

## Tax Property 360 Property View

26120 S Blinker Light Road, Harrisonville, MO 64701-3296

Tax

### Owner Information

[Data Currency](#) [Realist Tax](#)

Owner Name:	<b>Arnold Richard E</b>	Owner Name 2:	<b>Arnold P J</b>
Mailing Address:	<b>26120 S Blinker Light Rd</b>	Tax Billing City & State:	<b>Harrisonville Mo</b>
Tax Billing Zip:	<b>64701</b>	Tax Billing Zip+4:	<b>3296</b>
Tax Billing Carrier Route:	<b>R001</b>	Owner Occupied:	<b>O</b>
Mail Owner Name:	<b>Richard E &amp; P J Arnold</b>		

### Location Information

School District Name:	<b>R-9 H-Ville</b>	Census Tract:	<b>060800</b>
Carrier Route:	<b>R001</b>	Township:	<b>Grand River</b>
Township Range and Section:	<b>443102</b>	Range:	<b>31</b>
Section:	<b>2</b>	Lot:	<b>1</b>

### Estimated Value

RealAVM:	<b>\$309,800</b>	Estimated Value Range High:	<b>\$356,270</b>
Estimated Value Range Low:	<b>\$263,330</b>	Value As Of:	<b>07/14/2020</b>
Confidence Score:	<b>60</b>	Forecast Standard Deviation:	<b>15</b>

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.  
 (2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.  
 (3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

### Tax Information

Parcel ID:	<b>0742600</b>	Alt. APN:	<b>131122000000032000</b>
APN:	<b>0742600</b>	Tax Area:	<b>5700003</b>
Lot #:	<b>1</b>	% Improved:	<b>90</b>
Legal Description:	<b>S2 E2 N2 E2 LT 1 NE&amp;N2 E2 S2 E2 LT 1 NE</b>		

### Assessment & Taxes

Assessment Year	2019	2018	2017
Assessed Value - Total	<b>\$52,730</b>	<b>\$46,600</b>	<b>\$46,600</b>
Assessed Value - Land	<b>\$5,150</b>	<b>\$4,120</b>	<b>\$4,120</b>
Assessed Value - Improved	<b>\$47,580</b>	<b>\$42,480</b>	<b>\$42,480</b>
YOY Assessed Change (\$)	<b>\$6,130</b>	<b>\$</b>	
YOY Assessed Change (%)	<b>13%</b>	<b>0%</b>	
Market Value - Total	<b>\$277,520</b>	<b>\$245,210</b>	<b>\$245,210</b>
Market Value - Land	<b>\$27,080</b>	<b>\$21,660</b>	<b>\$21,660</b>
Market Value - Improved	<b>\$250,440</b>	<b>\$223,550</b>	<b>\$223,550</b>
Tax Year	<b>2019</b>	<b>2018</b>	<b>2017</b>
Total Tax	<b>\$3,455.19</b>		
	<b>\$3,081.29</b>		
	<b>\$2,937.76</b>		
Change (\$)	<b>\$374</b>	<b>\$144</b>	
Change (%)	<b>12%</b>	<b>5%</b>	

### Characteristics

Land Use - County:	<b>Rural Res Realty Oc</b>	Land Use - CoreLogic:	<b>Sfr</b>
Lot Acres:	<b>10.000</b>	Lot Sq Ft:	<b>435,600</b>
Year Built:	<b>1980</b>	# of Buildings:	<b>1</b>
Building Sq Ft:	<b>3,097</b>	Gross Area:	<b>4,517</b>
Ground Floor Area:	<b>1,252</b>	Above Gnd Sq Ft:	<b>3,097</b>
Stories:	<b>2.0</b>	Total Rooms:	<b>7.000</b>
Bedrooms:	<b>4</b>	Basement Type:	<b>Full</b>
Basement Sq Feet:	<b>1,252</b>	Unfinished Basement Area:	<b>1,252</b>
Garage Type:	<b>Attached Garage</b>	Garage Capacity:	<b>1</b>
Porch:	<b>Open Frame Porch</b>	No. of Porches:	<b>1</b>

Porch Type: **Open Frame Porch**  
Patio Type: **Concrete/Masonry Patio**  
Patio/Deck 1 Area: **2,520**  
Construction: **Frame**  
Lot Acres: **10.000**

Porch 1 Area: **36**  
No. of Patios: **1**  
Roof Material: **Asphalt**  
Quality of Site: **001**

### **Building Features**

Feature Type	Unit	Size/Qty	Width	Depth	Year Blt
<b>Steel Utility Building</b>	<b>S</b>	<b>2,640</b>			<b>2001</b>