

## 2 W Bridlespur Ter, Kansas City, MO 64114-5066, Jackson County

APN: 65-220-02-10-00-0-00-000 CLIP: 1042714934

	MLS Beds	MLS Full Baths	MLS Half Baths	Sale Price	Sale Date
	4	2	2	N/A	02/02/2008
	Bldg Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	4,023	15,003	1966	SFR	

OWNER INFORMATION			
Owner Name	Humo Gene M Living Trust	Tax Billing Zip+4	5066
Owner Name 2		Tax Billing Carrier Route	C043
Mailing Address	2 W Bridlespur Ter	Owner Occupied	Yes
Tax Billing Address	2 W Bridlespur Ter	No Mail Flag	
Tax Billing City & State	Kansas City, MO	Mail Owner Name	Humo Gene M Living Trust
Tax Billing Zip	64114		

COMMUNITY INSIGHTS			
Median Home Value	\$339,111	School District	CENTER 58
Median Home Value Rating	5 / 10	Family Friendly Score	41 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	20 / 100	Walkable Score	22 / 100
Total Incidents (1 yr)	116	Q1 Home Price Forecast	\$339,375
Standardized Test Rank	23 / 100	Last 2 Yr Home Appreciation	7%

LOCATION INFORMATION			
School District Name	Center School # 58	Range	33
Subdivision	Bridelspur	Section	5
Census Tract	173.00	Quarter	
Carrier Route	C043	Block	
Old Map	65-220	Lot	231
Neighborhood Code		Flood Zone Code	X
Zoning		Flood Zone Panel	29095C0387G
Township	Kansas City	Flood Zone Date	01/20/2017
Topography		Within 250 Feet of Multiple Flood Zone	No
Township #	47		

TAX INFORMATION			
Parcel	65-220-02-10-00-0-00-000	Lot	231
KUP #		% Improved	85%
Reference #	65220021000000000	Exemption(s)	
Tax Area	007		
Legal Description	BRIDLESPUR 2ND PLAT LOT 231		

ASSESSMENT & TAX			
Assessment Year	2025	2024	2023
Assessed Value - Total	\$61,448	\$53,434	\$53,434
Assessed Value - Land	\$9,152	\$8,833	\$4,108
Assessed Value - Improved	\$52,296	\$44,601	\$49,326
Market Value - Total	\$323,410	\$281,230	\$281,230
Market Value - Land			
Market Value - Improved			
YOY Assessed Change (\$)	\$8,014	\$0	
YOY Assessed Change (%)	15%	0%	
Tax Year	Total Tax	Change (\$)	Change (%)
2023	\$4,042		
2024	\$4,125	\$83	2.05%
2025	\$4,752	\$627	15.2%

CHARACTERISTICS			
Land Use - County	Sf Residence	Sewer	
Land Use - CoreLogic	SFR	Cooling Type	Yes
Style	Conventional	Heat Type	Forced Air

Year Built	1966
Effective Year Built	
# of Buildings	1
Building Sq Ft	4,023
Gross Area	4,905
Ground Floor Area	2,527
Above Gnd Sq Ft	2,527
Stories	1
Total Units	
Total Rooms	
Bedrooms	4
Total Baths	4
MLS Total Baths	4
Full Baths	2
Half Baths	2
Bath Fixtures	10
Basement Type	Partial Finished
Basement Sq Feet	2,378
Finished Basement Area	1,496
Unfinished Basement Area	882
Parking Type	Type Unknown
Garage Type	Garage
Garage Capacity	MLS: 2
Garage Sq Ft	500
No. Parking Spaces	MLS: 2
Other Rooms	
Fireplaces	1
Water	

Porch	
No. of Porches	
Porch Type	
Porch 1 Area	
Patio Type	Wood Deck
No. of Patios	
Patio/Deck 1 Area	44
Patio/Deck 2 Area	
Roof Type	Gable
Roof Material	Wood Shake
Roof Frame	
Roof Shape	Gable
Construction	Steel/Heavy
Interior Wall	
Exterior	Wood Siding
Floor Cover	Carpet
Foundation	Concrete
Pool	
Pool Size	
Other Impvs	
Quality	Average
Lot Sq Ft	15,003
Condition	Good
Lot Acres	0.3444
Lot Frontage	
Lot Depth	
Lot Shape	

<b>FEATURES</b>
-----------------

Feature Type	Unit	Sq Ft or Qty	Width	Depth	Year Built
A52					
A95					

Feature Type	Value
A52	
A95	

Building Description	Building Size

<b>SELL SCORE</b>
-------------------

Rating	Low	Value As Of	2026-04-12 06:33:10
Sell Score	497		

<b>ESTIMATED VALUE</b>
------------------------

RealAVM™	\$500,600	Confidence Score	88
RealAVM™ Range	\$461,600 - \$539,500	Forecast Standard Deviation	8
Value As Of	04/06/2026		

- (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 50 - 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.

<b>RENTAL TRENDS</b>
----------------------

Estimated Value	3906	Cap Rate	6.4%
Estimated Value High	4855	Forecast Standard Deviation (FSD)	0.24
Estimated Value Low	2957		

- (1) Rental Trends is a CoreLogic® derived value and should be used for informational purposes only. Rental Trends is not intended to provide recommendations regarding rental prices, lease renewal terms, or occupancy levels to landlords.
- (2) The FSD denotes confidence in a Rental Trends 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 a Rental Trends estimate will fall within, based on the consistency of the information available at the time of estimation. The FSD can be used to create confidence that the displayed value has a statistical degree of certainty.

<b>LISTING INFORMATION</b>
----------------------------

MLS Listing Number	<a href="#">929806</a>	Contingency Date	
--------------------	------------------------	------------------	--

MLS Status	<b>Closed</b>
Listing Date	<b>05/04/2001</b>
Current Listing Price	<b>\$183,000</b>
Original Listing Price	<b>\$189,000</b>
MLS Status Change Date	<b>08/07/2001</b>
Closing Date	<b>08/07/2001</b>
Closing Price	<b>\$177,000</b>

Pending Date	<b>05/04/2001</b>
Cancellation Date	
Listing Agent Name	<b>Wolfmark-Mark A Wolf</b>
Listing Broker Name	<b>PHB/COOP 661-2333</b>
Selling Agent Name	<b>Lewercat-Catherine L Lewer</b>
Selling Broker Name	<b>RE/MAX STATE LINE-RMX 03</b>

MLS Listing #  
 MLS Status  
 MLS Listing Date  
 MLS Listing Price  
 MLS Orig Listing Price  
 MLS Close Date  
 MLS Listing Close Price  
 MLS Listing Expiration Date  
 MLS Listing Cancellation Date

**LAST MARKET SALE & SALES HISTORY**

Recording Date	<b>02/19/2008</b>	Owner Name 2	
Settle Date	<b>Tax: 02/02/2008 MLS: 08/07/2001</b>	Seller	<b>Meason Thomas D Jr</b>
Sale Price		Document Number	<b>18021E</b>
Price Per Square Feet		Deed Type	<b>Quit Claim Deed</b>
Multi/Split Sale		Title Company	
Owner Name	<b>Humo Gene M Living Trust</b>	Lender	

Recording Date	05/19/2025	02/19/2008	08/10/2001	01/24/1997	
Sale/Settlement Date	<b>05/15/2025</b>	<b>02/02/2008</b>	<b>07/30/2001</b>		<b>01/17/1997</b>
Sale Price					
Nominal	<b>Y</b>			<b>Y</b>	
Buyer Name	<b>Humo Gene M Living Trust</b>	<b>Humo Gene M</b>	<b>Humo Paula R</b>	<b>Johannes Robert L &amp; Sarah E Trust</b>	<b>Johannes Robert L &amp; Johannes Sarah E</b>
Seller Name	<b>Humo Gene M</b>	<b>Meason Thomas D Jr</b>	<b>Johannes Robert L &amp; Sarah E</b>	<b>Johannes Robert L &amp; Sarah E</b>	
Document Number	<b>33987E</b>	<b>18021E</b>	<b>43951K</b>	<b>2952-2220</b>	
Document Type	<b>Special Warranty Deed</b>	<b>Quit Claim Deed</b>	<b>Administrator's Deed</b>	<b>Deed</b>	<b>Deed (Reg)</b>
Title Company			<b>Security Land Title Inc</b>		

**MORTGAGE HISTORY**

Mortgage Date	08/10/2001	11/20/1998
Mortgage Amount	<b>\$50,000</b>	<b>\$57,000</b>
Mortgage Lender	<b>New Century Mtg Corp</b>	<b>Capitol Fed'l S&amp;L</b>
Mortgage Code	<b>Conventional</b>	<b>Conventional</b>
Mortgage Type	<b>Resale</b>	<b>Refi</b>
Mortgage Int Rate	<b>8.5</b>	
Mortgage Int Rate Type	<b>Adjustable Int Rate Loan</b>	
Mortgage Term	<b>30</b>	
Mortgage Term Code	<b>Years</b>	
Borrower Name	<b>Humo Paula R</b>	<b>Johannes Robert L</b>
Borrower Name 2		<b>Johannes Sarah E</b>

**FORECLOSURE HISTORY**

Document Type  
 Default Date  
 Foreclosure Filing Date  
 Recording Date  
 Document Number  
 Book Number  
 Page Number  
 Default Amount  
 Final Judgment Amount  
 Original Doc Date  
 Original Document Number  
 Original Book Page

PROPERTY MAP



\*Lot Dimensions are Estimated

