

Date: 09/29/2025
Property: 30131 RANCH LN, RICHLAND, MO
65556-7426
APN: 12-9.0-31-000-000-001.001
County: PULASKI


Subject Property Location

Property Address	30131 RANCH LN	Report Date: 09/29/2025
City, State & Zip	RICHLAND, MO 65556-7426	Order ID: R196964092
County	PULASKI COUNTY	
Mailing Address	30131 RANCH LN, RICHLAND, MO 65556-7426	
Census Tract	4705.01	
Thomas Bros Pg-Grid		
Property Use	Single Family Residential	
Parcel Number	12-9.0-31-000-000-001.001	
Latitude	37.808951	
Longitude	-92.397139	

Legal Description Details City, Municipality, Township: LIBERTY Sec/Twn/Rng/Mer: SEC 31 TWN 36N RNG 13W Brief Description: PT SE NE4

Current Ownership Information *Source of Ownership data: Assessment Data	
Primary Owner Name(s)	RAY JAMES & GERALDINE
Vesting	

Latest Full Sale Information
Details beyond coverage limitations
Financing Details at Time of Purchase
No financing details available

Property Characteristics						
	Bedrooms		Year Built	1993	Living Area (SF)	1,884
	Bathrooms/Partial	1/1	Garage/No. of Cars	Attached Garage	Price (\$/SF)	
	Total Rooms		Stories/Floors	1 Story	Lot Size (SF/AC)	87,120/2
	Construction Type	Frame	No. of Units		Fireplace	
	Exterior Walls	Vinyl siding	No. of Buildings		Pool	
	Roof Material/Type	Metal/Gable	Basement Type/Area	No Basement	Heat Type	Forced air unit
	Foundation Type	Concrete	Style		A/C	Y
	Property Type	Residential	View		Elevator	
	Land Use	Single Family Residential			Zoning	

Assessment & Taxes						
<div><div>+</div><div>−</div><div>×</div><div>=</div></div>	Assessment Year	2024	Tax Year	2019	Tax Exemption	
	Total Assessed Value	\$19,599	Tax Amount	\$459.34	Tax Rate Area	PR4H
	Land Value	\$2,470	Tax Account ID			
	Improvement Value	\$17,129	Tax Status			
	Improvement Ratio	87.4%	Delinquent Tax Year			
<div><div>\$</div><div>↺</div></div>	Total Value		\$103,150	Market Improvement Value		\$90,150
	Market Land Value		\$13,000	Market Value Year		2023

Lien History				
Trans. ID	Recording Date	Lender	Amount	Purchase Money
No details available				

Loan Officer Insights
No details available

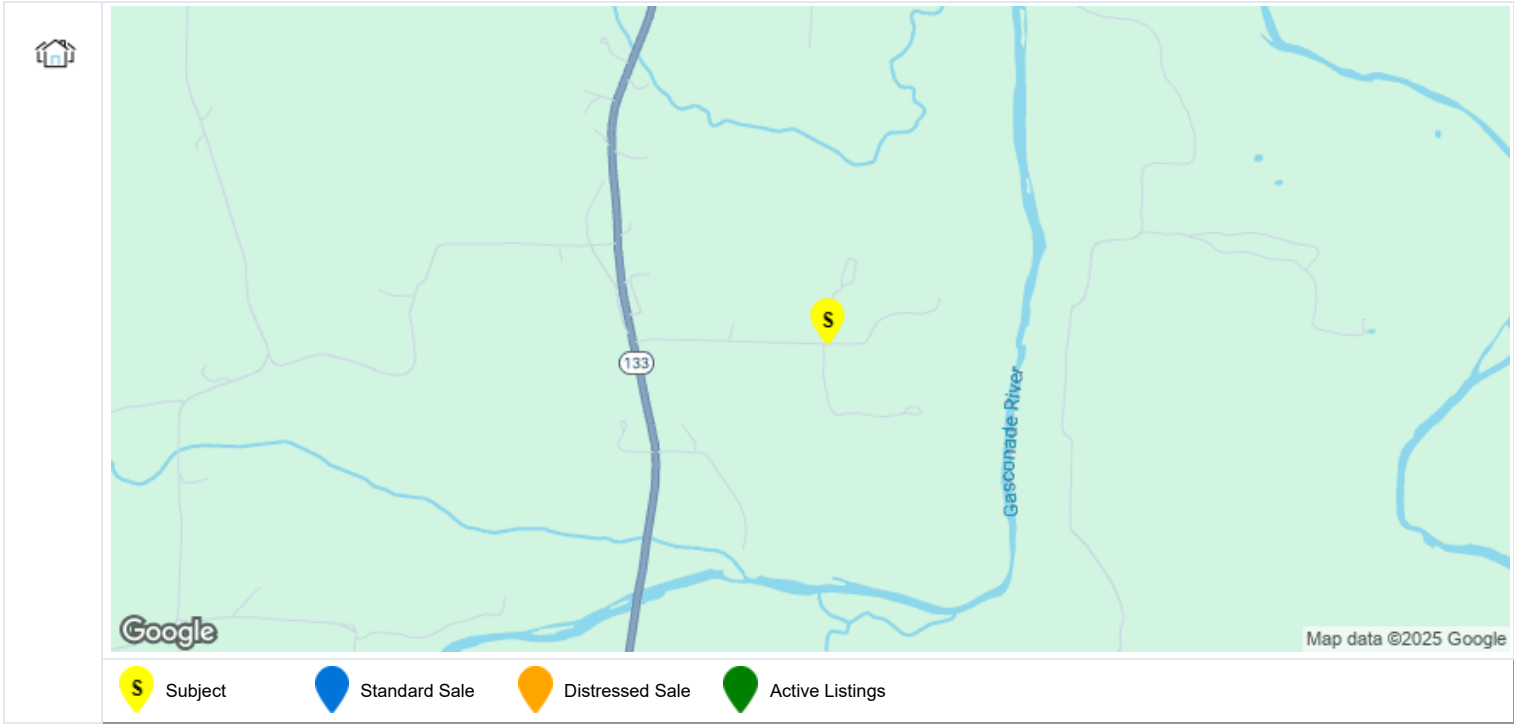
Subject Property Location

Property Address 30131 RANCH LN
City, State & Zip RICHLAND, MO 65556-7426

Report Date: 09/29/2025
Order ID: R196964093
County: PULASKI

Comparable Sales

No comparable sales found for subject property with selected filter criteria.








Subject Property Location


Property Address 30131 RANCH LN
City, State & Zip RICHLAND, MO 65556-7426
County PULASKI COUNTY
Mailing Address 30131 RANCH LN, RICHLAND, MO 65556-7426

Report Date: 09/29/2025
Order ID: R196964094

Property Use Single Family Residential
Parcel Number 12-9.0-31-000-000-001.001

Transaction Summary							
Trans ID	Recording Date	Document Type	Document Description	Sale Price*/ Loan Amount <small>*Estimated</small>	Document Number	Buyer / Borrower	Seller
1	02/06/2014	Deed			201430604		

Transaction History Legend			
	Transfer		Mortgage
	Foreclosure Activity		Mortgage Release
			Mortgage Assignment

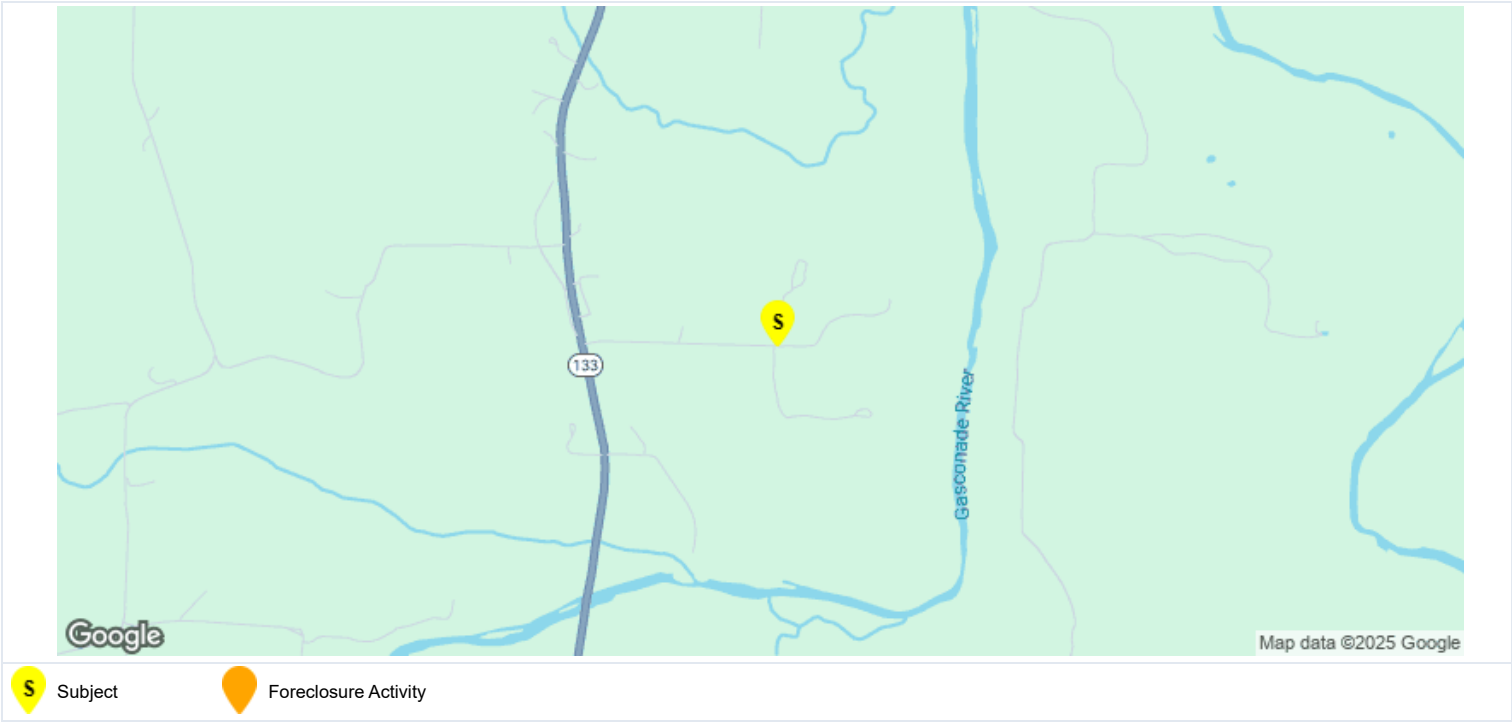
Transaction Details							
Transfer							
	Transaction ID	1	Recorder Doc Number	201430604	Partial Interest Transferred		
	Transfer Date		Document Type	Deed	Type of Transaction	Per Assessor	
	Sale Price* <small>*Estimated</small>		Document Description		Multiple APNs on Deed		
	Recorder Book/Page		Recording Date	02/06/2014	Property Use	Single Family Residential	
	Buyer 1		Buyer 1 Entity		Buyer Vesting		
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address		
	Seller 1		Seller 1 Entity		Seller Mailing Address		
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	LIBERTY	
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	SEC 31 TWN 36N RNG 13W	
	Legal Brief Description/ Unit/ Phase/ Tract		PT SE NE4/ / /		Title Company Name		

Subject Property Location		Report Date: 09/29/2025	
		Order ID: R196964095	
Property Address	30131 RANCH LN	Property Use	Single Family Residential
City, State & Zip	RICHLAND, MO 65556-7426	Parcel Number	12-9.0-31-000-000-001.001
County	PULASKI COUNTY		
Mailing Address	30131 RANCH LN, RICHLAND, MO 65556-7426		
Owner Name	RAY JAMES & GERALDINE		



S Subject

Subject Property Location				Report Date: 09/29/2025	
Property Address	30131 RANCH LN			Order ID: R196964096	
City, State & Zip	RICHLAND, MO 65556-7426				
County	PULASKI COUNTY			Property Use	Single Family Residential
Mailing Address	30131 RANCH LN, RICHLAND, MO 65556-7426			Parcel Number	12-9.0-31-000-000-001.001



Neighborhood Foreclosure Activity
No Foreclosure Activity Found.

Subject Property Location			Report Date: 09/29/2025
Property Address	30131 RANCH LN		Order ID: R196964097
City, State & Zip	RICHLAND, MO 65556-7426		
County	PULASKI COUNTY	Property Use	Single Family Residential
Mailing Address	30131 RANCH LN, RICHLAND, MO 65556-7426	Parcel Number	12-9.0-31-000-000-001.001

Population		
Year	Zip 65556	National
2011	5,703	306,603,772
2020	5,833	326,569,308
Growth Rate	2.3%	6.5%
Growth Centile	51.7%	62.5%

Households		
Year	Zip 65556	National
2011	2,366	114,761,359
2020	2,165	122,354,219
Household Growth Rate		6.6%
Average Household Size	2.7	2.6

Families		
Year	Zip 65556	National
2011	1,736	76,507,230
2020	1,194	79,849,830
Family Growth Rate		4.4%

Age Distribution/Gender Ratio		as of 2020 U.S. Census
Age	Zip 65556	National
0-4	6.2%	6.0%
5-9	6.1%	6.1%
10-14	6.8%	6.5%
15-19	5.8%	6.5%
20-24	5.3%	6.7%
25-44	21.6%	26.5%
45-64	25.4%	25.6%
65-84	19.5%	14.1%
85+	3.4%	2.0%
Gender Ratio		
Male Ratio	49.3%	49.2%
Female Ratio	50.7%	50.8%

Household Income		as of 2020 U.S. Census
Income	Zip 65556	National
% < \$25K	24.9%	18.4%
% \$25K-50K	36.9%	20.6%
% \$50K-100K	22.5%	30.0%
% \$100K-150K	10.3%	15.6%
% >\$150K	2.3%	7.1%

Median Household Income		as of 2020 U.S. Census
Year	Zip 65556	National
2020	\$40,615	\$64,994
Per Capita Income	\$24,544	\$34,299

Household Centile		as of 2020 U.S. Census
National		14.9%
State		23.4%

Subject Property Location				Report Date: 09/29/2025	
Property Address City, State & Zip County Mailing Address	30131 RANCH LN			Order ID: R196964098	
	RICHLAND, MO 65556-7426				
	PULASKI COUNTY				
	30131 RANCH LN, RICHLAND, MO 65556-7426				
		Property Use Parcel Number		Single Family Residential 12-9.0-31-000-000-001.001	

Subject Property					
Address		30131 RANCH LN, RICHLAND, MO 65556		APN	12-9.0-31-000-000-001.001
Owner		RAY JAMES & GERALDINE		Lot Size (SF/AC)	87,120/2
Bedrooms	0	Year Built	1993	Living Area (SF)	1,884
Bathrooms/Partial	1/1	Garage/No. of Cars	Attached Garage	Phones	

Nearby Neighbor #1					
Address		30395 RANCH LN, RICHLAND, MO 65556		APN	12-9.0-31-000-000-002.001
Owner		WILLIAMS SARAH W & MICHAEL		Lot Size (SF/AC)	344,124/7.9
Bedrooms	0	Year Built	1988	Living Area (SF)	5,464
Bathrooms/Partial		Garage/No. of Cars	Attached Garage/3	Phones	

Nearby Neighbor #2					
Address		30557 RANCH LN, RICHLAND, MO 65556		APN	12-9.0-31-000-000-009.000
Owner		LANDRETH GUDRUN ROSWITHA		Lot Size (SF/AC)	444,312/10.2
Bedrooms	3	Year Built	1978	Living Area (SF)	1,557
Bathrooms/Partial	1/1	Garage/No. of Cars	Attached Garage/2	Phones	

Nearby Neighbor #3					
Address		30125 RANCH LN, RICHLAND, MO 65556		APN	12-9.0-32-000-000-003.000
Owner		HENSON CASEY D		Lot Size (SF/AC)	3,484,800/80
Bedrooms	0	Year Built	1974	Living Area (SF)	1,440
Bathrooms/Partial	1/1	Garage/No. of Cars		Phones	

Nearby Neighbor #4					
Address		24328 S HIGHWAY 133, RICHLAND, MO 65556		APN	12-9.0-31-000-000-008.000
Owner		WARDEN EDWIN D & CATHY S		Lot Size (SF/AC)	196,020/4.5
Bedrooms	0	Year Built	1977	Living Area (SF)	2,420
Bathrooms/Partial	2/1	Garage/No. of Cars	Carport/5	Phones	

Nearby Neighbor #5					
Address		24710 S HIGHWAY 133, RICHLAND, MO 65556		APN	12-9.0-31-000-000-006.003
Owner		WEBSTER ROBERT D		Lot Size (SF/AC)	274,428/6.3
Bedrooms	0	Year Built	2006	Living Area (SF)	1,162
Bathrooms/Partial		Garage/No. of Cars	Mixed/2	Phones	

Nearby Neighbor #6					
Address		24705 S HIGHWAY 133, RICHLAND, MO 65556		APN	12-9.0-31-000-000-011.001
Owner		HONSSINGER-COFFMAN CYNTHIA & NANCY HONSSINGER		Lot Size (SF/AC)	914,760/21
Bedrooms	0	Year Built	1930	Living Area (SF)	1,999
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #7					
Address		30996 RETIRED RD, RICHLAND, MO 65556		APN	12-9.0-31-000-000-006.000
Owner		BROWN MARLENE & GARY (TRUSTEES)		Lot Size (SF/AC)	4,809,024/110.4
Bedrooms	3	Year Built	1929	Living Area (SF)	2,377
Bathrooms/Partial	1/1	Garage/No. of Cars	Attached Garage/3	Phones	

Nearby Neighbor #8					
Address	24180 RETIRED RD, RICHLAND, MO 65556			APN	12-9.0-31-000-000-004.000
Owner	KEITH MICHAEL W & NORMA F			Lot Size (SF/AC)	196,020/4.5
Bedrooms	3	Year Built	1976	Living Area (SF)	1,080
Bathrooms/Partial	1/1	Garage/No. of Cars	Attached Garage/2	Phones	(573) 586-9780

Nearby Neighbor #9					
Address	23780 S HIGHWAY 133, RICHLAND, MO 65556			APN	12-9.0-30-000-000-019.000
Owner	ZEIGENBEIN CASEY D			Lot Size (SF/AC)	5,357,880/123
Bedrooms	3	Year Built	1930	Living Area (SF)	1,428
Bathrooms/Partial	1/1	Garage/No. of Cars	Carport/1	Phones	

Nearby Neighbor #10					
Address	24350 RANGE LN, RICHLAND, MO 65556			APN	12-9.0-32-000-000-004.001
Owner	WARREN BRUCE & GENIECE			Lot Size (SF/AC)	605,484/13.9
Bedrooms	0	Year Built	2018	Living Area (SF)	4,320
Bathrooms/Partial	2/1	Garage/No. of Cars	Attached Garage/2	Phones	

Nearby Neighbor #11					
Address	23820 S HIGHWAY 133, RICHLAND, MO 65556			APN	12-9.0-30-000-000-019.001
Owner	MACKNEY CLARENCE & KAREN			Lot Size (SF/AC)	65,340/1.5
Bedrooms	0	Year Built	1984	Living Area (SF)	1,344
Bathrooms/Partial	1/1	Garage/No. of Cars	Attached Garage/2	Phones	

Nearby Neighbor #12					
Address	25011 RANGE LN, RICHLAND, MO 65556			APN	12-9.0-32-000-000-001.003
Owner	ZICKEFOOSE O KEITH & TAMMY C			Lot Size (SF/AC)	509,652/11.7
Bedrooms	0	Year Built	2012	Living Area (SF)	640
Bathrooms/Partial		Garage/No. of Cars		Phones	(573) 480-0198

Nearby Neighbor #13					
Address	23995 S HIGHWAY 133, RICHLAND, MO 65556			APN	12-9.0-30-000-000-018.000
Owner	WEBSTER BILLIE D			Lot Size (SF/AC)	108,900/2.5
Bedrooms	2	Year Built	1974	Living Area (SF)	2,184
Bathrooms/Partial	1/1	Garage/No. of Cars	Attached Garage/2	Phones	

Nearby Neighbor #14					
Address	30410 ROSE LN, RICHLAND, MO 65556			APN	12-9.0-30-000-000-014.000
Owner	WOODARD ROY L & MARY ANN			Lot Size (SF/AC)	2,047,320/47
Bedrooms	0	Year Built	1991	Living Area (SF)	2,321
Bathrooms/Partial		Garage/No. of Cars	Attached Garage/2	Phones	

Nearby Neighbor #15					
Address	23901 REIGN DR, RICHLAND, MO 65556			APN	12-9.0-30-000-000-016.000
Owner	MCLAUGHLIN PETRA			Lot Size (SF/AC)	435,600/10
Bedrooms	3	Year Built	1940	Living Area (SF)	1,861
Bathrooms/Partial	1/1	Garage/No. of Cars		Phones	

Subject Property Location

Property Address 30131 RANCH LN
City, State & Zip RICHLAND, MO 65556-7426
County PULASKI COUNTY
Mailing Address 30131 RANCH LN, RICHLAND, MO 65556-7426

Report Date: 09/29/2025

Order ID: R196964099

Property Use Single Family Residential
Parcel Number 12-9.0-31-000-000-001.001

Public School Summary

School Name	Grades	Distance from Subject Property
Richland Elem.	Grade KG - Grade 6	3.49 miles
Laquey R-v Elem.	Prekindergarten - Grade 5	5.81 miles
Richland Jr. High	Grade 7 - Grade 8	3.49 miles
Richland High	Grade 9 - Grade 12	3.49 miles

RICHLAND ELEM.

Address	714 EAST JEFFERSON	Kindergarten	60
	RICHLAND, MO 65556-8202	Grade 1	49
Phone Number	573-765-3812	Grade 2	47
Distance from Subject Property	3.49 miles	Grade 3	40
Grades	Grade KG - Grade 6	Grade 4	48
Student Teacher Ratio	1:12.9	Grade 5	53
Full Time Equivalent Administrators	25.84	Grade 6	37
API Score	N/A	Total	334

LAQUEY R-V ELEM.

Address	27600 HWY AA	Prekindergarten	N/A
	LAQUEY, MO 65534-0130	Kindergarten	58
Phone Number	573-765-3245	Grade 1	50
Distance from Subject Property	5.81 miles	Grade 2	43
Grades	Prekindergarten - Grade 5	Grade 3	52
Student Teacher Ratio	1:10.1	Grade 4	55
Full Time Equivalent Administrators	31.53	Grade 5	56
API Score	N/A	Total	314

RICHLAND JR. HIGH

Address	714 EAST JEFFERSON	Grade 7	41
	RICHLAND, MO 65556-8202	Grade 8	44
Phone Number	573-765-3711	Total	85
Distance from Subject Property	3.49 miles		
Grades	Grade 7 - Grade 8		
Student Teacher Ratio	1:15.5		
Full Time Equivalent Administrators	5.5		
API Score	N/A		

RICHLAND HIGH

Address	714 EAST JEFFERSON	Grade 9	56
	RICHLAND, MO 65556-8202	Grade 10	52
Phone Number	573-765-3711	Grade 11	50
Distance from Subject Property	3.49 miles	Grade 12	56
Grades	Grade 9 - Grade 12	Total	214
Student Teacher Ratio	1:11.1		
Full Time Equivalent Administrators	19.36		
API Score	N/A		

SCHOOL DISTRICTS

LAQUEY R-V

Address	PO BOX 130	Pupil Teacher Ratio	235.3:1	No of Teacher Aids	N/A
	LAQUEY, MO 65534-0130	Total Enrollment	706	No of Guidance Counselors	N/A
Phone Number	573-765-3716	No of High School Graduates	42	No of School Administrators	N/A
Grades	PK- 12	Number of Teachers	3.8	Number of Schools	3

RICHLAND R-IV

Address	714 E JEFFERSON	Pupil Teacher Ratio	12.7:1	No of Teacher Aids	13.0
	RICHLAND, MO 65556-8202	Total Enrollment	633	No of Guidance Counselors	1.9
Phone Number	573-765-3241	No of High School Graduates	58	No of School Administrators	3.0
Grades	KG- 12	Number of Teachers	50.1	Number of Schools	3

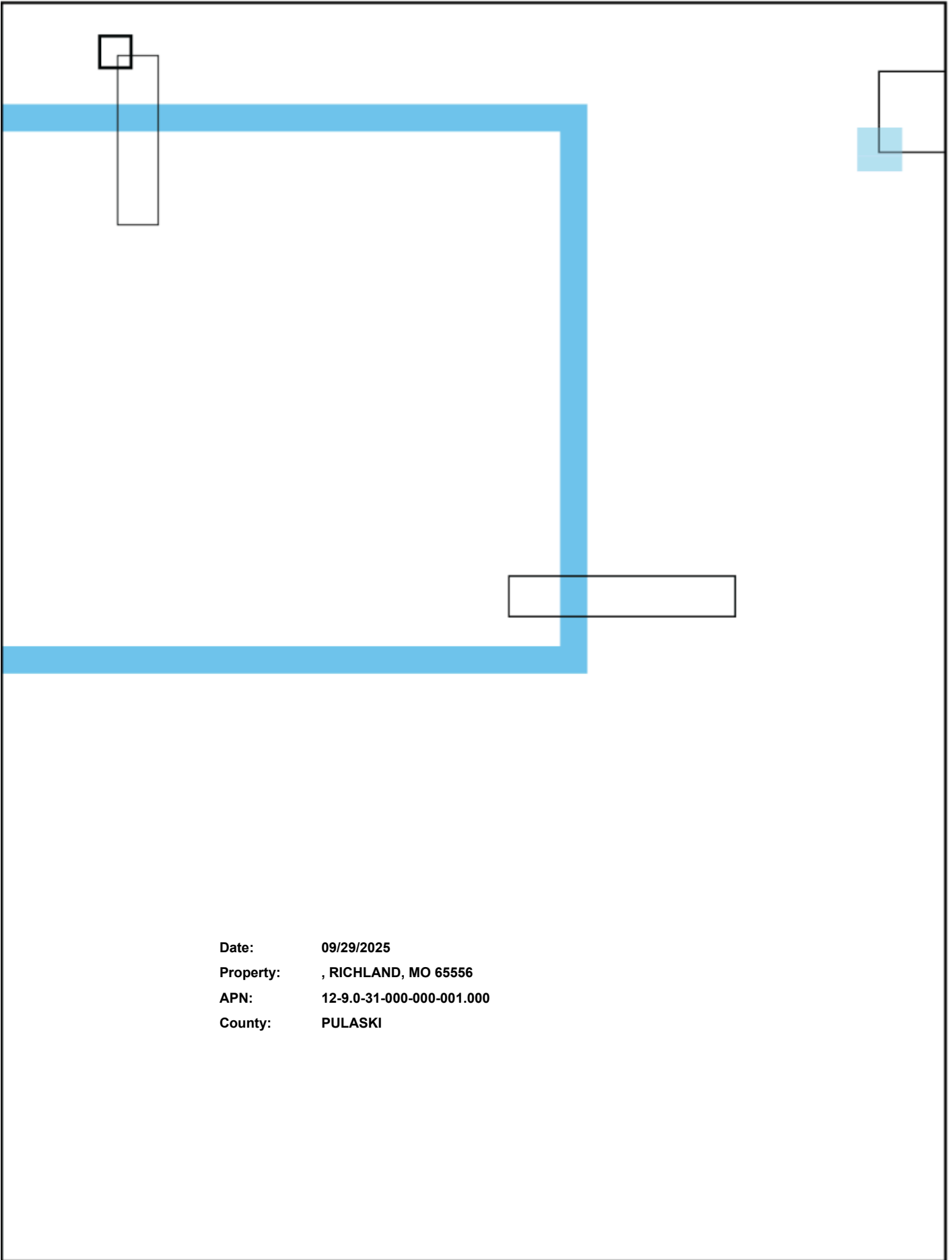
About

Public Schools

The Public School Report lists schools closest to the subject property. For a complete listing of schools in your area, please go to <http://www.nces.ed.gov/globallocator>.

API Index

The Academic Performance Index (API) measures academic performance and growth of schools, which includes results of the Stanford 9. The API reports a numeric scale that ranges from 200 to 1000. A school's score or position on the API indicates the level of a school's performance.



Date: 09/29/2025
Property: , RICHLAND, MO 65556
APN: 12-9.0-31-000-000-001.000
County: PULASKI

Subject Property Location

Property Address

City, State & Zip
County
Mailing Address
Census Tract
Thomas Bros Pg-Grid

RICHLAND, MO 65556
PULASKI COUNTY
30131 RANCH LN, RICHLAND, MO 65556-7426
4705.01

Property Use
Parcel Number
Latitude
Longitude

Rural/Agricultural - Vacant Land
12-9.0-31-000-000-001.000
37.813892
-92.395085

Report Date: 09/29/2025
Order ID: R196964202

Legal Description Details City, Municipality, Township: LIBERTY Sec/Twn/Rng/Mer: SEC 31 TWN 36N RNG 13W Brief Description: PT E2 NE4

Current Ownership Information *Source of Ownership data: Assessment Data

Primary Owner Name(s)	RAY JAMES D & GERALDINE
Vesting	

Latest Full Sale Information

Details beyond coverage limitations

Financing Details at Time of Purchase

No financing details available

Property Characteristics

	Bedrooms		Year Built		Living Area (SF)	0
	Bathrooms/Partial		Garage/No. of Cars		Price (\$/SF)	
	Total Rooms		Stories/Floors		Lot Size (SF/AC)	1,677,060/38.5
	Construction Type		No. of Units		Fireplace	
	Exterior Walls		No. of Buildings		Pool	
	Roof Material/Type		Basement Type/Area		Heat Type	
	Foundation Type		Style		A/C	
	Property Type	Vacant Land	View		Elevator	
	Land Use	Rural/Agricultural - Vacant Land			Zoning	

Assessment & Taxes

	Assessment Year	2024	Tax Year	2019	Tax Exemption	
	Total Assessed Value	\$443	Tax Amount	\$17.18	Tax Rate Area	PR4H
	Land Value	\$443	Tax Account ID			
	Improvement Value		Tax Status			
	Improvement Ratio		Delinquent Tax Year			
	Total Value		\$3,690	Market Improvement Value		
	Market Land Value		\$3,690	Market Value Year		

Lien History

Trans. ID	Recording Date	Lender	Amount	Purchase Money
No details available				

Loan Officer Insights

No details available

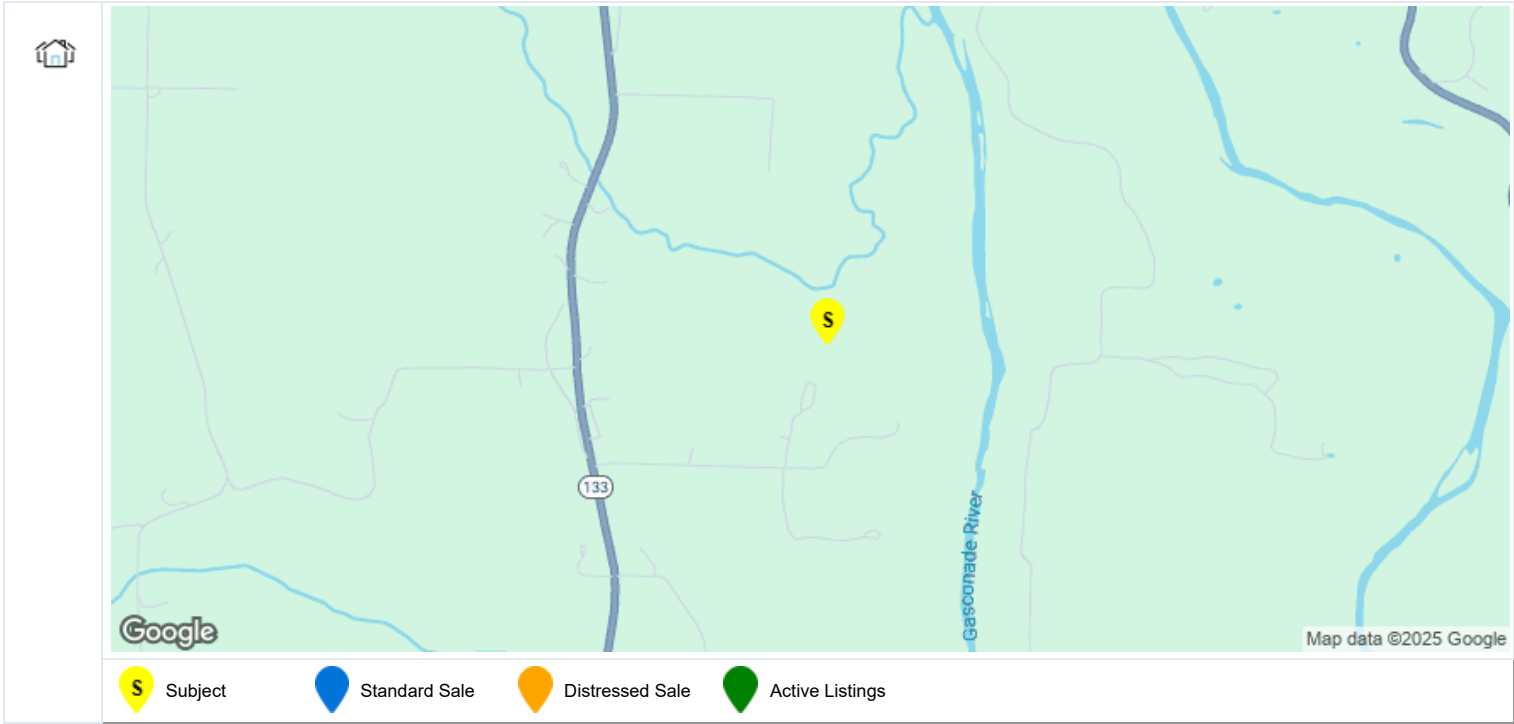
Subject Property Location

Property Address
City, State & Zip RICHLAND, MO 65556

Report Date: 09/29/2025
Order ID: R196964203
County: PULASKI

Comparable Sales

No comparable sales found for subject property with selected filter criteria.



Subject Property Location

Property Address

City, State & Zip

County

Mailing Address

RICHLAND, MO 65556

PULASKI COUNTY

30131 RANCH LN, RICHLAND, MO 65556-7426

Report Date: 09/29/2025

Order ID: R196964204

Property Use

Rural/Agricultural - Vacant Land

Parcel Number

12-9.0-31-000-000-001.000

Transaction Summary

Trans ID	Recording Date	Document Type	Document Description	Sale Price*/ Loan Amount <i>*Estimated</i>	Document Number	Buyer / Borrower	Seller
1	08/20/2014	Deed			201404106		

Transaction History Legend



Transfer



Mortgage



Mortgage Assignment



Foreclosure Activity

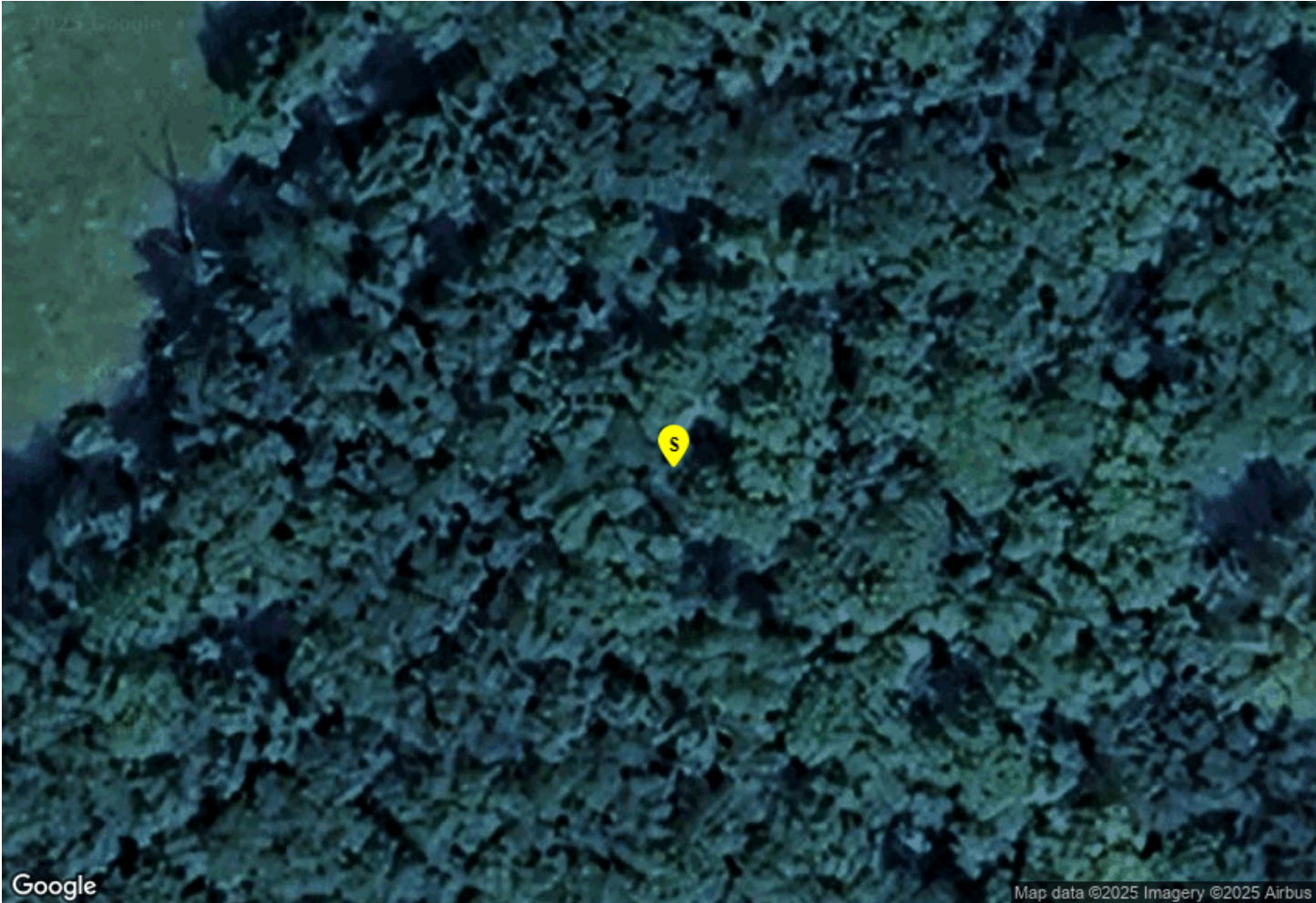


Mortgage Release

Transaction Details

Transfer							
	Transaction ID	1	Recorder Doc Number	201404106	Partial Interest Transferred		
	Transfer Date		Document Type	Deed	Type of Transaction	Per Assessor	
	Sale Price* <i>*Estimated</i>		Document Description		Multiple APNs on Deed		
	Recorder Book/Page		Recording Date	08/20/2014	Property Use	Rural/Agricultural - Vacant Land	
	Buyer 1		Buyer 1 Entity		Buyer Vesting		
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address		
	Seller 1		Seller 1 Entity		Seller Mailing Address		
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	LIBERTY	
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	SEC 31 TWN 36N RNG 13W	
	Legal Brief Description/ Unit/ Phase/ Tract		PT E2 NE4/ / /		Title Company Name		

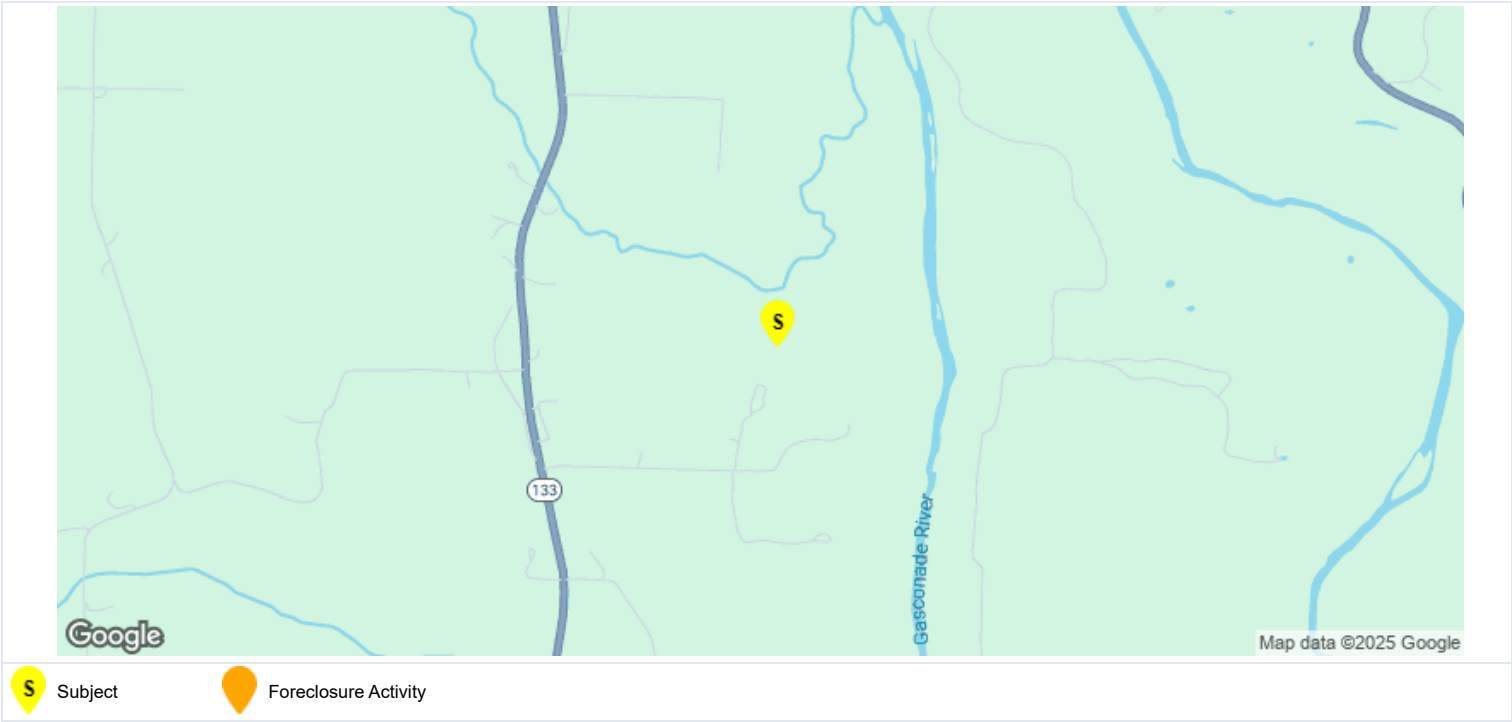
Subject Property Location		Report Date: 09/29/2025	
Property Address		Order ID: R196964205	
City, State & Zip	RICHLAND, MO 65556	Property Use	Rural/Agricultural - Vacant Land
County	PULASKI COUNTY	Parcel Number	12-9.0-31-000-000-001.000
Mailing Address	30131 RANCH LN, RICHLAND, MO 65556-7426		
Owner Name	RAY JAMES D & GERALDINE		



S

 Subject

Subject Property Location		Report Date: 09/29/2025	
Property Address	RICHLAND, MO 65556	Order ID: R196964206	
City, State & Zip	PULASKI COUNTY	Property Use	Rural/Agricultural - Vacant Land
County	30131 RANCH LN, RICHLAND, MO 65556-7426	Parcel Number	12-9.0-31-000-000-001.000
Mailing Address			



Neighborhood Foreclosure Activity

No Foreclosure Activity Found.

Subject Property Location			Report Date: 09/29/2025
Property Address			Order ID: R196964207
City, State & Zip	RICHLAND, MO 65556		
County	PULASKI COUNTY	Property Use	Rural/Agricultural - Vacant Land
Mailing Address	30131 RANCH LN, RICHLAND, MO 65556-7426	Parcel Number	12-9.0-31-000-000-001.000

Population		
Year	Zip 65556	National
2011	5,703	306,603,772
2020	5,833	326,569,308
Growth Rate	2.3%	6.5%
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Families		
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2011	1,736	76,507,230
2020	1,194	79,849,830
Family Growth Rate		4.4%

Age Distribution/Gender Ratio		as of 2020 U.S. Census
Age	Zip 65556	National
0-4	6.2%	6.0%
5-9	6.1%	6.1%
10-14	6.8%	6.5%
15-19	5.8%	6.5%
20-24	5.3%	6.7%
25-44	21.6%	26.5%
45-64	25.4%	25.6%
65-84	19.5%	14.1%
85+	3.4%	2.0%
Gender Ratio		
Male Ratio	49.3%	49.2%
Female Ratio	50.7%	50.8%

Household Income		as of 2020 U.S. Census
Income	Zip 65556	National
% < \$25K	24.9%	18.4%
% \$25K-50K	36.9%	20.6%
% \$50K-100K	22.5%	30.0%
% \$100K-150K	10.3%	15.6%
% >\$150K	2.3%	7.1%

Median Household Income		as of 2020 U.S. Census
Year	Zip 65556	National
2020	\$40,615	\$64,994
Per Capita Income	\$24,544	\$34,299

Household Centile		as of 2020 U.S. Census
National		14.9%
State		23.4%

Subject Property Location

Property Address

City, State & Zip

County

Mailing Address

RICHLAND, MO 65556

PULASKI COUNTY

30131 RANCH LN, RICHLAND, MO 65556-7426

Property Use

Parcel Number

Report Date: 09/29/2025

Order ID: R196964208

Rural/Agricultural - Vacant Land

12-9.0-31-000-000-001.000

Subject Property

Address	30107 RANCH LN, WAYNESVILLE, MO 65583			APN	12-9.0-31-000-000-001.002
Owner	KELLEY JACK & JERI			Lot Size (SF/AC)	217,800/5
Bedrooms	0	Year Built	2000	Living Area (SF)	1,976
Bathrooms/Partial	1/1	Garage/No. of Cars	Garage/8	Phones	

Nearby Neighbor #1

Address	30111 & 30115 RANCH LN, RICHLAND, MO 65556			APN	12-9.0-31-000-000-001.003
Owner	RAY ALBERT DOYLE			Lot Size (SF/AC)	243,936/5.6
Bedrooms	0	Year Built	1997	Living Area (SF)	1,624
Bathrooms/Partial		Garage/No. of Cars	Carport/1	Phones	

Nearby Neighbor #2

Address	30121 RANCH LN, RICHLAND, MO 65556			APN	12-9.0-31-000-000-001.006
Owner	PEACEFUL VALLEY LLC			Lot Size (SF/AC)	56,628/1.3
Bedrooms	0	Year Built	1998	Living Area (SF)	6,480
Bathrooms/Partial		Garage/No. of Cars	Garage/21	Phones	

Nearby Neighbor #3

Address	30125 RANCH LN, RICHLAND, MO 65556			APN	12-9.0-32-000-000-003.000
Owner	HENSON CASEY D			Lot Size (SF/AC)	3,484,800/80
Bedrooms	0	Year Built	1974	Living Area (SF)	1,440
Bathrooms/Partial	1/1	Garage/No. of Cars		Phones	

Nearby Neighbor #4

Address	30131 RANCH LN, RICHLAND, MO 65556			APN	12-9.0-31-000-000-001.001
Owner	RAY JAMES & GERALDINE			Lot Size (SF/AC)	87,120/2
Bedrooms	0	Year Built	1993	Living Area (SF)	1,884
Bathrooms/Partial	1/1	Garage/No. of Cars	Attached Garage	Phones	

Nearby Neighbor #5

Address	24326 HWY 133 & 30231 RANCH LN, RICHLAND, MO 65556			APN	12-9.0-31-000-000-007.000
Owner	BECKER GLENN & MARTHA			Lot Size (SF/AC)	4,512,816/103.6
Bedrooms	3	Year Built	1998	Living Area (SF)	1,144
Bathrooms/Partial		Garage/No. of Cars	Garage/1	Phones	

Nearby Neighbor #6

Address	23780 S HIGHWAY 133, RICHLAND, MO 65556			APN	12-9.0-30-000-000-019.000
Owner	ZEIGENBEIN CASEY D			Lot Size (SF/AC)	5,357,880/123
Bedrooms	3	Year Built	1930	Living Area (SF)	1,428
Bathrooms/Partial	1/1	Garage/No. of Cars	Carport/1	Phones	

Nearby Neighbor #7

Address	23998 S HIGHWAY 133, RICHLAND, MO 65556			APN	12-9.0-31-000-000-003.001
Owner	PENTECOST RICHARD L			Lot Size (SF/AC)	1,224,036/28.1
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #8					
Address	30395 RANCH LN, RICHLAND, MO 65556			APN	12-9.0-31-000-000-002.001
Owner	WILLIAMS SARAH W & MICHAEL			Lot Size (SF/AC)	344,124/7.9
Bedrooms	0	Year Built	1988	Living Area (SF)	5,464
Bathrooms/Partial		Garage/No. of Cars	Attached Garage/3	Phones	

Nearby Neighbor #9					
Address	30557 RANCH LN, RICHLAND, MO 65556			APN	12-9.0-31-000-000-009.000
Owner	LANDRETH GUDRUN ROSWITHA			Lot Size (SF/AC)	444,312/10.2
Bedrooms	3	Year Built	1978	Living Area (SF)	1,557
Bathrooms/Partial	1/1	Garage/No. of Cars	Attached Garage/2	Phones	

Nearby Neighbor #10					
Address	23998 S HIGHWAY 133, RICHLAND, MO 65556			APN	12-9.0-30-000-000-019.002
Owner	PENTECOST RICHARD L			Lot Size (SF/AC)	196,020/4.5
Bedrooms	0	Year Built	2008	Living Area (SF)	1,216
Bathrooms/Partial	1/1	Garage/No. of Cars	Carport/1	Phones	

Nearby Neighbor #11					
Address	30410 ROSE LN, RICHLAND, MO 65556			APN	12-9.0-30-000-000-014.000
Owner	WOODARD ROY L & MARY ANN			Lot Size (SF/AC)	2,047,320/47
Bedrooms	0	Year Built	1991	Living Area (SF)	2,321
Bathrooms/Partial		Garage/No. of Cars	Attached Garage/2	Phones	

Nearby Neighbor #12					
Address	24310 S HIGHWAY 133, RICHLAND, MO 65556			APN	12-9.0-31-000-000-003.002
Owner	ALEXANDER ROY & JANICE			Lot Size (SF/AC)	43,560/1
Bedrooms	0	Year Built	1975	Living Area (SF)	912
Bathrooms/Partial	1/1	Garage/No. of Cars	Carport/2	Phones	

Nearby Neighbor #13					
Address	24350 RANGE LN, RICHLAND, MO 65556			APN	12-9.0-32-000-000-004.001
Owner	WARREN BRUCE & GENIECE			Lot Size (SF/AC)	605,484/13.9
Bedrooms	0	Year Built	2018	Living Area (SF)	4,320
Bathrooms/Partial	2/1	Garage/No. of Cars	Attached Garage/2	Phones	

Nearby Neighbor #14					
Address	HIGHWAY 133, RICHLAND, MO 65556			APN	12-9.0-31-000-000-007.001
Owner	WEBSTER BRIAN & JANELLE			Lot Size (SF/AC)	56,628/1.3
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #15					
Address	HWY 133, , MO 65556			APN	12-9.0-31-000-000-011.000
Owner	HONSSINGER-COFFMAN CYNTHIA & NANCY HONSSINGER			Lot Size (SF/AC)	7,448,760/171
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Subject Property Location

Report Date: 09/29/2025

Order ID: R196964209

Property Address

City, State & Zip

RICHLAND, MO 65556

County

PULASKI COUNTY

Mailing Address

30131 RANCH LN, RICHLAND, MO 65556-7426

Property Use

Rural/Agricultural - Vacant Land

Parcel Number

12-9.0-31-000-000-001.000

Public School Summary

School Name	Grades	Distance from Subject Property
Richland Elem.	Grade KG - Grade 6	3.14 miles
Laquey R-v Elem.	Prekindergarten - Grade 5	5.94 miles
Richland Jr. High	Grade 7 - Grade 8	3.14 miles
Richland High	Grade 9 - Grade 12	3.14 miles

RICHLAND ELEM.

Address	714 EAST JEFFERSON	Kindergarten	60
	RICHLAND, MO 65556-8202	Grade 1	49
Phone Number	573-765-3812	Grade 2	47
Distance from Subject Property	3.14 miles	Grade 3	40
Grades	Grade KG - Grade 6	Grade 4	48
Student Teacher Ratio	1:12.9	Grade 5	53
Full Time Equivalent Administrators	25.84	Grade 6	37
API Score	N/A	Total	334

LAQUEY R-V ELEM.

Address	27600 HWY AA	Prekindergarten	N/A
	LAQUEY, MO 65534-0130	Kindergarten	58
Phone Number	573-765-3245	Grade 1	50
Distance from Subject Property	5.94 miles	Grade 2	43
Grades	Prekindergarten - Grade 5	Grade 3	52
Student Teacher Ratio	1:10.1	Grade 4	55
Full Time Equivalent Administrators	31.53	Grade 5	56
API Score	N/A	Total	314

RICHLAND JR. HIGH

Address	714 EAST JEFFERSON	Grade 7	41
	RICHLAND, MO 65556-8202	Grade 8	44
Phone Number	573-765-3711	Total	85
Distance from Subject Property	3.14 miles		
Grades	Grade 7 - Grade 8		
Student Teacher Ratio	1:15.5		
Full Time Equivalent Administrators	5.5		
API Score	N/A		

RICHLAND HIGH

Address	714 EAST JEFFERSON	Grade 9	56
	RICHLAND, MO 65556-8202	Grade 10	52
Phone Number	573-765-3711	Grade 11	50
Distance from Subject Property	3.14 miles	Grade 12	56
Grades	Grade 9 - Grade 12	Total	214
Student Teacher Ratio	1:11.1		
Full Time Equivalent Administrators	19.36		
API Score	N/A		

SCHOOL DISTRICTS

LAQUEY R-V

Address	PO BOX 130	Pupil Teacher Ratio	235.3:1	No of Teacher Aids	N/A
	LAQUEY, MO 65534-0130	Total Enrollment	706	No of Guidance Counselors	N/A
Phone Number	573-765-3716	No of High School Graduates	42	No of School Administrators	N/A
Grades	PK- 12	Number of Teachers	3.8	Number of Schools	3

RICHLAND R-IV

Address	714 E JEFFERSON	Pupil Teacher Ratio	12.7:1	No of Teacher Aids	13.0
	RICHLAND, MO 65556-8202	Total Enrollment	633	No of Guidance Counselors	1.9
Phone Number	573-765-3241	No of High School Graduates	58	No of School Administrators	3.0
Grades	KG- 12	Number of Teachers	50.1	Number of Schools	3

About

Public Schools

The Public School Report lists schools closest to the subject property. For a complete listing of schools in your area, please go to <http://www.nces.ed.gov/globallocator>.

API Index

The Academic Performance Index (API) measures academic performance and growth of schools, which includes results of the Stanford 9. The API reports a numeric scale that ranges from 200 to 1000. A school's score or position on the API indicates the level of a school's performance.