

# KC DATA SERVICE, INC.

*AN APPRAISERS COOPERATIVE*

*WHERE MEMBERS SHARE DATA*

**S**ince 1982 KC Data Service, Inc. has existed to provide comparable sales data to appraisers. The innovative systems used over the years to manage this data has increased the timelessness, reliability and accuracy of the information that is provided to our members. Our current Web-based service has been in place for the past six years, with ongoing upgrades added to benefit all the members. The system provides the capabilities for users to run anything from simple to complex searches. This assists the appraisers in the 10-county area around Kansas city in providing their clients with solutions to their valuation needs.

## **Mission Statement**

**Our Mission is to provide housing data and residential appraisal resources that meet the needs of our members.**



**TEAM WORK**

**C**urrently over 300 appraisers in the Kansas City market are active participants in our data system. They have a distinct advantage over others because the information in our service is provided by appraisers for appraisers. In other words, an unbiased, third party look at both the strength and weakness of each individual property. One additional benefit to membership is the access to our 25+ year historical data base for properties in the neighborhood in which you are working each day.

## Our system is designed for *Ease of Use*.

### KCDS Search Input Screen

Clear Search

Census Tract:  to

Census Tract Range:  ?

Address Number:  to

Street Name:

City:

County:  ?

Design:  ?

- 1 Story
- 1.5 Story
- 2 Level Split
- 2 Story
- 2.5 Story
- 3 Level Split

Type:

- Condo
- Full Duplex
- Half Duplex
- Single Family

Basement:

- Crawlspace
- Full
- Partial
- Slab
- Walk-Out

Subdivision 1:  ?

Subdivision 2:

Subdivision 3:

Close Date Range:  to

Show Confirmed Sales Only

Price Range:  ,000 to  ,000

Sq. Ft.:  to

# Units:  to

Bedrooms:  to

Baths:  to

Age:  to

Acreage:  to

Loan Type:

Min Garage:

Pool:  Yes  Doesn't Matter

Rent:  Yes  Doesn't Matter

Sewer:  No  Doesn't Matter

Zip Code(s):

Clear Search

By having many available options, you can make your search as specific or general as your appraisal research requires!

KC DATA SERVICE, INC.

Search by subdivision

Records 1 to 6 of 6 Sort By: Price  Page 1 of 1

Select	Price	Design	Type	Size	Address	Br/Ba	BV	Subdivision	Closed Date/ Insp. Date (I)
<input type="checkbox"/>	\$123,000	RR	SFR	1056	<a href="#">10522 N OAK ST</a>	3/2	\$0	MEADOWBROOK HEIGHTS	1/15/2008
<input type="checkbox"/>	\$123,500	SF	SFR	1137	<a href="#">10401 N GRAND AV</a>	3/2	\$0	MEADOWBROOK HEIGHTS	2/15/2008
<input type="checkbox"/>	\$129,900	SF	SFR	1019	<a href="#">10620 N BALTIMORE AV</a>	3/2	\$5,000	MEADOWBROOK HEIGHTS	4/5/2007
<input type="checkbox"/>	\$134,500	SF	SFR	1131	<a href="#">10424 N MAIN ST</a>	3/2	\$4,000	MEADOWBROOK HEIGHTS	11/21/2007
<input type="checkbox"/>	\$139,500	R	SFR	1438	<a href="#">10706 N WALNUT</a>	3/1.5	\$0	MEADOWBROOK HEIGHTS	7/13/2007
<input type="checkbox"/>	\$145,000	SF	SFR	1162	<a href="#">23 NW 107TH TE</a>	3/2	\$0	MEADOWBROOK HEIGHTS	7/25/2007

Records 1 to 20 of 35 Sort By: Price  Page 1 of 2

Select	Price	Design	Type	Size	Address	Br/Ba	BV	Subdivision	Closed Date/ Insp. Date (I)
<input type="checkbox"/>	\$195,000	1.5	SFR	1804	<a href="#">4311 W 70TH ST</a>	4/2	\$0	PRAIRIE VILLAGE	4/30/2007
<input type="checkbox"/>	\$195,000	R	SFR	1196	<a href="#">4023 W 68TH ST</a>	3/1.5	\$0	PRAIRIE VILLAGE	7/2/2007
<input type="checkbox"/>	\$195,000	R	SFR	1525	<a href="#">4905 TOMAHAWK RD</a>	3/1	\$0	PRAIRIE VILLAGE LOT	7/30/2007
<input type="checkbox"/>	\$195,500	1.5	SFR	1880	<a href="#">4318 TOMAHAWK RD</a>	4/2	\$0	PRAIRIE VILLAGE LOT	11/21/2007
<input type="checkbox"/>	\$196,000	R	SFR	1280	<a href="#">7342 ROSEWOOD ST #1</a>	2/2	\$5,000	PRAIRIE VILLAGE	9/19/2007
<input type="checkbox"/>	\$196,500	1.5	SFR	1813	<a href="#">4630 W 70TH ST</a>	3/1.5	\$0	PRAIRIE VILLAGE LOT	4/3/2007
<input type="checkbox"/>	\$197,900	R	SFR	1207	<a href="#">5404 W 73 ST</a>	3/1	\$2,000	PRAIRIE VILLAGE	5/24/2007
<input type="checkbox"/>	\$199,000	R	SFR	1301	<a href="#">4125 W 73RD TE</a>	3/1.5	\$0	PRAIRIE VILLAGE LOT	7/2/2007
<input type="checkbox"/>	\$199,500	1.5	SFR	1536	<a href="#">4410 W 69TH ST</a>	3/1.5	\$0	PRAIRIE VILLAGE LOT	6/4/2007
<input type="checkbox"/>	\$200,000	1.5	SFR	1327	<a href="#">4516 W 70 ST</a>	2/1.5	\$0	PRAIRIE VILLAGE	11/30/2007
<input type="checkbox"/>	\$202,500	R	SFR	1552	<a href="#">4026 W 72ND TE</a>	3/1	\$7,000	PRAIRIE VILLAGE	2/20/2008
<input type="checkbox"/>	\$203,500	1.5	SFR	1467	<a href="#">4611 W 70 ST</a>	3/2	\$2,000	PRAIRIE VILLAGE	7/10/2007
<input type="checkbox"/>	\$205,000	1.5	SFR	1575	<a href="#">5208 W 73RD ST</a>	4/2	\$3,000	PRAIRIE VILLAGE LOT	8/21/2007
<input type="checkbox"/>	UNCONFIRMED	1.5	SFR	1576	<a href="#">4100 W 72ND TE</a>	4/2	\$0	PRAIRIE VILLAGE	UNCONFIRMED
<input type="checkbox"/>	\$213,000	1.5	SFR	1652	<a href="#">3906 W 69TH ST</a>	4/2	\$0	PRAIRIE VILLAGE E 10	5/16/2007
<input type="checkbox"/>	\$214,950	1.5	SFR	1631	<a href="#">5017 W 73 ST</a>	4/2	\$0	PRAIRIE VILLAGE	4/17/2007
<input type="checkbox"/>	\$215,000	2	SFR	1786	<a href="#">6715 GRANADA LN</a>	3/2	\$3,000	PRAIRIE VILLAGE	6/1/2007
<input type="checkbox"/>	\$216,000	SL	SFR	2416	<a href="#">6726 FONTANA</a>	4/3.5	\$0	PRAIRIE VILLAGE	6/6/2007
<input type="checkbox"/>	\$216,500	1.5	SFR	1613	<a href="#">7407 ROE AV</a>	4/2	\$5,000	PRAIRIE VILLAGE	4/12/2007
<input type="checkbox"/>	\$223,000	R	SFR	1414	<a href="#">7128 CEDAR ST</a>	3/1.5	\$8,000	PRAIRIE VILLAGE	7/3/2007

KC DATA SERVICE, INC.

or maybe...

*search by census tract and ask for just  
split levels, F/B split and split foyers*

Records 1 to 20 of 20

Sort By: Price

Page 1 of 1

Select	Price	Design	Type	Size	Address	Br/Ba	BV	Subdivision	Closed Date/ Insp. Date (!)
<input type="checkbox"/>	\$152,000	FB	SFR	1198	<a href="#">411 NE VICTORIA DR</a>	3/2	\$4,000	MAPLE TREE	12/11/2007
<input type="checkbox"/>	\$153,000	SL	SFR	1198	<a href="#">1527 NE WESTWIND DR</a>	3/2	\$7,000	MULBERRY THREE	6/13/2007
<input type="checkbox"/>	\$154,900	SL	SFR	1135	<a href="#">509 NE GRAND AV</a>	3/2	\$5,000	HEATHER HILL FARM	5/25/2007
<input type="checkbox"/>	\$154,900	FB	SFR	1345	<a href="#">304 NE DREAMWEAVER AV</a>	3/2	\$6,500	MAPLE TREE	8/3/2007
<input type="checkbox"/>	\$155,000	SL	SFR	1967	<a href="#">612 NE MULBERRY</a>	4/2.5	\$0	CAMBRIDGE HEIGHTS	6/15/2007
<input type="checkbox"/>	\$158,000	SF	SFR	1531	<a href="#">1413 NE BUTTONWOOD CT</a>	3/2	\$0	MAPLE TREE	1/17/2008
<input type="checkbox"/>	\$158,900	SL	SFR	1303	<a href="#">429 NE STATION DR</a>	3/2	\$6,000	SUMMIT STATION	9/14/2007
<input type="checkbox"/>	\$159,900	2SL	SFR	1228	<a href="#">823 NE ORCHARD DR</a>	3/1.5	\$10,000	ORCHARD VIEW	8/10/2007
<input type="checkbox"/>	\$160,000	SL	SFR	1650	<a href="#">1505 SW WHITE RIDGE DR</a>	4/3	\$7,000	WHITE RIDGE FARM	6/1/2007
<input type="checkbox"/>	\$163,000	SF	SFR	1275	<a href="#">1212 NE GREEN ST</a>	3/2	\$8,320	MAPLE TREE	12/4/2007
<input type="checkbox"/>	\$166,000	SF	SFR	1250	<a href="#">1217 NE APPLEWOOD ST</a>	3/2	\$9,000	MAPLE TREE	6/1/2007
<input type="checkbox"/>	\$168,830	SF	SFR	1276	<a href="#">204 NE BEASON PL</a>	3/2	\$6,000	MAPLE TREE	5/9/2007
<input type="checkbox"/>	\$169,000	SL	SFR	1819	<a href="#">1010 SW LORMAN DR</a>	4/2.5	\$0	HINSDALE	8/20/2007
<input type="checkbox"/>	UNCONFIRMED	FB	SFR	1639	<a href="#">1225 NE GRAND AV</a>	3/2	\$0	MAPLE TREE 2ND PLAT UNCONFIRMED	
<input type="checkbox"/>	\$171,255	SL	SFR	1574	<a href="#">709 NE PILGRIM WY</a>	3/2	\$8,000	CAMBRIDGE HEIGHTS	2/1/2008
<input type="checkbox"/>	\$174,000	SF	SFR	1644	<a href="#">407 NE VICTORIA DR</a>	3/2	\$10,000	MAPLE TREE	2/5/2008
<input type="checkbox"/>	\$174,900	SF	SFR	1509	<a href="#">1404 NE APPLEWOOD CT</a>	3/2	\$6,900	MAPLE TREE	10/17/2007
<input type="checkbox"/>	\$175,000	SL	SFR	1871	<a href="#">1200 NE MAGNOLIA ST</a>	3/2.5	\$0	MAPLE TREE 3RD PLAT	2/13/2008
<input type="checkbox"/>	UNCONFIRMED	FB	SFR	1341	<a href="#">1309 NE APPLEWOOD ST</a>	3/2	\$5,000	MAPLE TREE 4TH PLAT UNCONFIRMED	
<input type="checkbox"/>	\$189,400	FB	SFR	1567	<a href="#">213 NE FIDDLEWOOD AV</a>	3/2	\$15,000	MAPLE TREE #5	5/1/2007

- You can sort the data by different criteria: price, size, date of sale, etc.
- Note the column labeled “BV” illustrates the appraiser’s estimate of the value of the basement finish.
- You can tag the properties you want to view full records.

The full property record contains data that cannot be obtained from other sources; seller paid concession, exact square footage, basement finish sq ft and value, lot price on new construction, unbiased condition ratings, previous sales data, etc.

**Selected Detail Report  
KC Data Service, Inc.**

**All Rights Reserved**

Location		Sale		Building		Condition			
Address	10424 N MAIN ST	Sale Price	\$134,500	Design	SF	Condition	A		
City	KANSAS CITY	Seller Paid	\$2,000	Type	SFR	Decor	4		
Zip	64155-1734	Lot Price		Age	25	Roof Age	2		
County	CLAY	MLS Subcode		Exterior	PLY/	Appliances	2		
Census Tract	213.06	Close Date	11/21/2007	Roof	COM	Furnace/AC	4		
Parcel Number	09-909-00-12-10.00	Contract Date	11/1/2007	Type		Func. Obs.	\$0		
Subdivision	MEADOWBROOK HEIGHTS	HOA Dues	\$0.00 DOM 0						
Block	16	Inspected	I						
Lot	10	Book/Page/Vol	//293						
Entered By	91-143	Reference #	5856 148						
		Record #	582786						
Rooms / Square Footage					Lot				
	Rooms	Bedrooms	Full Baths	Half Baths	SF	Frontage	100	Street	A
Level 1	6	3	2		1131	Average Depth		Flood	
Level 2						Dimensions	100x150	View	R
Level 3						Area	15000	Electric	1
Grade						Zoning	R1	Water	1
Total	6	3	2		1131	Economic Obsolescence	0	Gas	1
Basement 1				1	275			Sewer	1
Basement		Garage		Yard		Kitchen		Fireplace	
Basement %	100	Built In	2	Patio		Kitchen	1	Regular	1
Crawl		Carport		Deck	1	Range/Oven	1	See-Thru	
Slab		Attached		Porch		Dishwasher	1	Wood Stove	
Walkout		Off Street		Fence		Hood/Fan			
Quality		Detached		Screened Porch		Microwave	1		
Value	\$4,000	Tandem		Enclosed Porch		Jennaire			
Finish %	0			Shed		Compactor			
Heat	FWA			Hot Tub		Disposal			
Fuel	G			Sprinkler					
Cooling	ON			Pool \$	\$0				
Specials		Rental		Financing		Principles			
Alarm	Actual Rent	\$0	Down Payment			Builder			
Intercom	GRM	0	Mortgage			Borrower	DYLAN KOONTZ & MISTY RIPP		
Vacuum	Num Units	1	Mortgage Rate			Seller	MUHLBAUER, JAMES		
Jacuzzi	Num	0	Mortgage Term			Est. Close Date	11/20/2007		
EGDO	Occupied		Loan Type	FHA					
Washer/Dryer			Prior Sale Price	\$131,900					
			Prior Sale Date	03/31/2004					
			Points Paid Prior Sale						
Comments									
Yard Comments 10X19 DECK, FLUE FOR WOODSTOVE IN REC ROOM							Date Uploaded: 11/12/2007 3:22:35 PM		

KC DATA SERVICE, INC.

With 26+ years of continual input, our database now contains over 346,207 property records from the metropolitan Kansas City community.

A historic search can locate your subject property or historic property information on your comparables.

Records 1 to 4 of 4

Sort By: Address

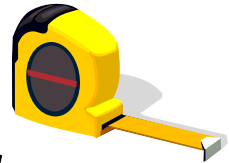
Page 1 of 1

Select	Price	Design	Type	Size	Address	Br/Ba	BV	Subdivision	Closed Date/ Insp. Date (I)
<input type="checkbox"/>	\$92,950	R	SFR	1435	<a href="#">7531 ANTIOCH</a>	3/1.5	\$3,000	WESTFIELD	8/29/1997
<input type="checkbox"/>	\$80,000	R	SFR	1455	<a href="#">7531 ANTIOCH</a>	3/1.5	\$2,500	WESTFIELD	6/6/1994
<input type="checkbox"/>	UNCONFIRMED	1	SFR	1520	<a href="#">7531 ANTIOCH</a>	3/1.5	\$50	WESTFIELD	UNCONFIRMED
<input type="checkbox"/>	NOT A SALE	RR	SFR	1430	<a href="#">7531 ANTIOCH RD</a>	3/1.5	\$5,000	WESTFIELD LOT 12	3/27/2007 (I)

*Talk about powerful!!!*



KC DATA SERVICE, INC.



*No more guessing about new construction data!*

The actual square footage, basement finish size and lot prices are in the records for new homes.

Records 1 to 20 of 23

Sort By: Price

Page 1 of 2

Select	Price	Design	Type	Size	Address	Br/Ba	BV	Subdivision	Closed Date/ Insp. Date (I)
<input type="checkbox"/>	\$274,900	2	SFR	2318	<a href="#">1909 NE 105TH ST</a>	4/3.5	\$0	STALEY FARMS 6TH PLA	9/26/2007
<input type="checkbox"/>	UNCONFIRMED	1.5	SFR	2306	<a href="#">1910 NE 104 TE</a>	4/3.5	\$0	STALEY FARMS	UNCONFIRMED
<input type="checkbox"/>	UNCONFIRMED	1.5	SFR	2306	<a href="#">1910 NE 104 TE</a>	4/3.5	\$0	STALEY FARMS	UNCONFIRMED
<input type="checkbox"/>	\$330,000	2	SFR	2787	<a href="#">10524 N MICHIGAN AV</a>	4/3.5	\$0	STALEY FARMS	10/5/2007
<input type="checkbox"/>	\$350,076	2	SFR	2765	<a href="#">11024 N BROOKLYN AV</a>	4/3.5	\$30,000	STALEY FARMS	6/8/2007
<input type="checkbox"/>	UNCONFIRMED	R	SFR	2496	<a href="#">2103 NE 101ST CT</a>	3/3	\$0	STALEY FARMS 3RD PLA	UNCONFIRMED
<input type="checkbox"/>	\$365,000	R1.5	SFR	1896	<a href="#">2812 NE 101 ST</a>	2/2	\$30,000	STALEY FARMS	6/5/2007
<input type="checkbox"/>	\$385,032	R1.5	SFR	2566	<a href="#">10316 N PROSPECT AV</a>	2/2.5	\$50,000	STALEY FARMS	11/3/2007
<input type="checkbox"/>	\$411,000	1.5	SFR	3038	<a href="#">10223 N GARFIELD AV</a>	4/3.5	\$0	STALEY FARMS 5TH PLA	4/26/2007
<input type="checkbox"/>	\$440,000	2	SFR	3684	<a href="#">10300 NORTH</a>	4/3.5	\$0	STALEY FARMS 5TH PLA	4/2/2007
<input type="checkbox"/>	\$440,000	1.5	SFR	3269	<a href="#">10128 N BROOKLYN AV</a>	4/3.5	\$0	STALEY FARMS 5TH PLA	11/30/2007
<input type="checkbox"/>	\$499,900	R1.5	SFR	2039	<a href="#">10302 N GARFIELD AV</a>	2/2	\$58,000	STALEY FARMS	6/11/2007
<input type="checkbox"/>	\$500,000	R	SFR	2254	<a href="#">2804 NE 102ND TE</a>	1/1.5	\$68,000	STALEY FARMS	11/1/2007
<input type="checkbox"/>	\$525,000	R	SFR	1847	<a href="#">1802 NE 106TH TE</a>	1/1.5	\$51,400	STALEY FARMS	10/15/2007
<input type="checkbox"/>	\$533,840	2	SFR	3055	<a href="#">10532 N GARFIELD AV</a>	4/3.5	\$40,000	STALEY FARMS	10/3/2007
<input type="checkbox"/>	UNCONFIRMED	R	SFR	2396	<a href="#">2512 NE 103RD TE</a>	2/2	\$35,000	STALEY FARMS	UNCONFIRMED
<input type="checkbox"/>	UNCONFIRMED	2	SFR	2966	<a href="#">10529 N GARFIELD AV</a>	4/3.5	\$300,000	STALEY FARMS	UNCONFIRMED
<input type="checkbox"/>	\$585,000	R1.5	SFR	2126	<a href="#">2520 NE 103RD TE</a>	1/1.5	\$80,000	STALEY FARMS, ENCLAV	6/19/2007
<input type="checkbox"/>	\$599,658	2	SFR	3050	<a href="#">10255 N KANSAS AV</a>	4/3.5	\$35,000	STALEY FARMS 11TH PL	11/8/2007
<input type="checkbox"/>	\$617,500	R1.5	SFR	2183	<a href="#">10241 N PROSPECT AV</a>	2/2	\$57,000	STALEY FARMS 8TH PLA	9/21/2007

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KC DATA SERVICE, INC.

As the appraisal industry changes, now is the time to consider upgrading the quality of your product with better data!

*Quotes from*

*KC Data Service Users*

"If you are a TRUE professional, you want the best data available. By using the KC Data Service, you have access to that data".

"KC Data Service may provide the BEST comparable sale that is otherwise not available through any other source".

"KC Data Service provides faster turn around times for their members because of rapid online information, and provides needed cross checking of information for more accurate appraisals".

"Accurate, consistently reported information".

**For More**

**Information Please**

**Contact : Michele at**

***kcdataservice@yahoo.com***

***913-647-7502***

***Or print off page 10 for application to be faxed back to 913-647-7503***

KC DATA SERVICE, INC.

KC DATA SERVICE, INC.  
8700 MONROVIA, STE 310  
LENEXA, KS 66215  
PHONE: 913-647-7502, FAX: 913-647-7503

*Applicant*

Appraisers Name: \_\_\_\_\_

Firm Name: \_\_\_\_\_

Business Address: \_\_\_\_\_

\_\_\_\_\_

Email Address: \_\_\_\_\_

Telephone Numbers:

Office: \_\_\_\_\_

Fax: \_\_\_\_\_

Cell: \_\_\_\_\_

Home: \_\_\_\_\_

State Licensing/Certification

State	Type of Certification	License No.	Expiration Date
_____	_____	_____	_____
_____	_____	_____	_____

Appraisal Software: \_\_\_\_\_

Number of Associates in Firm: \_\_\_\_\_