

Date: 09/29/2025
Property: 13028 HIGHWAY 28, DIXON, MO
65459-8106
APN: 07-1.0-01-000-000-004.000
County: PULASKI


Subject Property Location



Property Address	13028 HIGHWAY 28	Report Date: 09/29/2025
City, State & Zip	DIXON, MO 65459-8106	Order ID: R196954891
County	PULASKI COUNTY	
Mailing Address	13028 HIGHWAY 28, DIXON, MO 65459-8106	Property Use
Census Tract	4701.01	Single Family Residential
Thomas Bros Pg-Grid		Parcel Number
		07-1.0-01-000-000-004.000
		Latitude
		37.96754
		Longitude
		-92.091731

Legal Description Details City, Municipality, Township: UNION Sec/Twn/Rng/Mer: SEC 01 TWN 37N RNG 11W Brief Description: PT N2 NW4

Current Ownership Information *Source of Ownership data: Assessment Data	
Primary Owner Name(s)	BLACKBURN RICK
Vesting	

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

Property Characteristics					
	Bedrooms		Year Built	1995	Living Area (SF)
	Bathrooms/Partial	1/1	Garage/No. of Cars	Attached Garage/3	Price (\$/SF)
	Total Rooms		Stories/Floors	2 Stories w/ Basement	Lot Size (SF/AC)
	Construction Type	Frame	No. of Units		Fireplace
	Exterior Walls	Aluminum siding	No. of Buildings	2	Pool
	Roof Material/Type	Asphalt/Gable	Basement Type/Area	Full Basement	Heat Type
	Foundation Type	Concrete	Style		A/C
	Property Type	Residential	View		Elevator
	Land Use	Single Family Residential			Zoning

Assessment & Taxes					
	Assessment Year	2024	Tax Year	2019	Tax Exemption
	Total Assessed Value	\$69,530	Tax Amount	\$2,664.47	Tax Rate Area
	Land Value	\$1,411	Tax Account ID		PR1L
	Improvement Value	\$68,119	Tax Status		
	Improvement Ratio	97.97%	Delinquent Tax Year		
	Total Value		\$407,441	Market Improvement Value	\$398,601
	Market Land Value		\$8,840	Market Value Year	2023

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

Loan Officer Insights
No details available

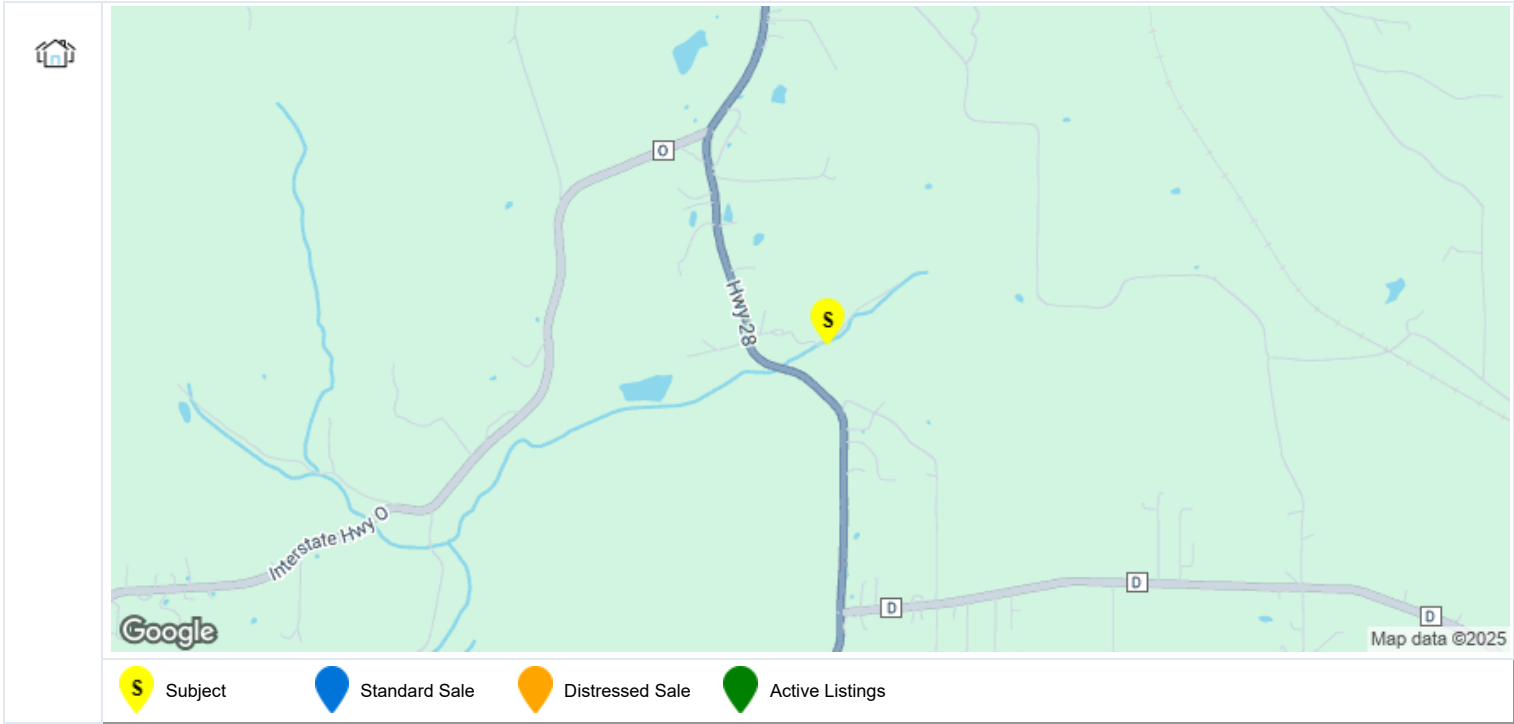
Subject Property Location

Property Address 13028 HIGHWAY 28
City, State & Zip DIXON, MO 65459-8106

Report Date: 09/29/2025
Order ID: R196954892
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

13028 HIGHWAY 28

DIXON, MO 65459-8106

PULASKI COUNTY

13028 HIGHWAY 28, DIXON, MO 65459-8106

Report Date: 09/29/2025

Order ID: R196954893






Property Use



Single Family Residential

Parcel Number

07-1.0-01-000-004.000

Transaction Summary							
Trans ID	Recording Date	Document Type	Document Description	Sale Price*/ Loan Amount <small>*Estimated</small>	Document Number	Buyer / Borrower	Seller
1	06/17/2015	Deed			201502911		
2	05/30/2006	Mortgage	Conventional	\$178,595	2006-03967	BLACKBURN, RICK D; BLACKBURN, CONNIE C	

Transaction History Legend			
	Transfer		Mortgage
	Foreclosure Activity		Mortgage Release
			Mortgage Assignment

Transaction Details						
Transfer						
	Transaction ID	1	Recorder Doc Number	201502911	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	06/17/2015	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	UNION
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	SEC 01 TWN 37N RNG 11W
Legal Brief Description/ Unit/ Phase/ Tract			PT N2 NW4/ / /		Title Company Name	
Mortgage						
	Transaction ID	2	Recorder Doc Number	2006-03967	Recorder Book/Page	
	Mortgage Date	05/25/2006	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$178,595	Document Description	Conventional	1st Periodic Floor Rate	
	Loan Type	Conventional	Recording Date	05/30/2006	1st Periodic Cap Rate	
	Origination Lender Name	TOWN & COUNTRY BANK	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Bank	First Rate Change Date		Change Index	
	Type Financing		Maturity Date		IO Period	
	Borrower 1	BLACKBURN, RICK D	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	BLACKBURN, CONNIE C	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					

Subject Property Location

Property Address 13028 HIGHWAY 28
City, State & Zip DIXON, MO 65459-8106
County PULASKI COUNTY
Mailing Address 13028 HIGHWAY 28, DIXON, MO 65459-8106
Owner Name BLACKBURN RICK

Report Date: 09/29/2025
Order ID: R196954894

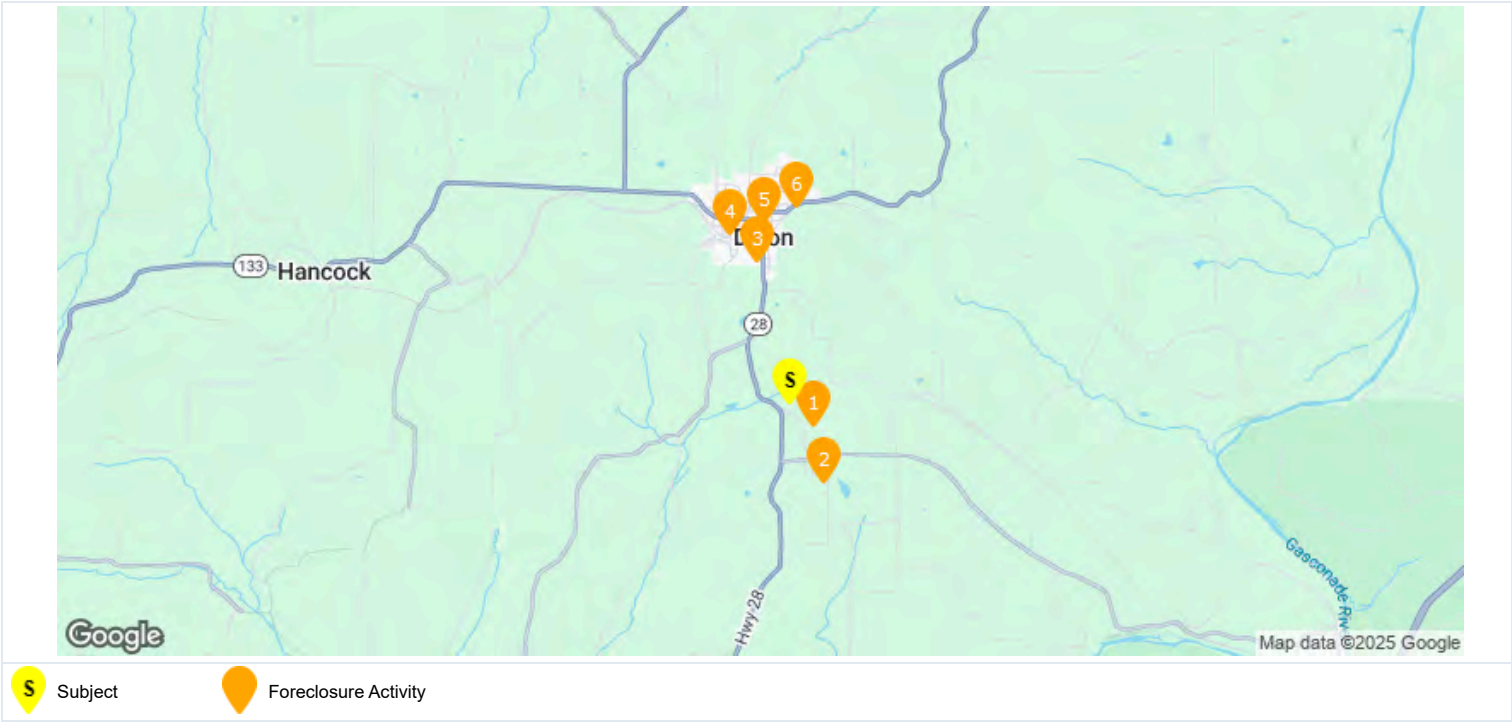
Property Use Single Family Residential
Parcel Number 07-1.0-01-000-000-004.000



S Subject

Subject Property Location

Property Address	13028 HIGHWAY 28	Report Date: 09/29/2025
City, State & Zip	DIXON, MO 65459-8106	Order ID: R196954895
County	PULASKI COUNTY	
Mailing Address	13028 HIGHWAY 28, DIXON, MO 65459-8106	
Property Use	Single Family Residential	
Parcel Number	07-1.0-01-000-000-004.000	



Neighborhood Foreclosure Activity

1. Property Address	13416 COLORADO RD DIXON, MO 65459-7019
Notice of Sale	07/09/2025
Auction Date	08/04/2025
2. Property Address	13830 COLORADO RD DIXON, MO 65459-8266
Notice of Sale	01/29/2025
Auction Date	02/25/2025
3. Property Address	305 W CHESTNUT ST DIXON, MO 65459-9406
Notice of Sale	02/04/2025
Auction Date	03/04/2025
4. Property Address	209 MAPLE ST DIXON, MO 65459-8061
Notice of Sale	06/03/2025
Auction Date	06/30/2025
5. Property Address	300 W 5TH ST DIXON, MO 65459-9321
Notice of Sale	09/04/2024
Auction Date	10/01/2024
6. Property Address	207 SUNSET RD DIXON, MO 65459-7532
Notice of Sale	08/14/2025
Auction Date	09/08/2025

Subject Property Location			Report Date: 09/29/2025
Property Address	13028 HIGHWAY 28		Order ID: R196954896
City, State & Zip	DIXON, MO 65459-8106		
County	PULASKI COUNTY	Property Use	Single Family Residential
Mailing Address	13028 HIGHWAY 28, DIXON, MO 65459-8106	Parcel Number	07-1.0-01-000-000-004.000

Population		
Year	Zip 65459	National
2011	7,628	306,603,772
2020	7,310	326,569,308
Growth Rate		6.5%
Growth Centile	33.5%	62.5%

Households		
Year	Zip 65459	National
2011	2,975	114,761,359
2020	2,426	122,354,219
Household Growth Rate		6.6%
Average Household Size	3.0	2.6

Families		
Year	Zip 65459	National
2011	2,110	76,507,230
2020	1,725	79,849,830
Family Growth Rate		4.4%

Age Distribution/Gender Ratio		as of 2020 U.S. Census
Age	Zip 65459	National
0-4	5.2%	6.0%
5-9	7.7%	6.1%
10-14	6.4%	6.5%
15-19	5.3%	6.5%
20-24	12.6%	6.7%
25-44	22.8%	26.5%
45-64	23.7%	25.6%
65-84	14.4%	14.1%
85+	1.9%	2.0%
Gender Ratio		
Male Ratio	54.7%	49.2%
Female Ratio	45.3%	50.8%

Household Income		as of 2020 U.S. Census
Income	Zip 65459	National
% < \$25K	22.9%	18.4%
% \$25K-50K	25.1%	20.6%
% \$50K-100K	30.7%	30.0%
% \$100K-150K	13.6%	15.6%
% >\$150K	4.2%	7.1%

Median Household Income		as of 2020 U.S. Census
Year	Zip 65459	National
2020	\$53,333	\$64,994
Per Capita Income	\$22,844	\$34,299

Household Centile		as of 2020 U.S. Census
National		40.3%
State		57.2%

Subject Property Location

Property Address 13028 HIGHWAY 28
City, State & Zip DIXON, MO 65459-8106
County PULASKI COUNTY
Mailing Address 13028 HIGHWAY 28, DIXON, MO 65459-8106

Report Date: 09/29/2025

Order ID: R196954897

Property Use Single Family Residential
Parcel Number 07-1.0-01-000-000-004.000

Subject Property

Address	13028 HIGHWAY 28, DIXON, MO 65459			APN	07-1.0-01-000-000-004.000
Owner	BLACKBURN RICK			Lot Size (SF/AC)	1,023,660/23.5
Bedrooms	0	Year Built	1995	Living Area (SF)	5,832
Bathrooms/Partial	1/1	Garage/No. of Cars	Attached Garage/3	Phones	(573) 759-7964

Nearby Neighbor #1

Address	13154 HIGHWAY 28, DIXON, MO 65459			APN	07-1.0-01-000-000-002.001
Owner	MERCER MARSHA			Lot Size (SF/AC)	60,984/1.4
Bedrooms	0	Year Built	1983	Living Area (SF)	1,232
Bathrooms/Partial	1/1	Garage/No. of Cars	Carport/2	Phones	

Nearby Neighbor #2

Address	13152 HIGHWAY 28, DIXON, MO 65459			APN	07-1.0-01-000-000-002.002
Owner	WHITE JOSEPH & MARGOT			Lot Size (SF/AC)	56,628/1.3
Bedrooms	0	Year Built	1984	Living Area (SF)	1,344
Bathrooms/Partial	1/1	Garage/No. of Cars	Attached Garage/2	Phones	

Nearby Neighbor #3

Address	13018 HIGHWAY 28, DIXON, MO 65459			APN	07-1.0-01-000-000-005.000
Owner	RUSSELL EDWARD R & MARSHA J			Lot Size (SF/AC)	252,648/5.8
Bedrooms	0	Year Built	1974	Living Area (SF)	2,548
Bathrooms/Partial	1/1	Garage/No. of Cars	Attached Garage/2	Phones	

Nearby Neighbor #4

Address	13240 COLORADO RD, DIXON, MO 65459			APN	07-1.0-01-000-000-002.000
Owner	SINDEN GAY L			Lot Size (SF/AC)	217,800/5
Bedrooms	0	Year Built	1991	Living Area (SF)	2,194
Bathrooms/Partial	1/1	Garage/No. of Cars	Attached Garage/2	Phones	

Nearby Neighbor #5

Address	14010 COBRA DR, DIXON, MO 65459			APN	02-7.0-35-000-000-025.001
Owner	ANDERSON DEBRA & ROBERT BURTON			Lot Size (SF/AC)	30,492/.7
Bedrooms	0	Year Built	1992	Living Area (SF)	3,408
Bathrooms/Partial	1/1	Garage/No. of Cars	Attached Garage/3	Phones	

Nearby Neighbor #6

Address	13260 COLORADO RD, DIXON, MO 65459			APN	07-1.0-01-000-000-002.003
Owner	SINDEN GAY LYNN & PAUL			Lot Size (SF/AC)	1,724,976/39.6
Bedrooms	0	Year Built	2012	Living Area (SF)	2,167
Bathrooms/Partial		Garage/No. of Cars	Attached Garage/2	Phones	

Nearby Neighbor #7

Address	14080 COBRA DR, DIXON, MO 65459			APN	02-7.0-35-000-000-025.000
Owner	ANDERSON JODIE & CORINNA			Lot Size (SF/AC)	47,916/1.1
Bedrooms	0	Year Built	1994	Living Area (SF)	3,073
Bathrooms/Partial	1/1	Garage/No. of Cars	Attached Garage/2	Phones	

Nearby Neighbor #8					
Address	13254 COLORADO RD, DIXON, MO 65459			APN	07-1.0-01-000-000-008.000
Owner	LUMPKIN LARRY & SANDRA			Lot Size (SF/AC)	95,832/2.2
Bedrooms	0	Year Built	1973	Living Area (SF)	1,490
Bathrooms/Partial	1/1	Garage/No. of Cars		Phones	

Nearby Neighbor #9					
Address	14011 COBRA DR, DIXON, MO 65459			APN	02-7.0-35-000-000-025.003
Owner	SMITH ANDREW & BRITTANY			Lot Size (SF/AC)	60,984/1.4
Bedrooms	0	Year Built	1992	Living Area (SF)	3,720
Bathrooms/Partial		Garage/No. of Cars	Attached Garage/2	Phones	

Nearby Neighbor #10					
Address	13253 COLORADO RD, DIXON, MO 65459			APN	07-1.0-01-000-000-016.001
Owner	STRONG DARRELL & MARIANNE			Lot Size (SF/AC)	60,984/1.4
Bedrooms	0	Year Built	1960	Living Area (SF)	2,880
Bathrooms/Partial		Garage/No. of Cars	Attached Garage/2	Phones	

Nearby Neighbor #11					
Address	14085 HIGHWAY 28, DIXON, MO 65459			APN	02-7.0-35-000-000-025.002
Owner	ANDERSON JODIE & CORINNA			Lot Size (SF/AC)	21,780/.5
Bedrooms	0	Year Built	1900	Living Area (SF)	2,851
Bathrooms/Partial	2/1	Garage/No. of Cars		Phones	

Nearby Neighbor #12					
Address	13736 COWGILL RD, DIXON, MO 65459			APN	07-1.0-01-000-000-016.000
Owner	STRONG DARRELL & MARIANNE			Lot Size (SF/AC)	21,780/.5
Bedrooms	0	Year Built	1990	Living Area (SF)	2,688
Bathrooms/Partial	1/1	Garage/No. of Cars	Attached Garage/1	Phones	

Nearby Neighbor #13					
Address	13328 COLORADO RD, DIXON, MO 65459			APN	07-1.0-01-000-000-009.000
Owner	GOODMAN ETHAN & EMILY			Lot Size (SF/AC)	126,324/2.9
Bedrooms	0	Year Built	1973	Living Area (SF)	1,739
Bathrooms/Partial	1/1	Garage/No. of Cars	Detached Garage/5	Phones	(573) 247-5450

Nearby Neighbor #14					
Address	13710 COWGILL RD, DIXON, MO 65459			APN	07-1.0-01-000-000-016.005
Owner	BEASLEY DARIAN			Lot Size (SF/AC)	26,136/.6
Bedrooms	0	Year Built	1987	Living Area (SF)	1,248
Bathrooms/Partial	1/1	Garage/No. of Cars	Attached Garage/1	Phones	

Nearby Neighbor #15					
Address	13744 COWGILL RD, DIXON, MO 65459			APN	07-1.0-01-000-000-016.004
Owner	SAULPAUGH STUART D & NANCY L			Lot Size (SF/AC)	43,560/1
Bedrooms	0	Year Built	1989	Living Area (SF)	1,480
Bathrooms/Partial	1/1	Garage/No. of Cars	Attached Garage/2	Phones	

Subject Property Location

Property Address 13028 HIGHWAY 28
City, State & Zip DIXON, MO 65459-8106
County PULASKI COUNTY
Mailing Address 13028 HIGHWAY 28, DIXON, MO 65459-8106

Report Date: 09/29/2025

Order ID: R196954898

Property Use Single Family Residential
Parcel Number 07-1.0-01-000-000-004.000

Public School Summary

School Name	Grades	Distance from Subject Property
Dixon Elem.	Prekindergarten - Grade 5	2.02 miles
Waynesville East Elem.	Prekindergarten - Grade 2	10.76 miles
Dixon Middle	Grade 6 - Grade 8	1.97 miles
Dixon High	Grade 9 - Grade 12	1.60 miles

DIXON ELEM.

Address	102 NORTH PINE ST DIXON, MO 65459-0166	Prekindergarten	N/A
Phone Number	573-759-7163	Kindergarten	70
Distance from Subject Property	2.02 miles	Grade 1	77
Grades	Prekindergarten - Grade 5	Grade 2	86
Student Teacher Ratio	1:521.0	Grade 3	75
Full Time Equivalent Administrators	1	Grade 4	83
API Score	N/A	Grade 5	77
		Total	468

WAYNESVILLE EAST ELEM.

Address	1501 STATE RD F WAYNESVILLE, MO 65583-2835	Prekindergarten	N/A
Phone Number	573-774-6179	Kindergarten	314
Distance from Subject Property	10.76 miles	Grade 1	276
Grades	Prekindergarten - Grade 2	Grade 2	313
Student Teacher Ratio	1:15.4	Total	903
Full Time Equivalent Administrators	67.6		
API Score	N/A		

DIXON MIDDLE

Address	200 EAST 5TH ST DIXON, MO 65459-0166	Grade 6	89
Phone Number	573-759-7163	Grade 7	68
Distance from Subject Property	1.97 miles	Grade 8	80
Grades	Grade 6 - Grade 8	Total	237
Student Teacher Ratio	1:237.0		
Full Time Equivalent Administrators	1		
API Score	N/A		

DIXON HIGH

Address	300 EAST HIGH SCHOOL DR DIXON, MO 65459-0166	Grade 9	100
Phone Number	573-759-7163	Grade 10	63
Distance from Subject Property	1.60 miles	Grade 11	84
Grades	Grade 9 - Grade 12	Grade 12	78
Student Teacher Ratio	1:81.3	Total	325
Full Time Equivalent Administrators	4		
API Score	N/A		

SCHOOL DISTRICTS

DIXON R-I

Address	PO BOX A	Pupil Teacher Ratio	216.6:1	No of Teacher Aids	N/A
	DIXON, MO 65459-0166	Total Enrollment	1,083	No of Guidance Counselors	N/A
Phone Number	573-759-7163	No of High School Graduates	80	No of School Administrators	N/A
Grades	PK- 12	Number of Teachers	6	Number of Schools	3

WAYNESVILLE R-VI

Address	200 FLEETWOOD DR	Pupil Teacher Ratio	14.6:1	No of Teacher Aids	100.4
	WAYNESVILLE, MO 65583-2266	Total Enrollment	5,956	No of Guidance Counselors	17.0
Phone Number	573-774-6497	No of High School Graduates	340	No of School Administrators	16.7
Grades	PK- 12	Number of Teachers	408.9	Number of Schools	9

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.

Subject Property Location				Report Date: 09/29/2025	
Property Address	13028 HIGHWAY 28			Order ID: R196954899	
City, State & Zip	DIXON, MO 65459-8106				
County	PULASKI COUNTY				
Mailing Address	13028 HIGHWAY 28, DIXON, MO 65459-8106				
				Property Use	Single Family Residential
				Parcel Number	07-1.0-01-000-000-004.000

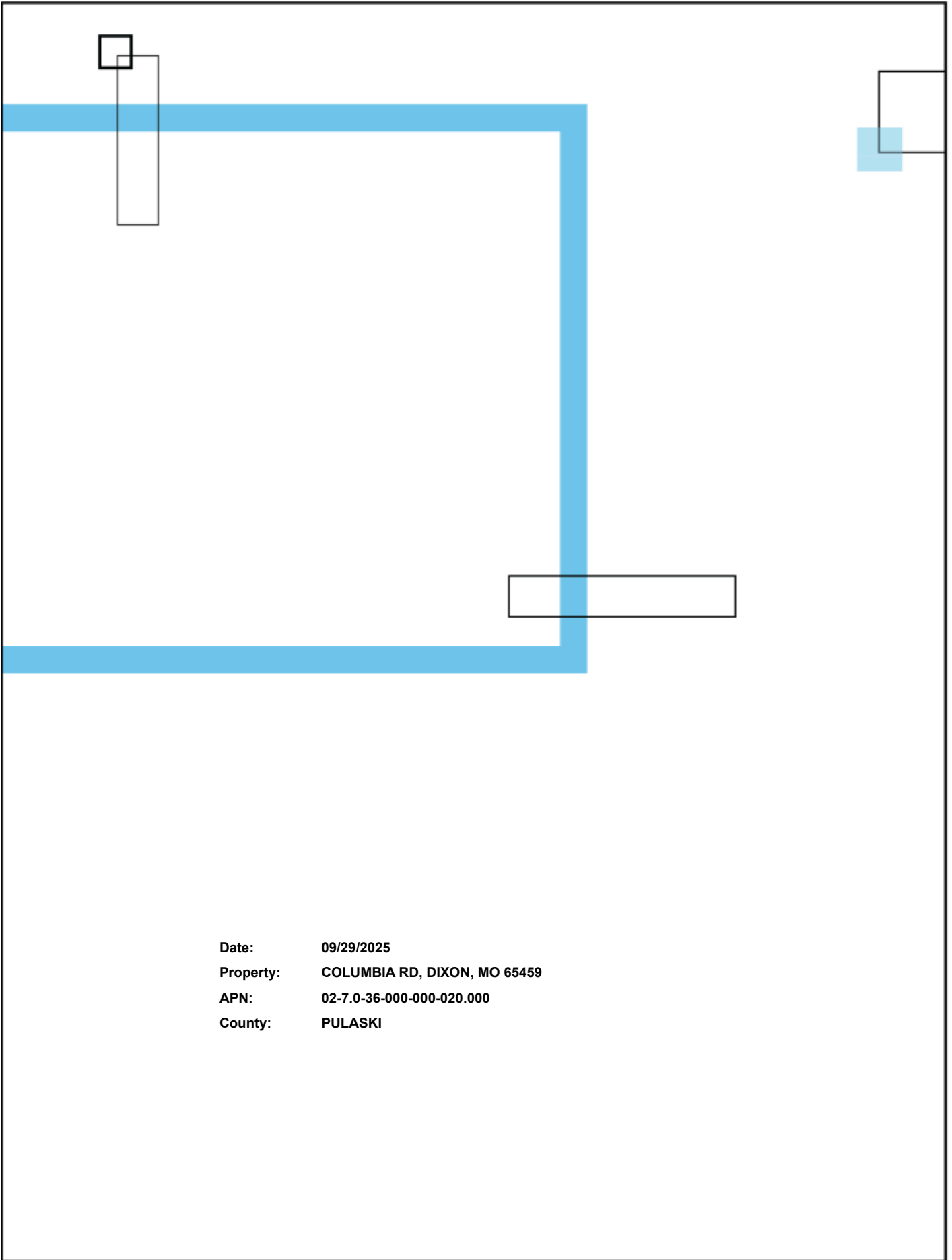
Private School Summary		
School Name	Grades	Distance from Subject Property
Maranatha Baptist Academy	Prekindergarten - Grade 12	11.39 miles

MARANATHA BAPTIST ACADEMY			
Address	200 ACORN DRIVE	Prekindergarten	25
	SAINT ROBERT, MO 65584-4690	Kindergarten	23
Phone Number	573-336-5972	Grade 1	15
Distance from Subject Property	11.39 miles	Grade 2	9
Gender	Coed	Grade 3	10
Grades	Prekindergarten - Grade 12	Grade 4	10
Affiliation	Baptist	Grade 5	5
Student Teacher Ratio	N/A	Grade 6	5
Full Time Equivalent Administrators	N/A	Grade 7	5
		Grade 8	4
		Grade 9	3
		Grade 10	2
		Grade 11	2
		Grade 12	3
		Total	121

About
Private Schools
As private schools are not subject to district boundaries, we list up to 15 of the schools closest to the subject property within a five mile radius of the subject property.

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Date: 09/29/2025
Property: COLUMBIA RD, DIXON, MO 65459
APN: 02-7.0-36-000-000-020.000
County: PULASKI

Subject Property Location

Property Address	COLUMBIA RD	Report Date: 09/29/2025
City, State & Zip	DIXON, MO 65459	Order ID: R196954946
County	PULASKI COUNTY	
Mailing Address	13028 HIGHWAY 28, DIXON, MO 65459-8106	Property Use
Census Tract	4701.01	Agricultural / Rural (General)
Thomas Bros Pg-Grid		Parcel Number
		02-7.0-36-000-000-020.000
		Latitude
		37.971604
		Longitude
		-92.084491

Legal Description Details City, Municipality, Township: UNION Sec/Twn/Rng/Mer: SEC 36 TWN 38N RNG 11W Brief Description: PT S2 SE4 PT E2 SW4 PT SW SW4

Current Ownership Information *Source of Ownership data: Assessment Data	
Primary Owner Name(s)	BLACKBURN RICK
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)
	Bathrooms/Partial		Garage/No. of Cars		0
	Total Rooms		Stories/Floors		Price (\$/SF)
	Construction Type		No. of Units		Lot Size (SF/AC)
	Exterior Walls		No. of Buildings		5,218,488/119.8
	Roof Material/Type		Basement Type/Area		Fireplace
	Foundation Type		Style		Pool
	Property Type	Agricultural/Rural	View		Heat Type
	Land Use	Agricultural / Rural (General)			A/C
					Elevator
					Zoning

Assessment & Taxes					
	Assessment Year	2024	Tax Year	2019	Tax Exemption
	Total Assessed Value	\$2,051	Tax Amount	\$84.40	Tax Rate Area
	Land Value	\$1,979	Tax Account ID		PR1L
	Improvement Value	\$72	Tax Status		
	Improvement Ratio	3.51%	Delinquent Tax Year		
	Total Value		\$17,090	Market Improvement Value	\$600
	Market Land Value		\$16,490	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

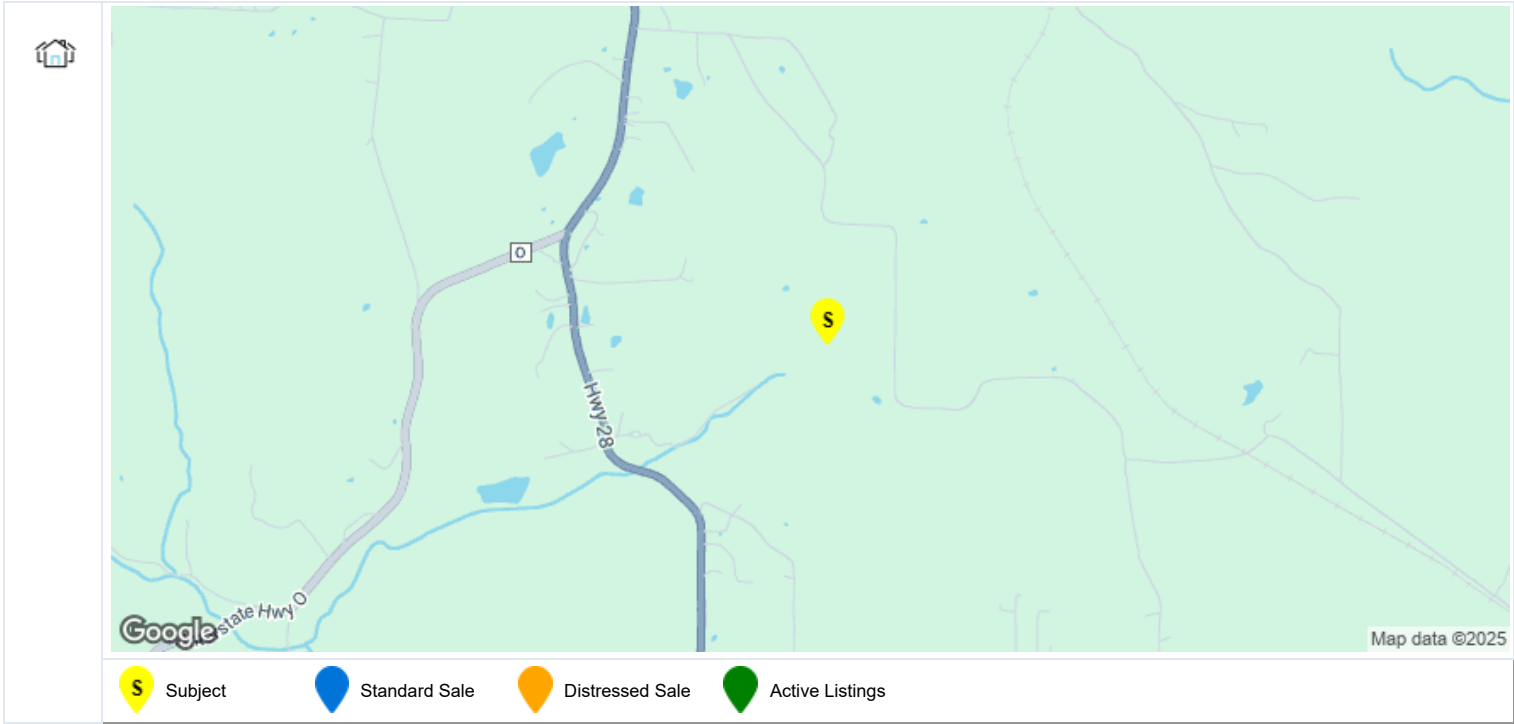
Property Address
City, State & Zip

COLUMBIA RD
DIXON, MO 65459

Report Date: 09/29/2025
Order ID: R196954947
County: PULASKI

Comparable Sales

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








Subject Property Location


Property Address COLUMBIA RD
City, State & Zip DIXON, MO 65459
County PULASKI COUNTY
Mailing Address 13028 HIGHWAY 28, DIXON, MO 65459-8106

Report Date: 09/29/2025
Order ID: R196954948

Property Use Agricultural / Rural (General)
Parcel Number 02-7.0-36-000-000-020.000

Transaction Summary							
Trans ID	Recording Date	Document Type	Document Description	Sale Price*/ Loan Amount <small>*Estimated</small>	Document Number	Buyer / Borrower	Seller
1	06/17/2015	Deed			201502911		

Transaction History Legend			
	Transfer		Mortgage
	Foreclosure Activity		Mortgage Release
			Mortgage Assignment

Transaction Details							
Transfer							
	Transaction ID	1	Recorder Doc Number	201502911	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	06/17/2015	Property Use	Agricultural / Rural (General)	
	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	UNION	
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	SEC 36 TWN 38N RNG 11W	
	Legal Brief Description/ Unit/ Phase/ Tract		PT S2 SE4 PT E2 SW4 PT SW SW4/ / /		Title Company Name		

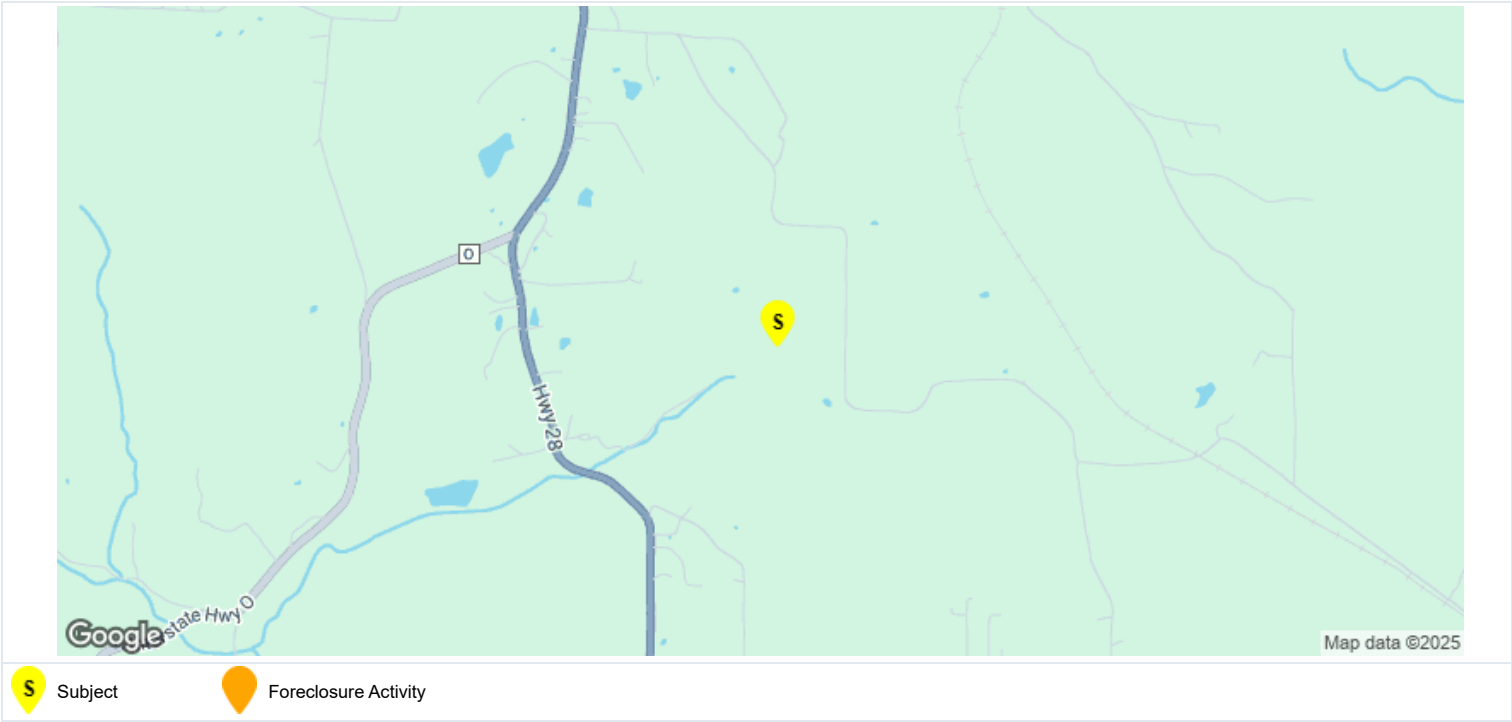
Subject Property Location		Report Date: 09/29/2025	
Property Address City, State & Zip County Mailing Address Owner Name	COLUMBIA RD	Property Use Parcel Number	Order ID: R196954949
	DIXON, MO 65459		
	PULASKI COUNTY		Agricultural / Rural (General)
	13028 HIGHWAY 28, DIXON, MO 65459-8106		02-7.0-36-000-000-020.000
BLACKBURN RICK			



S Subject

Subject Property Location

Property Address	COLUMBIA RD	Report Date: 09/29/2025
City, State & Zip	DIXON, MO 65459	Order ID: R196954950
County	PULASKI COUNTY	
Mailing Address	13028 HIGHWAY 28, DIXON, MO 65459-8106	
Property Use	Agricultural / Rural (General)	
Parcel Number	02-7.0-36-000-000-020.000	



Neighborhood Foreclosure Activity

No Foreclosure Activity Found.

Subject Property Location			Report Date: 09/29/2025
Property Address	COLUMBIA RD		Order ID: R196954951
City, State & Zip	DIXON, MO 65459		
County	PULASKI COUNTY	Property Use	Agricultural / Rural (General)
Mailing Address	13028 HIGHWAY 28, DIXON, MO 65459-8106	Parcel Number	02-7.0-36-000-000-020.000

Population		
Year	Zip 65459	National
2011	7,628	306,603,772
2020	7,310	326,569,308
Growth Rate		6.5%
Growth Centile	33.5%	62.5%

Households		
Year	Zip 65459	National
2011	2,975	114,761,359
2020	2,426	122,354,219
Household Growth Rate		6.6%
Average Household Size	3.0	2.6

Families		
Year	Zip 65459	National
2011	2,110	76,507,230
2020	1,725	79,849,830
Family Growth Rate		4.4%

Age Distribution/Gender Ratio		as of 2020 U.S. Census
Age	Zip 65459	National
0-4	5.2%	6.0%
5-9	7.7%	6.1%
10-14	6.4%	6.5%
15-19	5.3%	6.5%
20-24	12.6%	6.7%
25-44	22.8%	26.5%
45-64	23.7%	25.6%
65-84	14.4%	14.1%
85+	1.9%	2.0%
Gender Ratio		
Male Ratio	54.7%	49.2%
Female Ratio	45.3%	50.8%

Household Income		as of 2020 U.S. Census
Income	Zip 65459	National
% < \$25K	22.9%	18.4%
% \$25K-50K	25.1%	20.6%
% \$50K-100K	30.7%	30.0%
% \$100K-150K	13.6%	15.6%
% >\$150K	4.2%	7.1%

Median Household Income		as of 2020 U.S. Census
Year	Zip 65459	National
2020	\$53,333	\$64,994
Per Capita Income	\$22,844	\$34,299

Household Centile		as of 2020 U.S. Census
National		40.3%
State		57.2%

Subject Property Location

Property Address COLUMBIA RD
City, State & Zip DIXON, MO 65459
County PULASKI COUNTY
Mailing Address 13028 HIGHWAY 28, DIXON, MO 65459-8106

Report Date: 09/29/2025

Order ID: R196954952

Property Use Agricultural / Rural (General)
Parcel Number 02-7.0-36-000-000-020.000

Subject Property

Address	COLUMBIA RD, DIXON, MO 65459			APN	02-7.0-36-000-000-020.000
Owner	BLACKBURN RICK			Lot Size (SF/AC)	5,218,488/119.8
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #1

Address	13800 COLT DR, DIXON, MO 65459			APN	02-7.0-36-000-000-020.009
Owner	HANSEN ZANE B & AMY D			Lot Size (SF/AC)	888,624/20.4
Bedrooms	4	Year Built	1990	Living Area (SF)	4,085
Bathrooms/Partial	1	Garage/No. of Cars	Mixed/3	Phones	

Nearby Neighbor #2

Address	12475 COLUMBIA RD, DIXON, MO 65459			APN	02-7.0-36-000-000-020.006
Owner	YOAKUM RALPH BENNETT II & JESSICA			Lot Size (SF/AC)	213,444/4.9
Bedrooms	3	Year Built	2018	Living Area (SF)	3,111
Bathrooms/Partial	1	Garage/No. of Cars	Attached Garage/2	Phones	(573) 759-2573

Nearby Neighbor #3

Address	12503 COLUMBIA RD, DIXON, MO 65459			APN	02-7.0-36-000-000-019.000
Owner	MCNEIL KATHY			Lot Size (SF/AC)	161,172/3.7
Bedrooms	2	Year Built	1969	Living Area (SF)	1,120
Bathrooms/Partial	1/1	Garage/No. of Cars	Garage/5	Phones	

Nearby Neighbor #4

Address	13750 COLT DR, DIXON, MO 65459			APN	02-7.0-36-000-000-020.010
Owner	MARICONDA BEVERLY S & JOHN			Lot Size (SF/AC)	1,014,948/23.3
Bedrooms	3	Year Built	1989	Living Area (SF)	2,845
Bathrooms/Partial	1/1	Garage/No. of Cars	Carport/3	Phones	

Nearby Neighbor #5

Address	COLUMBIA RD, DIXON, MO 65459			APN	02-7.0-36-000-000-018.002
Owner	MCNEIL KATHY			Lot Size (SF/AC)	2,548,260/58.5
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #6

Address	13260 COLORADO RD, DIXON, MO 65459			APN	07-1.0-01-000-000-002.003
Owner	SINDEN GAY LYNN & PAUL			Lot Size (SF/AC)	1,724,976/39.6
Bedrooms	0	Year Built	2012	Living Area (SF)	2,167
Bathrooms/Partial		Garage/No. of Cars	Attached Garage/2	Phones	

Nearby Neighbor #7

Address	12303 COLUMBIA RD, DIXON, MO 65459			APN	02-7.0-36-000-000-016.000
Owner	SCHAFFNER JOHN			Lot Size (SF/AC)	261,360/6
Bedrooms	0	Year Built	1992	Living Area (SF)	1,216
Bathrooms/Partial	1/1	Garage/No. of Cars	Carport/1	Phones	

Nearby Neighbor #8					
Address	12875 COLUMBIA RD, DIXON, MO 65459			APN	07-1.0-01-000-000-001.000
Owner	PALMER ROLAND & VICTORIA			Lot Size (SF/AC)	3,484,800/80
Bedrooms	0	Year Built	2008	Living Area (SF)	1,972
Bathrooms/Partial	1/1	Garage/No. of Cars		Phones	

Nearby Neighbor #9					
Address	12800 HIGHWAY 28, DIXON, MO 65459			APN	02-7.0-36-000-000-021.000
Owner	MASSEY PAMELA J			Lot Size (SF/AC)	1,202,256/27.6
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #10					
Address	12500 COLUMBIA RD, DIXON, MO 65459			APN	02-7.0-36-000-000-018.003
Owner	MORGAN KAELA M & KEVIN WISEMAN			Lot Size (SF/AC)	217,800/5
Bedrooms	4	Year Built	1900	Living Area (SF)	2,761
Bathrooms/Partial	1/1	Garage/No. of Cars	Mixed/18	Phones	

Nearby Neighbor #11					
Address	13860 COLT DR, DIXON, MO 65459			APN	02-7.0-36-000-000-020.013
Owner	ALEXANDER NIKOLAS C & AMANDA L			Lot Size (SF/AC)	117,612/2.7
Bedrooms	3	Year Built	1989	Living Area (SF)	2,115
Bathrooms/Partial	1/1	Garage/No. of Cars	Detached Garage/2	Phones	(573) 201-4279

Nearby Neighbor #12					
Address	13855 COLT DR, DIXON, MO 65459			APN	02-7.0-36-000-000-020.012
Owner	SURIANI BARBARA & LEWIS			Lot Size (SF/AC)	100,188/2.3
Bedrooms	0	Year Built	2003	Living Area (SF)	2,380
Bathrooms/Partial	1/1	Garage/No. of Cars	Attached Garage/2	Phones	

Nearby Neighbor #13					
Address	HWY 28, DIXON, MO 65459			APN	07-1.0-01-000-000-005.001
Owner	ANDERSON JODIE & CORINNA			Lot Size (SF/AC)	100,188/2.3
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #14					
Address	13028 HIGHWAY 28, DIXON, MO 65459			APN	07-1.0-01-000-000-004.000
Owner	BLACKBURN RICK			Lot Size (SF/AC)	1,023,660/23.5
Bedrooms	0	Year Built	1995	Living Area (SF)	5,832
Bathrooms/Partial	1/1	Garage/No. of Cars	Attached Garage/3	Phones	(573) 759-7964

Nearby Neighbor #15					
Address	13900 COLT DR, DIXON, MO 65459			APN	02-7.0-36-000-000-020.008
Owner	RICHMOND CHRISTOPHER LEE & MARLENE J			Lot Size (SF/AC)	143,748/3.3
Bedrooms	4	Year Built	1988	Living Area (SF)	1,775
Bathrooms/Partial	2/1	Garage/No. of Cars	Attached Garage/2	Phones	

Subject Property Location

Property Address COLUMBIA RD
City, State & Zip DIXON, MO 65459
County PULASKI COUNTY
Mailing Address 13028 HIGHWAY 28, DIXON, MO 65459-8106

Report Date: 09/29/2025
Order ID: R196954953

Property Use Agricultural / Rural (General)
Parcel Number 02-7.0-36-000-000-020.000

Public School Summary		
School Name	Grades	Distance from Subject Property
Dixon Elem.	Prekindergarten - Grade 5	1.87 miles
Freedom Elem.	Grade 3 - Grade 6	11.18 miles
Dixon Middle	Grade 6 - Grade 8	1.73 miles
Dixon High	Grade 9 - Grade 12	1.37 miles

DIXON ELEM.			
Address	102 NORTH PINE ST	Prekindergarten	N/A
	DIXON, MO 65459-0166	Kindergarten	70
Phone Number	573-759-7163	Grade 1	77
Distance from Subject Property	1.87 miles	Grade 2	86
Grades	Prekindergarten - Grade 5	Grade 3	75
Student Teacher Ratio	1:521.0	Grade 4	83
Full Time Equivalent Administrators	1	Grade 5	77
API Score	N/A	Total	468

FREEDOM ELEM.			
Address	286 EASTLAWN AVE	Grade 3	284
	ST ROBERT, MO 65584-3702	Grade 4	313
Phone Number	573-451-2100	Grade 5	280
Distance from Subject Property	11.18 miles	Grade 6	337
Grades	Grade 3 - Grade 6	Total	1214
Student Teacher Ratio	1:17.3		
Full Time Equivalent Administrators	70.02		
API Score	N/A		

DIXON MIDDLE			
Address	200 EAST 5TH ST	Grade 6	89
	DIXON, MO 65459-0166	Grade 7	68
Phone Number	573-759-7163	Grade 8	80
Distance from Subject Property	1.73 miles	Total	237
Grades	Grade 6 - Grade 8		
Student Teacher Ratio	1:237.0		
Full Time Equivalent Administrators	1		
API Score	N/A		

DIXON HIGH			
Address	300 EAST HIGH SCHOOL DR	Grade 9	100
	DIXON, MO 65459-0166	Grade 10	63
Phone Number	573-759-7163	Grade 11	84
Distance from Subject Property	1.37 miles	Grade 12	78
Grades	Grade 9 - Grade 12	Total	325
Student Teacher Ratio	1:81.3		
Full Time Equivalent Administrators	4		
API Score	N/A		

SCHOOL DISTRICTS

DIXON R-I

Address	PO BOX A	Pupil Teacher Ratio	216.6:1	No of Teacher Aids	N/A
	DIXON, MO 65459-0166	Total Enrollment	1,083	No of Guidance Counselors	N/A
Phone Number	573-759-7163	No of High School Graduates	80	No of School Administrators	N/A
Grades	PK- 12	Number of Teachers	6	Number of Schools	3

WAYNESVILLE R-VI

Address	200 FLEETWOOD DR	Pupil Teacher Ratio	14.6:1	No of Teacher Aids	100.4
	WAYNESVILLE, MO 65583-2266	Total Enrollment	5,956	No of Guidance Counselors	17.0
Phone Number	573-774-6497	No of High School Graduates	340	No of School Administrators	16.7
Grades	PK- 12	Number of Teachers	408.9	Number of Schools	9

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.

Subject Property Location				Report Date: 09/29/2025	
Property Address	COLUMBIA RD			Order ID: R196954954	
City, State & Zip	DIXON, MO 65459				
County	PULASKI COUNTY			Property Use	Agricultural / Rural (General)
Mailing Address	13028 HIGHWAY 28, DIXON, MO 65459-8106			Parcel Number	02-7.0-36-000-000-020.000

Private School Summary		
School Name	Grades	Distance from Subject Property
Maranatha Baptist Academy	Prekindergarten - Grade 12	11.77 miles

MARANATHA BAPTIST ACADEMY			
Address	200 ACORN DRIVE	Prekindergarten	25
	SAINT ROBERT, MO 65584-4690	Kindergarten	23
Phone Number	573-336-5972	Grade 1	15
Distance from Subject Property	11.77 miles	Grade 2	9
Gender	Coed	Grade 3	10
Grades	Prekindergarten - Grade 12	Grade 4	10
Affiliation	Baptist	Grade 5	5
Student Teacher Ratio	N/A	Grade 6	5
Full Time Equivalent Administrators	N/A	Grade 7	5
		Grade 8	4
		Grade 9	3
		Grade 10	2
		Grade 11	2
		Grade 12	3
		Total	121

About
Private Schools
As private schools are not subject to district boundaries, we list up to 15 of the schools closest to the subject property within a five mile radius of the subject property.

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