** **KANSAS CITY, MO 64131-2931**	09/02/2022			1080	/3/2	1964	11,108 SF	
		APN: 48-510-05-01 Document #: 2022E0082329 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 14&15 Subdivision: BOONE HILLS Abbreviated Description: Subdivision:BOONE HILLS Abbreviated Description:NORTH 60 FT OF LOTS 14&15 City/Muni/Twp:INDEPENDENCE City/Muni/Twp: INDEPENDENCE								
13	.27Mi.	**9208 CHERRY ST** **KANSAS CITY, MO 64131-2965**	07/20/2022			964	/3/1	1953	16,845 SF	
		APN: 48-510-07-12 Document #: 2022E0068186 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 81-83 Subdivision: BOONE HILLS Abbreviated Description: Lot:81-83 Subdivision:BOONE HILLS Abbreviated Description:SOUTH 5 FT OF LOT 81 & S 75 FT OF LOT 83 City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY								
14	.25Mi.	**616 E 89TH TER**	06/23/2022			1374	/3/2	1967	8,930 SF	

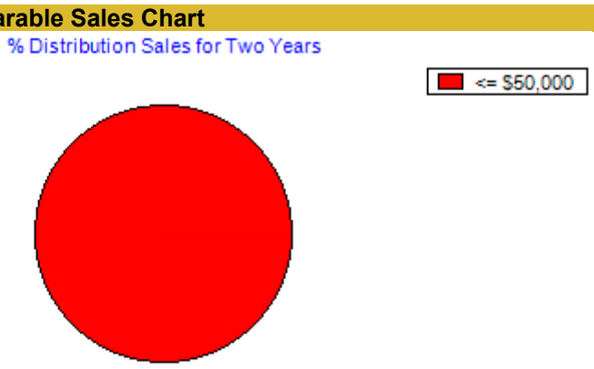
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KANSAS CITY, MO 64131-2907
APN: 48-240-07-28 Document #: 2022E0059716
Document Type: Beneficiary Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: LAWRENCE ROBERTS Abbreviated Description: Lot:3 Subdivision:LAWRENCE ROBERTS City/Muni/Twp:KANSAS CITY City/Muni/Twp: KANSAS CITY

15 .29Mi. **415 E 90TH TER** 06/21/2022 1196 /3/1 1962 7,737 SF
KANSAS CITY, MO 64131-2979
APN: 48-240-11-15 Document #: 2022E0058783
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 142 Subdivision: BOONE HILLS Abbreviated Description: Lot:142 Subdivision:BOONE HILLS City/Muni/Twp:KANSAS City/Muni/Twp: KANSAS

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.	**9104 CHARLOTTE ST**	**09/22/2008**	$130,000	$24,700	1,464	/2/1	1950	11,070 SF	
.01Mi.	**9108 CHARLOTTE ST**	**03/30/2018**	$116,000	$22,041	1,128	/3/1	1950	11,080 SF	
.01Mi.	**9100 CHARLOTTE ST**	**06/14/2016**	$114,000	$21,661	923	/2/1	1954	11,085 SF	
.02Mi.	**9112 CHARLOTTE ST**	**11/18/1987**	$147,000	$27,930	1,568	/3/1	1950	11,060 SF	
.03Mi.	**9116 CHARLOTTE ST**	**12/04/2015**	$104,000	$19,760	1,104	/3/1	1949	11,060 SF	
.04Mi.	**9030 CHARLOTTE ST**	**09/26/1997**	$137,000	$26,030	1,456	/3/2	1965	13,124 SF	
.04Mi.	**9101 HOLMES RD**	**12/08/2010**	$150,000	$28,500	1,098	/2/1	1910	39,449 SF	
.04Mi.	**716 E 91ST ST**	**12/29/1986**	$154,000	$29,261	1,272	/2/1	1965	7,916 SF	
.04Mi.	**9107 CHARLOTTE ST**	**08/28/2003**	$103,000	$19,570	784	/2/1	1950	12,742 SF	
.05Mi.	**9120 CHARLOTTE ST**		$105,000	$19,951	768	/3/1	1950	11,041 SF	
.05Mi.	**9111 CHARLOTTE ST**	**10/20/2003**	$115,000	$21,850	1,056	/3/1	1950	12,718 SF	
.05Mi.	**9101 CHARLOTTE ST**	**01/17/1989**	$105,000	$19,950	925	/2/1	1950	12,820 SF	
.05Mi.	**9031 CHARLOTTE ST**	**01/19/2019**	$203,000	$38,570	1,510	/5/3	1966	21,128 SF	
.05Mi.	**9107 HOLMES RD**	**12/10/2015**	$251,000	$47,690	1,820	/3/1	1987	1 SF	
.05Mi.	**9115 CHARLOTTE ST**	**06/03/2019**	$140,000	$26,600	1,026	/3/1	1961	12,696 SF	
.06Mi.	**9026 CHARLOTTE ST**	**02/27/1991**	$203,000	$38,570	1,826	/3/2	1959	19,537 SF	

Rent vs. Own

Households Occupied by Renters:	39%	Households Occupied by Owners:	48%

Demographics & Income

Median Age:	38.74 years old	People In This Area Who Are Married:	6,176
Median Household Income:	$48,970	Households with Children:	2,145
Average Full-Time Individual Income:	$31,045	Most Common Education Level:	Bachelor's Degree

School District

School District Zone:	CENTER SCHOOL DISTRICT 58	Students Enrolled:	2,758
Number of Schools:	8	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Grade
0.44Mi.	**CENTER SR. HIGH**	F	9-12
Overall Test Rating: 1/5 Number of Students: 692 Student-Teacher Ratio: 12 Advanced Placement: Yes College Bound Seniors: 85			
0.89Mi.	**BOONE ELEMENTARY SCHOOL**	F	PRESCHOOL-5
Overall Test Rating: 1/5			

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Number of Students: 300
Student-Teacher Ratio: 9

1.55Mi. **CENTER MIDDLE** F 6-8
Overall Test Rating: 1/5
Number of Students: 600
Student-Teacher Ratio: 11

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%)
BURGLARY	241%	SIGNIFICANTLY HIGHER
ASSULT	316%	SIGNIFICANTLY HIGHER
ROBBERY	270%	SIGNIFICANTLY HIGHER
RAPE	262%	SIGNIFICANTLY HIGHER
MURDER	252%	SIGNIFICANTLY HIGHER
CAR THEFT	339%	SIGNIFICANTLY HIGHER
OVERALL	300%	SIGNIFICANTLY HIGHER

Disaster Alerts

6/23/2021 - Severe Tornados, Flooding

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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Data deemed reliable, but not guaranteed.
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