

HOUSEFAX PROPERTY HISTORY REPORT GENERATED ON FEBRUARY 17TH AT 9:05 AM ET

219 N Delaware St
INDEPENDENCE, MO 64050

PROPERTY OWNER: UNITED STATES
OF AMERICA
LOT SIZE: 0.80 ACRES / 34848 SQ.FT.

HOME SIZE: 8,800 SQ. FT.
BEDROOMS: 5
BATHROOMS: 4 FULL BATHS
YEAR BUILT: 1866

Report Summary

Housefax instantly performs a nationwide search of millions of property records to produce this easy to understand Property History Report. Along with a professional home inspection, seller's disclosure and repair documentation, use this report to make a better decision about your next home.



Property Warnings & Possible Issues

 POSSIBLE ISSUES

Factors of the home's history have triggered 3 Property Warnings and / or Alerts.

- This property was built before 1978 and may contain lead-based paint.
- This property was built before 1980 and may contain asbestos.
- The roof of this property is likely more than 20 years old and will require inspection and/or replacement.



Building Permit History

 POSSIBLE ISSUES

0 Building Permits Found
Total Permit Valuation: \$0.00



Transaction History

 NO ISSUES REPORTED

1 Transaction on record



Building / Dwelling Detail

Data Source: County

The following property information is provided based on the data source listed above and has not been verified with a physical inspection.

* Home size is defined as the livable space...

Bedrooms	5
Full Baths	4
Total Stories	2
Year Built	1866
Property Use	Single Family Home
Construction Type	CONCRETE
Home Size	8,800 Sq. Ft.
Gross Living Area	8,800 Sq. Ft.
Exterior Construction	FRAME WOOD
Floor Cover	CARPET
Heating	FORCED AIR
Has Fireplace	Yes
Number Of Fireplaces	2
Has Pool	No
County Land Use	SINGLE FAMILY IMPROVED
Lot Size	0.80 acres / 34,848 Sq. Ft.
Buildings	1
Ground Floor Area	1,805 Sq. Ft.



Distance to Closest Fire Station

* A property with a fire station more than five miles away may be subject to higher home insurance premiums.

0.75 mi	5 Miles <i>i</i>
Station: Independence Fire Department Station 1 - Drive Service	Staffing: Career
1.44 mi	5 Miles <i>i</i>
Station: Independence Fire Department Station 4 - Drive Service	Staffing: Career
2.17 mi	5 Miles <i>i</i>
Station: Independence Fire Department Station 3 - Drive Service	Staffing: Career

Possible Warnings & Issues

The following property information is provided based on the listed data source and has not been verified with a physical inspection.

ALERT

Alerts are identified issues that have occurred on the property based on reported incidents.

POSSIBLE ISSUES

Warnings only indicate possible issues or conditions that may affect the property. This information is based solely on the reported age, location and common building materials relevant to the age or location. It is not based on a physical inspection or verification.

POSSIBLE ISSUES LEAD-BASED PAINT WARNING

Some homes built before 1978 may contain lead-based paint. The older the structure, the more likely it may contain lead paint. Check for peeling, cracking or chipped paint on older painted stairs and banisters. Also check lead-paint dust around windows and door areas.

POSSIBLE ISSUES ASBESTOS WARNING

Some homes built prior to 1980 may contain asbestos in ceiling tiles, old floor tiles, siding and fireplace insulation, pipe cement and joint compound used on seams between sheetrock. Attic insulation in these homes may also be contaminated with asbestos.

POSSIBLE ISSUES ROOF CONDITION

Housefax was not able to locate a record of a building permit for roof work performed on this property. Most roof shingles last 20 to 25 years depending on the quality of the shingle along with weather trends. Therefore, if the home is older than 20 years, a roof inspection prior to selling or buying is recommended.

Property Incidents

This following list includes items typically included in various emergency response databases of possible incidents or events that may affect any particular property. The icons indicate the incidents/events that have been searched or where relevant activity has been reported as of the date of this report. Other incidents/events may not have been reported, or may have occurred since the effective date, or could occur in the future.

 INCIDENT REPORTED

 NO INCIDENT REPORTED

Property Incidents

- Arcing, shorted electrical equipment
- Building or structure fire
- Building or structure weakened or collapsed
- Meth Lab Activity Check
- Carbon monoxide incident
- Chemical spill or leak
- Chimney or flue fire
- Cooking fire, confined to container
- Flammable material spill
- Electrical wiring / equipment problem
- Fire in mobile home used as fixed residence
- Fires in structures other than in a building
- Flammable gas or liquid condition
- Fuel burner / boiler malfunction
- Gas leak (natural gas or LPG)
- Incinerator overload or malfunction
- Light ballast breakdown
- Oil or other combustible liquid spill
- Outside rubbish, trash or waste fire
- Overheated motor
- Odor removal
- Toxic condition
- Water exposure / removal

Fire Incident History

Fire Incidents	 NO INCIDENTS REPORTED
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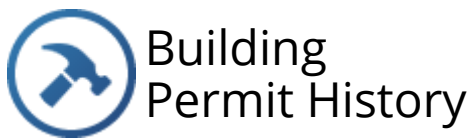
Meth Lab & Carbon Monoxide Reported Incidents

Illegal Meth Lab Activity	 NO ACTIVITY REPORTED
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Locations reported to the U.S. Department of Justice by law enforcement agencies that found chemicals or other items that indicated the presence of either illegal meth drug laboratories or dumpsites.

Carbon Monoxide Incident	 NOT REPORTED
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Carbon monoxide alarms should be installed in a central location outside each sleeping area and on every level of the home and in other locations where required by applicable laws, codes or standards.



Data Source: City of Independence,
Building Permits and Inspections
Effective Dates: 9/1/1997 - 1/5/2017

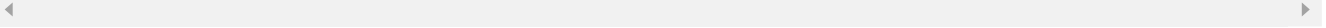
If there is evidence of renovations, new construction or other changes to the property not reported below; work may have been done without the proper permits and inspections; may predate electronic information in jurisdiction files; may not have been properly recorded; or files may have been destroyed. Additional information not recorded here, may be available from local jurisdiction. Many jurisdictions only keep files for a limited period of time in the past.

Have a question regarding the building permits? Email support@housefax.com (mailto:support@housefax.com) and let us know!

Summary

No Permits on record

There are no electronic County recorded building permits for this address recorded with **City of Independence, Building Permits and Inspections** between **9/1/1997 - 1/5/2017**



About Permit Data

A building permit is required in most jurisdictions for new construction, additions, roof replacement, converting an unfinished basement to a family room or any remodeling which changes the use of that space within an existing building.

HouseFax permit data results are based on construction activity that was permitted between the jurisdiction effective dates. Construction activity completed outside this range or not permitted will not be represented in this report.

- Identify property construction or remodel events that were not properly permitted.
- What is the roof age - when was it replaced?
- Has there been foundation or structural repair work?

Note: An incomplete status indicates that the building inspector never conducted a final review of the work performed.

Permit Data Summary

Permits Issued in Last 60 Days	0
Permits Issued in Last Year	0
Property Data Range	
Permit Records Found	0
Total Permit Valuation	\$0

Jurisdiction

Authority	City of Independence, Building Permits and Inspections 111 E. Maple Independence, MO 64050
Effective	9/1/1997 - 1/5/2017
Website	Independence (http://www.ci.independence.mo.us)
Phone	(816) 325 - 7401

Transaction History

Data Source: County

The transaction history section (also referred to as voluntary lien history) is a comprehensive history of liens placed on a property. The report displays chronological events of financial and ownership transactions, such as the status of financial interests, assignments, foreclosures and ownership history.

Sale -

Sale Information

Deed Type	DEED (REG)
Buyer Name	UNITED STATES OF AMERICA

Loan History Terminology

Deed Types

COR - Correction Deed: A deed executed to correct some defect in the original, such as the misspelling of a name or a mistake in a property description. Correction deeds are usually exempt from transfer taxes imposed by the recording authority.

FRCL - Foreclosure: The process of taking possession of a mortgaged property as a result of the mortgagor's failure to keep up mortgage payments.

GRANT - A Grant Deed transfers interest in a property from the seller to the buyer in exchange for an agreed-upon price. While the deed guarantees that the seller owns the property and is legally able to sell it free of debt, it does not provide a guarantee against defects of title (unlike the Special and General Warranty Deed). This type of deed is commonly used for residential real estate sales.

NDOC - Normal Type Document

NOD - Notice of Default: A legal document which signifies that the homeowner has defaulted on the loan, and has a predetermined amount of time to become current on the loan or end up in foreclosure. It also expresses the intent to sell the home if all the past due payments are not made in a timely manner.

NULL - A null indicates having no legal or binding force.

OPNM - Multi County/State or Open-End Mortgage: Deed for a type of mortgage that allows the borrower to increase the amount of the mortgage at a later time. Open-end mortgages permit the borrower to go back to the lender and borrow more money if certain conditions have been met. There is usually a set dollar limit on the additional amount that can be borrowed.

QUIT - A quitclaim deed is a legal instrument by which the owner of a piece of real property, called the grantor, transfers any interest to a recipient, called the grantee. The owner/grantor terminates ("quits") any right and claim to the property, thereby allowing claim to transfer to the recipient/grantee.

RLS - REBNY Listing Service: The REBNY Listing Service is a sharing of listings available to all REBNY firms that are members of the Residential Brokerage Division and non-member firms that receive revenue from the residential sale or rental of residential property located in the jurisdictions authorized by the Residential Board of Directors.

TRUST - A deed of conveyance creating and setting out the conditions of a trust.

Transaction Types

CNST - Construction Loan: A loan borrowed to finance the construction of a home and typically only interest is paid during the construction period. Once the construction is over, the loan amount becomes due and it becomes a normal mortgage.

NONE - None.

NMNL - Nominal: The stated value of an issued security.

NULL - A null indicates zero/nothing.

REFI/EQ - Refinance or Equity Line of Credit: Refinance is financing on your property again, typically with a new loan at a lower rate of interest. Equity Line of Credit is a line of credit extend to a homeowner that uses the borrower's home as collateral. Once a maximum loan balance is established, the homeowner may draw on the line of credit at his or her discretion.

RESALE - Sale or reselling of Property.

SBS - Subdivision/New Construction: The action of subdividing. New construction refers to site preparation for, and construction of, entirely new structures and/or significant extensions to existing structures whether or not the site was previously occupied.

SCBK - Seller, Seller Financed, Seller Carryback: This refers to a home financing method in which the seller of the property carries a second trust deed and note against the property.

TMS - Sale of a Timeshare property.

Interest Rate Types

ADJ - Adjustable: Any interest rate that changes on a periodic basis.

BAL - Balance: The unpaid, interest-bearing balance of a loan or loan portfolio.

FIX - Fixed: An interest rate which is set, and will not change over a given period.

NULL - A null indicates zero or canceled out.

Loan Types

CNV - Conventional: A mortgage loan not insured by any government program, conventional loans are the most common type of mortgage. They differ from FHA loans. Federal Housing Administration Loan.

FHA - Federal Housing Administration: A mortgage issued by federally qualified lenders and insured by the Federal Housing Administration (FHA). FHA loans are designed for low to moderate income borrowers who are unable to make a large down payment. FHA loans allow the borrower to borrow up to 97% of the value of the home.

NULL - Accounting to nothing.

PP - Private Party: A loan in which you buy from a private party rather than through a company/dealer.

SBA - Small Business Administration: Term loans from a bank or commercial lending institution that the SBA guarantees as much as 80 percent of the loan principal for SBA financing programs vary depending on borrower's needs.

VA - Veterans Administration: A mortgage loan program established by the United States Department of Veterans Affairs to help veterans and their families obtain home financing.

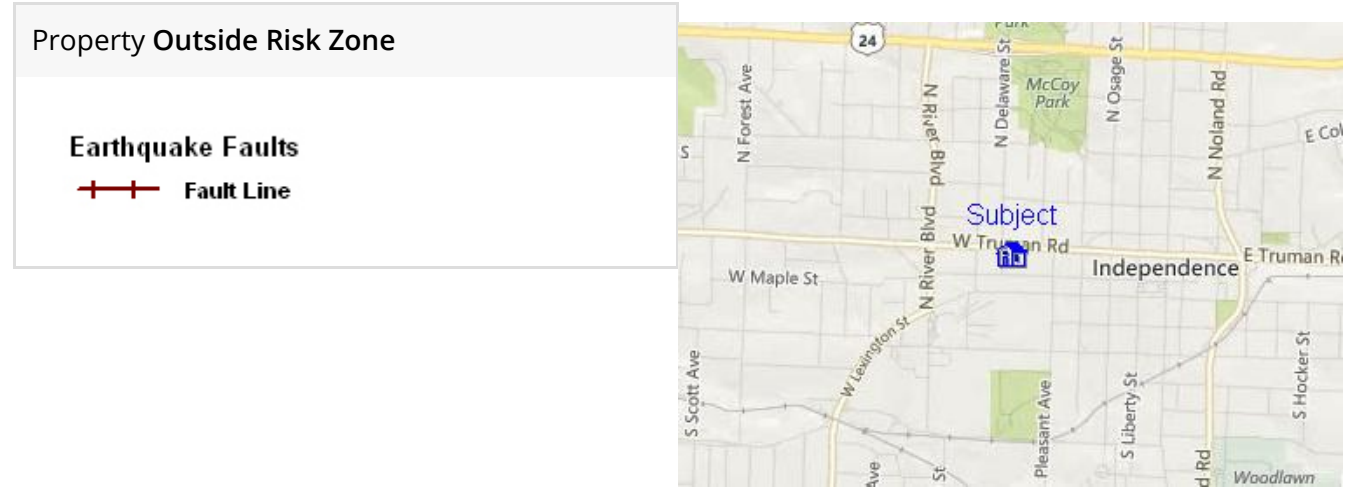
Local Natural Hazards

Data Source: Private U.S. Geological Survey (USGS) Aggregator

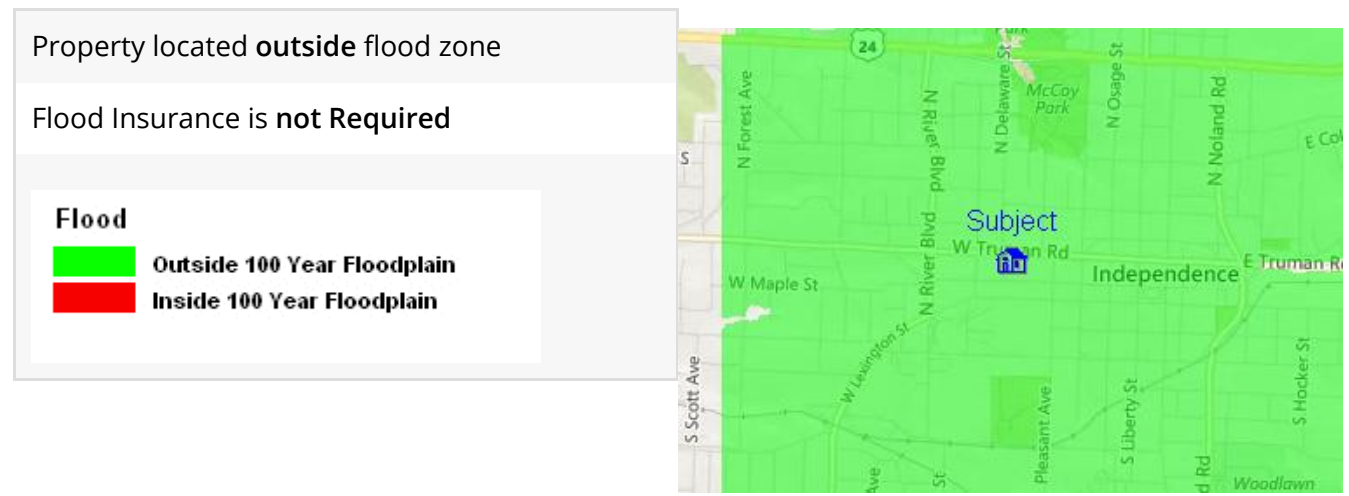
The following list identifies certain natural features, potential hazards, climatic and environmental factors within the listed geographic region that could affect the property. This is not a list of actual events (see below for local events) but provides information based on analysis of long-term data collected for the region.

*SFHA: Special Flood Hazard Area
 **FIPS: Federal Information Processing Standard

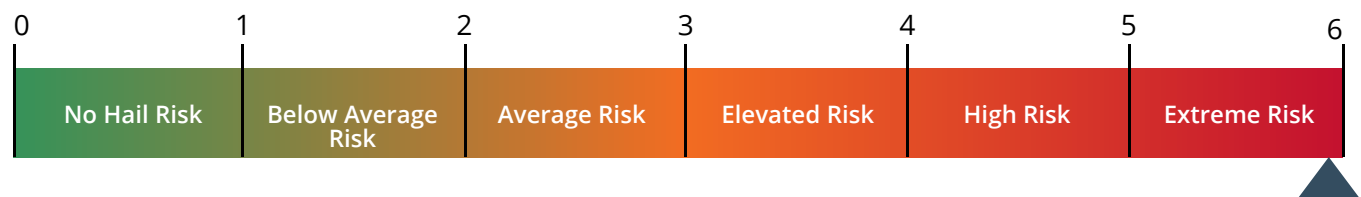
Earthquake Fault Proximity



Flood Zone Proximity



Hail Exposure Index



HowLoud Report

*The Soundscore™ value is out of 100.
 *Vehicle Activity is based on vehicle sound during the daytime on weekdays.

80*
 Active

Soundscore™

Soundscore™ is a value for the aggregate noise level at a location (out of 100). The higher the Soundscore™, the lower the overall noise level. It takes into account the intensity and time of day/week of noise due to vehicle traffic, air traffic and unique local sources such as gas stations, bars/restaurants, schools, etc.

Traffic	18 - Active
Airport	0 - Calm
Local	0 - Calm



Area Events

Data Source: Federal Emergency Management Agency (FEMA)
Effective Dates: 1/1/1959 - 6/1/2014

This list contains major natural disasters registered by the Federal Emergency Management Agency (FEMA), and provides insight into the kinds of severe weather possible in the area. The information provides insight into previously severe earthquakes, wildfires, floods, tornadoes and hurricanes that affect thousands of homes annually. Understanding the historic natural disasters in the area can provide insight into areas of focus when inspecting your home.

21 Area Events Since Construction

Natural catastrophes - including earthquakes wildfires floods tornadoes and hurricanes - affect thousands of U.S. homes annually. Was your dream home once damaged? Understanding as much as possible regarding the history of your next property is crucial to making an informed decision.

Event Type	Name	Started	Ended	Duration	County
Flood	FLOODING	6/1/2011	8/1/2011	61 days	Jackson (County)
Severe Storm(s)	SEVERE WINTER STORM	1/31/2011	2/5/2011	5 days	Jackson (County)
Severe Storm(s)	SEVERE STORMS, FLOODING, AND TORNADOES	6/12/2010	7/31/2010	49 days	Jackson (County)
Severe Ice Storm	SEVERE WINTER STORM	1/26/2009	1/28/2009	2 days	Jackson (County)
Severe Ice Storm	SEVERE WINTER STORMS	12/8/2007	12/15/2007	7 days	Jackson (County)
Severe Storm(s)	SEVERE STORMS AND FLOODING	5/5/2007	5/18/2007	13 days	Jackson (County)
Severe Storm(s)	SEVERE STORMS, TORNADOES, AND FLOODING	5/18/2004	5/31/2004	13 days	Jackson (County)
Severe Storm(s)	SEVERE STORMS, TORNADOES, AND FLOODING	5/4/2003	5/30/2003	26 days	Jackson (County)
Severe Ice Storm	SEVERE WINTER ICE STORM	1/29/2002	2/13/2002	15 days	Jackson (County)
Severe Storm(s)	SEVERE STORMS, FLOODING AND TORNADOES	10/4/1998	10/11/1998	7 days	Jackson (County)
Severe Storm(s)	SEVERE STORMS AND FLOODING	7/10/1998	7/31/1998	21 days	Jackson (County)
Severe Storm(s)	SEVERE STORMS, TORNADOES, HAIL, FLOODING	5/13/1995	6/23/1995	41 days	Jackson (County)
Flood	SEVERE STORMS & FLOODING	6/10/1993	10/25/1993	137 days	Jackson (County)
Flood	SEVERE STORMS & FLOODING	5/15/1990	5/31/1990	16 days	Jackson (County)
Flood	SEVERE STORMS & FLOODING	8/26/1982	8/26/1982	N/A	Jackson (County)
Flood	SEVERE STORMS & FLOODING	9/14/1977	9/14/1977	N/A	Jackson (County)
Tornado	TORNADOES & FLOODING	5/7/1977	5/7/1977	N/A	Jackson (County)
Drought	DROUGHT	9/24/1976	9/24/1976	N/A	Jackson (County)
Flood	SEVERE STORMS & FLOODING	6/10/1974	6/10/1974	N/A	Jackson (County)
Severe Storm(s)	HEAVY RAINS, TORNADOES & FLOODING	4/19/1973	4/19/1973	N/A	Jackson (County)
Flood	SEVERE STORMS & FLOODING	7/27/1965	7/27/1965	N/A	Jackson (County)



The following information provides general information on certain public services, local utility services and rates. Service availability is subject to actual property location and other factors. All rates are subject to change and do not reflect actual costs to consumers.

Data Source (gas prices): Real Time / Proprietary

Data Source (cell service): Federal Communications Commission (FCC) / Proprietary

Data Source (utility providers): Various / Undisclosed

Local Gas Prices		
Phillips 66	\$2.53 / Gal.	0.2 miles
Unbranded	\$2.53 / Gal.	0.6 miles
BP	\$2.55 / Gal.	0.6 miles
BP	\$3.09 / Gal.	0.6 miles
Gas Mart Usa	\$2.57 / Gal.	0.9 miles

Cell Service	
Verizon	6/6 Bars
Sprint	5/6 Bars
AT&T	5/6 Bars
T-Mobile	6/6 Bars

Cable TV & Broadband Providers	Electric Utilities
Time Warner Cable	West Central Electric Coop Inc
Surewest	Platte-Clay Electric Coop, Inc
Comcast Of Missouri, Llc	KCP&L Greater Missouri Operations
DISH Network	Independence City of
DIRECT TV	



Nearby school, district and contact information grouped by grade level.

Combined Schools

CENTER PLACE RESTORATION SCHOOL		819 W WALDO AVE - (0.21 mi.)	
School Type:	Combined	Phone Number:	(816) 252 - 1715
Grade Range:	K - 12th	Supply Expense / Student:	
Enrollment:	226	Total Expense / Student:	
Advanced Placement:	No	Kindergarten:	Yes
District:			

MESSIAH LUTHERAN SCHOOL		613 S MAIN ST - (0.65 mi.)	
School Type:	Combined	Phone Number:	(816) 254 - 9409
Grade Range:	Pre-K - 8th	Supply Expense / Student:	
Enrollment:	110	Total Expense / Student:	
Advanced Placement:	No	Kindergarten:	Yes
District:			

OZANAM-INDEPENDENCE		600 W MECHANIC AVE - (0.73 mi.)	
School Type:	Combined	Phone Number:	(816) 521 - 5508
Grade Range:	K - 12th	Supply Expense / Student:	\$5,857
Enrollment:	192	Total Expense / Student:	
Advanced Placement:	No	Kindergarten:	Yes
District:	INDEPENDENCE SCHOOL DISTRICT 30		

Elementary Schools

BRYANT ELEMENTARY SCHOOL		827 W COLLEGE ST - (0.31 mi.)	
School Type:	Elementary	Phone Number:	(816) 521 - 5400
Grade Range:	K - 5th	Supply Expense / Student:	\$5,857
Enrollment:	275	Total Expense / Student:	
Advanced Placement:	No	Kindergarten:	Yes
District:	INDEPENDENCE SCHOOL DISTRICT 30		

PROCTER ELEMENTARY SCHOOL		1403 W LINDEN AVE - (0.85 mi.)	
School Type:	Elementary	Phone Number:	(816) 521 - 5440
Grade Range:	K - 5th	Supply Expense / Student:	\$5,857
Enrollment:	254	Total Expense / Student:	
Advanced Placement:	No	Kindergarten:	Yes
District:	INDEPENDENCE SCHOOL DISTRICT 30		

THOMAS HART BENTON ELEMENTARY SCHOOL		429 S LESLIE ST - (0.99 mi.)	
School Type:	Elementary	Phone Number:	(816) 521 - 5390
Grade Range:	Pre-K - 5th	Supply Expense / Student:	\$5,857
Enrollment:	430	Total Expense / Student:	
Advanced Placement:	No	Kindergarten:	Yes
District:	INDEPENDENCE SCHOOL DISTRICT 30		

OTT ELEMENTARY SCHOOL		1525 N NOLAND RD - (1.10 mi.)	
School Type:	Elementary	Phone Number:	(816) 521 - 5435
Grade Range:	Pre-K - 5th	Supply Expense / Student:	\$5,857
Enrollment:	430	Total Expense / Student:	
Advanced Placement:	No	Kindergarten:	Yes
District:	INDEPENDENCE SCHOOL DISTRICT 30		

SANTA FE TRAIL ELEMENTARY SCHOOL		1301 WINDSOR ST - (1.12 mi.)	
School Type:	Elementary	Phone Number:	(816) 521 - 5450
Grade Range:	Pre-K - 5th	Supply Expense / Student:	\$5,857
Enrollment:	410	Total Expense / Student:	
Advanced Placement:	No	Kindergarten:	Yes
District:	INDEPENDENCE SCHOOL DISTRICT 30		

SUGAR CREEK ELEMENTARY SCHOOL		11424 GILL ST - (1.68 mi.)	
School Type:	Elementary	Phone Number:	(816) 521 - 5460
Grade Range:	K - 5th	Supply Expense / Student:	\$5,857
Enrollment:	225	Total Expense / Student:	
Advanced Placement:	No	Kindergarten:	Yes
District:	INDEPENDENCE SCHOOL DISTRICT 30		

Senior High Schools

ST. MARYS HIGH SCHOOL BUNDSCHU		622 N MAIN ST - (0.45 mi.)	
School Type:	Senior High	Phone Number:	(816) 252 - 8733
Grade Range:	9th - 12th	Supply Expense / Student:	
Enrollment:	156	Total Expense / Student:	
Advanced Placement:	No	Kindergarten:	No
District:	DIOCESE OF KANSAS CITY-ST. JOSEPH		

INDEPENDENCE ACADEMY		600 W MECHANIC AVE - (0.73 mi.)	
School Type:	Senior High	Phone Number:	(816) 521 - 5505
Grade Range:	9th - 12th	Supply Expense / Student:	\$5,857
Enrollment:	114	Total Expense / Student:	
Advanced Placement:	No	Kindergarten:	No
District:	INDEPENDENCE SCHOOL DISTRICT 30		

WILLIAM CHRISMAN HIGH SCHOOL		1223 N NOLAND RD - (0.86 mi.)	
School Type:	Senior High	Phone Number:	(816) 521 - 5355
Grade Range:	9th - 12th	Supply Expense / Student:	\$5,857
Enrollment:	1480	Total Expense / Student:	
Advanced Placement:	Yes	Kindergarten:	No
District:	INDEPENDENCE SCHOOL DISTRICT 30		

This report includes regional or property-specific data and information obtained from a variety of sources. Housefax does not create, verify or validate the sources or content of this information. In some cases, analyses, rankings, estimates, and quantitative or qualitative coding may be included with this information. This is for illustrative purposes only and should not be interpreted as providing all current or historical details associated with the property or predictions of future events or conditions. Furthermore, neither this report nor a home inspection contains all the information or records of conditions or events that have or may affect a property. Additional research of all existing sources, invasive and comprehensive testing and additional physical inspections of the property may identify other issues, conditions, or events that have occurred, currently exist, or may affect the property in the future, and which may be of interest or concern. All questions or inquiries about information in third-party reports should be directed to the source of the information.



Housefax instantly performs a nationwide search of millions of property records from thousands of sources to produce this easy-to-use Property History Report. Along with a professional home inspection, seller's disclosure and repair documentation, use this report to make a better decision about your next home.