

Date: 07/14/2025
Property: 11545 SLAUGHTER RD, LICKING,
MO 65542-9182
APN: 09-0.4-20-000-000-003
County: TEXAS

Subject Property Location

Property Address	11545 SLAUGHTER RD
City, State & Zip	LICKING, MO 65542-9182
County	TEXAS COUNTY
Mailing Address	1834 S VALLEYROAD AVE, SPRINGFIELD, MO 65804-2525
Census Tract	4801.01
Thomas Bros Pg-Grid	

Report Date: 07/14/2025
Order ID: R188725934

Property Use	Rural/Agricultural - Vacant Land
Parcel Number	09-0.4-20-000-000-003
Latitude	37.468512
Longitude	-91.941815

Legal Description Details District: 9R8 Sec/Twn/Rng/Mer: SEC 20 TWN 32 RNG 09 Brief Description: NWQ NEQ

Current Ownership Information <i>*Source of Ownership data: Assessment Data</i>	
Primary Owner Name(s)	FREEMAN SANDRA D
Vesting	et al

Latest Full Sale Information				
Primary Owner Name(s)	MCMINN JR, CLAUDE A		Sale Price*	
			*Estimated	
			Sale Date	11/17/2021
			Recording Date	11/19/2021
Vesting			Recorder Doc #	202104717
			Book/Page	2021/4717
Financing Details at Time of Purchase				
1	Loan Amount	\$100,000	Origination Lender Name	WEST PLAINS BANK & TRUST CO
	Loan Type	New Conventional	Recording Doc #	202104718

Property Characteristics					
	Bedrooms		Year Built		Living Area (SF)
	Bathrooms/Partial		Garage/No. of Cars		Price (\$/SF)
	Total Rooms		Stories/Floors		Lot Size (SF/AC)
	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		Tax Exemption
	Total Assessed Value	\$430	Tax Amount	\$.00	Tax Rate Area
	Land Value		Tax Account ID		
	Improvement Value		Tax Status		
	Improvement Ratio		Delinquent Tax Year		
	Total Value		\$3,570	Market Improvement Value	
	Market Land Value		\$3,570	Market Value Year	2023

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

Loan Officer Insights			
Trans.ID			
1	Loan Officer	MINDY TRAIL	NMLS#1308637
	Broker		NMLS#
	Loan Company	WEST PLAINS BANK AND TRUST COMPANY	NMLS#402086

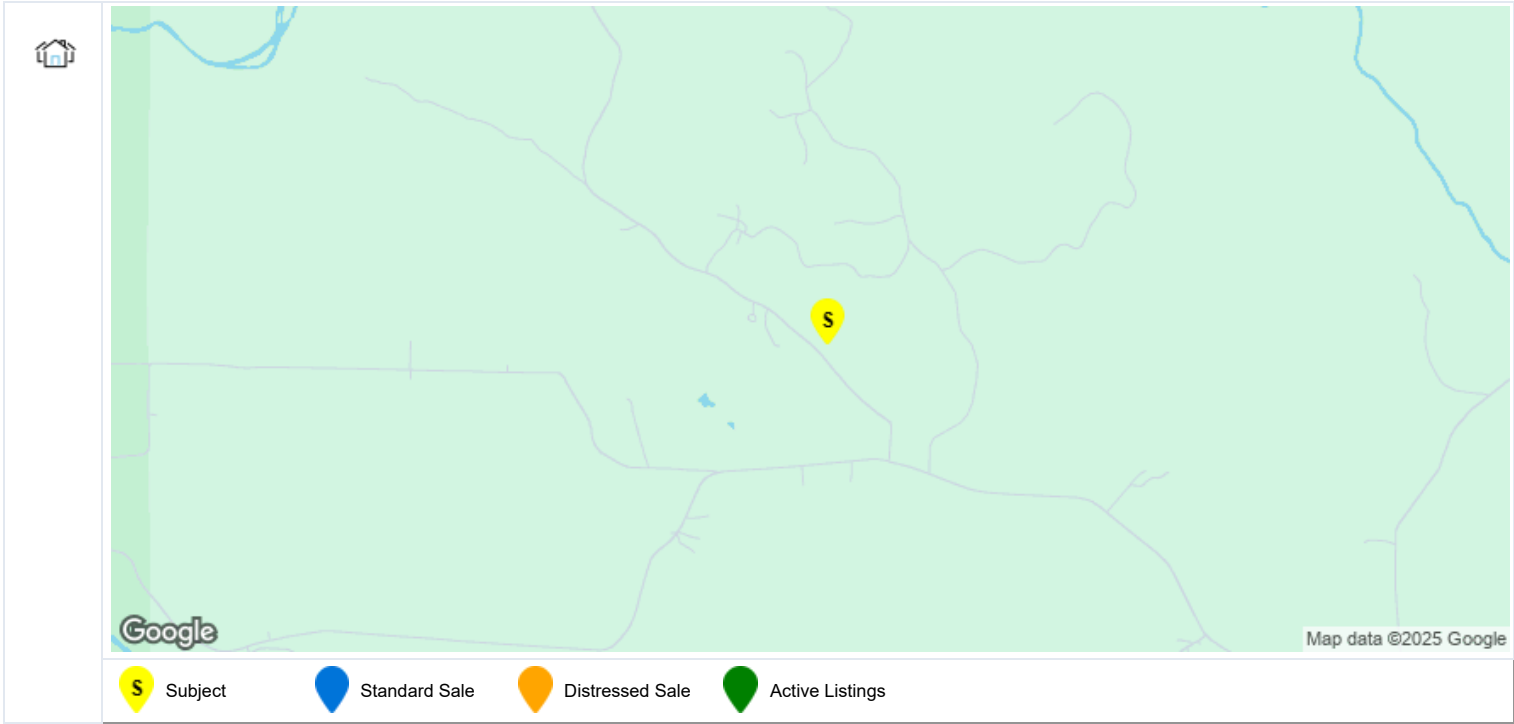
Subject Property Location

Property Address 11545 SLAUGHTER RD
City, State & Zip LICKING, MO 65542-9182

Report Date: 07/14/2025
Order ID: R188725935
County: TEXAS

Comparable Sales

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



Subject Property Location

Property Address

City, State & Zip

County

Mailing Address

11545 SLAUGHTER RD

LICKING, MO 65542-9182

TEXAS COUNTY

1834 S VALLEYROAD AVE, SPRINGFIELD, MO 65804-2525

Report Date: 07/14/2025

Order ID: R188725936






Property Use



Parcel Number

Rural/Agricultural - Vacant Land



09-0.4-20-000-000-003

Transaction Summary							
Trans ID	Recording Date	Document Type	Document Description	Sale Price*/ Loan Amount <small>*Estimated</small>	Document Number	Buyer / Borrower	Seller
1	07/13/2022	Release	Full Release with Legal Description		202202817	CLAUDE A MCMINN JR A SINGLE PERSON	
2	06/29/2022	Deed	Quit Claim Deed (non-arm's length)		202202625	FREEMAN, SANDRA D; WOODS, KELLY LEE	WATSKEY, JIM H; WATSKEY, CHAROLETTEN
3	11/19/2021	Mortgage	New Conventional	\$100,000	202104718	MCMINN JR, CLAUDE A	
4	11/19/2021	Deed	Warranty Deed		202104717	MCMINN JR, CLAUDE A	WATSKEY, JIM H; WATSKEY, CHAROLETTE N

Transaction History Legend			
	Transfer		Mortgage
	Foreclosure Activity		Mortgage Release
			Mortgage Assignment

Transaction Details						
Mortgage Release						
	Transaction ID	1	Recorder Doc Number	202202817	Loan Amount	
	Effective Date	07/08/2022	Document Type	Release	Origination Doc #	202104718
	Borrower(s) Name	CLAUDE A MCMINN JR A SINGLE PERSON	Document Description	Full Release with Legal Description	Origination Recording Date	11/19/2021
	Current Lender	WEST PLAINS BANK AND TRUST COMPANY A CORPORATION	Recording Date	07/13/2022	Original Lender	NOT PROVIDED
Transfer						
	Transaction ID	2	Recorder Doc Number	202202625	Partial Interest Transferred	
	Transfer Date	06/25/2022	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price* <small>*Estimated</small>		Document Description	Quit Claim Deed (non-arm's length)	Multiple APNs on Deed	
	Recorder Book/Page	2022/ 2625	Recording Date	06/29/2022	Property Use	
	Buyer 1	FREEMAN, SANDRA D	Buyer 1 Entity	Individual	Buyer Vesting	Joint Tenants with Right of Survivorship
	Buyer 2	WOODS, KELLY LEE	Buyer 2 Entity	Individual	Buyer Mailing Address	1834 S VALLEYROUND AVE, SPRINGFIELD, MO 65804
	Seller 1	WATSKEY, JIM H	Seller 1 Entity	Husband and Wife	Seller Mailing Address	
	Seller 2	WATSKEY, CHAROLETTEN	Seller 2 Entity	Husband and Wife	Legal City/ Muni/ Township	
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	NW4NE4 S20T32NR09W
	Legal Brief Description/ Unit/ Phase/ Tract				Title Company Name	NONE AVAILABLE

Transaction Details (cont.) (2)

Mortgage						
	Transaction ID	3	Recorder Doc Number	202104718	Recorder Book/Page	
	Mortgage Date	11/17/2021	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$100,000	Document Description	New Conventional	1st Periodic Floor Rate	
	Loan Type	New Conventional	Recording Date	11/19/2021	1st Periodic Cap Rate	
	Origination Lender Name	WEST PLAINS BANK & TRUST CO	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Bank	First Rate Change Date		Change Index	
	Type Financing		Maturity Date	12/01/2036	IO Period	
	Borrower 1	MCMINN JR, CLAUDE A	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
Transfer						
	Transaction ID	4	Recorder Doc Number	202104717	Partial Interest Transferred	
	Sale Date	11/17/2021	Document Type	Deed	Type of Transaction	Arms-Length Transfer
	Sale Price* <small>*Estimated</small>		Document Description	Warranty Deed	Multiple APNs on Deed	
	Recorder Book/Page	2021/ 4717	Recording Date	11/19/2021	Property Use	Rural/Agricultural - Vacant Land
	Buyer 1	MCMINN JR, CLAUDE A	Buyer 1 Entity	Individual	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	11626 NEVILL RD, MOUNTAIN GROVE, MO 65711-2641
	Seller 1	WATSKEY, JIM H	Seller 1 Entity	Husband and Wife	Seller Mailing Address	
	Seller 2	WATSKEY, CHAROLETTE N	Seller 2 Entity	Husband and Wife	Legal City/ Muni/ Township	
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	NW4NE4 S20T32NR09W
	Legal Brief Description/ Unit/ Phase/ Tract			Title Company Name		NONE AVAILABLE

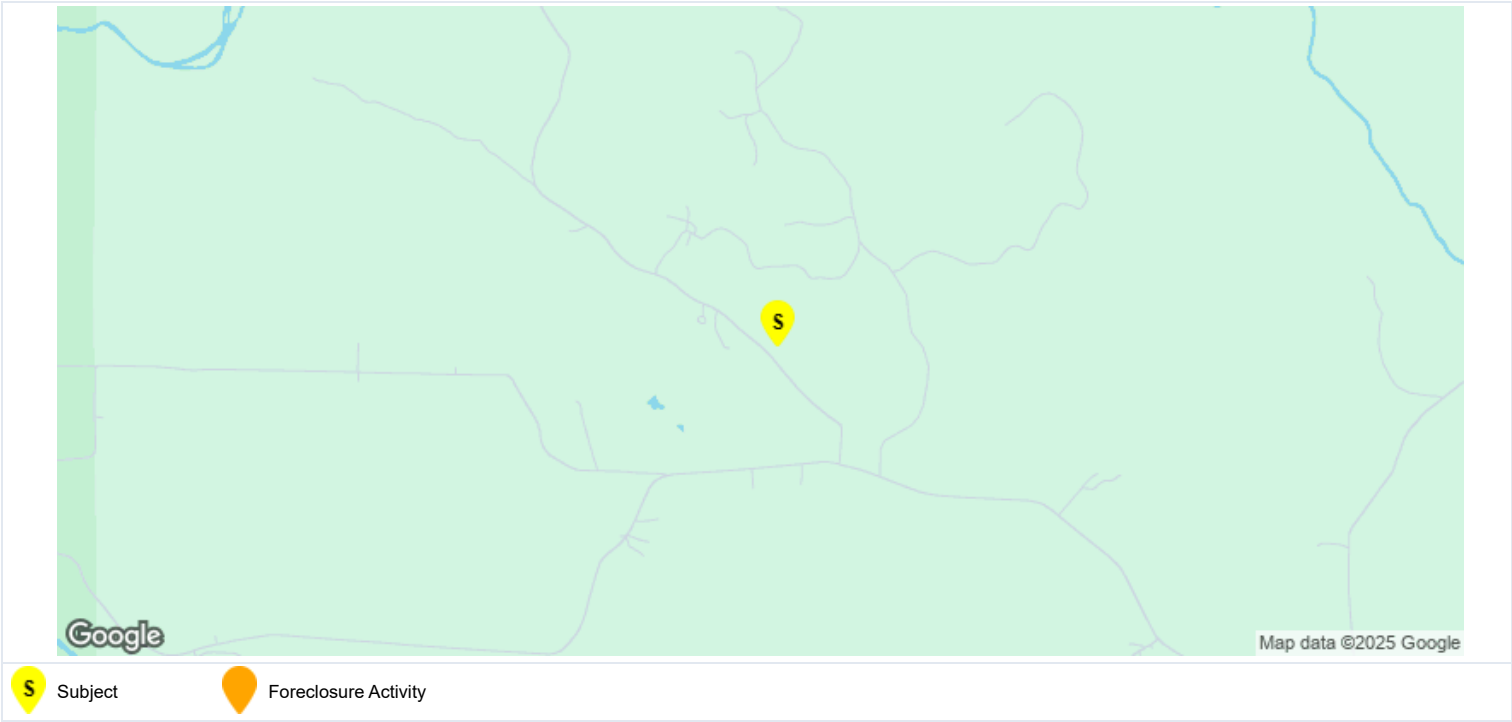
Subject Property Location		Report Date: 07/14/2025	
Property Address City, State & Zip County Mailing Address Owner Name	11545 SLAUGHTER RD	Property Use Parcel Number	Order ID: R188725937
	LICKING, MO 65542-9182		
	TEXAS COUNTY		Rural/Agricultural - Vacant Land
	1834 S VALLEYROAD AVE, SPRINGFIELD, MO 65804-2525		09-0.4-20-000-000-003
FREEMAN SANDRA D			



S Subject

Subject Property Location

Property Address	11545 SLAUGHTER RD	Report Date: 07/14/2025
City, State & Zip	LICKING, MO 65542-9182	Order ID: R188725938
County	TEXAS COUNTY	
Mailing Address	1834 S VALLEYROAD AVE, SPRINGFIELD, MO 65804-2525	Property Use Rural/Agricultural - Vacant Land
		Parcel Number 09-0.4-20-000-000-003



Neighborhood Foreclosure Activity

No Foreclosure Activity Found.

Subject Property Location			Report Date: 07/14/2025
Property Address	11545 SLAUGHTER RD		Order ID: R188725939
City, State & Zip	LICKING, MO 65542-9182		
County	TEXAS COUNTY	Property Use	Rural/Agricultural - Vacant Land
Mailing Address	1834 S VALLEYROAD AVE, SPRINGFIELD, MO 65804-2525	Parcel Number	09-0.4-20-000-000-003

Population		
Year	Zip 65542	National
2011	6,661	306,603,772
2020	6,587	326,569,308
Growth Rate		6.5%
Growth Centile	41.7%	62.5%

Households		
Year	Zip 65542	National
2011	2,066	114,761,359
2020	2,135	122,354,219
Household Growth Rate	3.3%	6.6%
Average Household Size	2.6	2.6

Families		
Year	Zip 65542	National
2011	1,298	76,507,230
2020	1,322	79,849,830
Family Growth Rate	1.8%	4.4%

Age Distribution/Gender Ratio		as of 2020 U.S. Census
Age	Zip 65542	National
0-4	6.3%	6.0%
5-9	7.4%	6.1%
10-14	6.2%	6.5%
15-19	4.6%	6.5%
20-24	4.9%	6.7%
25-44	27.1%	26.5%
45-64	24.7%	25.6%
65-84	17.4%	14.1%
85+	1.3%	2.0%
Gender Ratio		
Male Ratio	56.9%	49.2%
Female Ratio	43.1%	50.8%

Household Income		as of 2020 U.S. Census
Income	Zip 65542	National
% < \$25K	36.9%	18.4%
% \$25K-50K	24.0%	20.6%
% \$50K-100K	27.0%	30.0%
% \$100K-150K	8.1%	15.6%
% >\$150K	2.5%	7.1%

Median Household Income		as of 2020 U.S. Census
Year	Zip 65542	National
2020	\$34,637	\$64,994
Per Capita Income	\$17,117	\$34,299

Household Centile		as of 2020 U.S. Census
National		7.8%
State		10.3%

Subject Property Location

Property Address11545 SLAUGHTER RD
City, State & ZipLICKING, MO 65542-9182
CountyTEXAS COUNTY
Mailing Address1834 S VALLEYROAD AVE, SPRINGFIELD, MO 65804-2525

Report Date: 07/14/2025
Order ID: R188725940
Property UseRural/Agricultural - Vacant Land
Parcel Number09-0.4-20-000-000-003

Subject Property					
Address	11545 SLAUGHTER RD, LICKING, MO 65542			APN	09-0.4-20-000-000-003
Owner	FREEMAN SANDRA D			Lot Size (SF/AC)	1,058,944/24.31
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #1					
Address	11545 SLAUGHTER RD, LICKING, MO 65542			APN	09-0.4-20-000-000-003.01
Owner	SMITH DALE W & TRACY R			Lot Size (SF/AC)	495,713/11.38
Bedrooms	2	Year Built	1979	Living Area (SF)	1,456
Bathrooms/Partial		Garage/No. of Cars	Garage/2	Phones	

Nearby Neighbor #2					
Address	11573 SLAUGHTER RD, LICKING, MO 65542			APN	09-0.4-20-000-000-004.01
Owner	WOLFE DARRIS			Lot Size (SF/AC)	63,162/1.45
Bedrooms	1	Year Built	2009	Living Area (SF)	691
Bathrooms/Partial		Garage/No. of Cars	Garage/3	Phones	

Nearby Neighbor #3					
Address	SLAUGHTER RD LICKING, LICKING, MO 65542			APN	09-0.4-20-000-000-002
Owner	HOMESTEAD CROSSING INC			Lot Size (SF/AC)	2,624,490/60.25
Bedrooms	0	Year Built	2020	Living Area (SF)	1,200
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #4					
Address	11610 SLAUGHTER RD, LICKING, MO 65542			APN	09-0.4-17-000-000-001.05
Owner	PORTER ALFORD KENT SR (TRUSTEE)			Lot Size (SF/AC)	1,568,160/36
Bedrooms	1	Year Built	2010	Living Area (SF)	1,404
Bathrooms/Partial		Garage/No. of Cars		Phones	(573) 674-3600

Nearby Neighbor #5					
Address	11438 SLAUGHTER RD, LICKING, MO 65542			APN	09-0.4-20-000-000-002.01
Owner	PAWLAK MARK JOHN			Lot Size (SF/AC)	352,836/8.1
Bedrooms	3	Year Built	2022	Living Area (SF)	1,500
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #6					
Address	16563 HIGHWAY BB, LICKING, MO 65542			APN	09-0.4-20-000-000-005.02
Owner	ANDERSON JAMES L JR			Lot Size (SF/AC)	404,672/9.29
Bedrooms	1	Year Built	2023	Living Area (SF)	512
Bathrooms/Partial		Garage/No. of Cars		Phones	(706) 356-2547

Nearby Neighbor #7					
Address	16567 HIGHWAY BB, LICKING, MO 65542			APN	09-0.4-20-000-000-006
Owner	DOTSON RICHARD CAMERON			Lot Size (SF/AC)	467,834/10.74
Bedrooms	3	Year Built	1973	Living Area (SF)	1,683
Bathrooms/Partial		Garage/No. of Cars		Phones	(563) 613-0393

Nearby Neighbor #8					
Address	11585 SLAUGHTER RD, LICKING, MO 65542			APN	09-0.4-20-000-000-004
Owner	SMITH STANLEY			Lot Size (SF/AC)	3,288,780/75.5
Bedrooms	2	Year Built	1977	Living Area (SF)	1,200
Bathrooms/Partial		Garage/No. of Cars		Phones	(203) 418-7719

Nearby Neighbor #9					
Address	DECKER RD, LICKING, MO 65542			APN	09-0.4-20-000-000-005
Owner	FOSTER JENNIFER			Lot Size (SF/AC)	377,665/8.67
Bedrooms	3	Year Built	1976	Living Area (SF)	2,125
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #10					
Address	HWY BB LICKING, LICKING, MO 65542			APN	09-0.4-20-000-000-007
Owner	KORMANN PAMELA J			Lot Size (SF/AC)	136,778/3.14
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #11					
Address	HWY BB LICKING, LICKING, MO 65542			APN	09-0.4-20-000-000-015
Owner	MANGOL EUGENIA			Lot Size (SF/AC)	167,270/3.84
Bedrooms	3	Year Built	1972	Living Area (SF)	1,656
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #12					
Address	11410 SLAUGHTER RD, LICKING, MO 65542			APN	09-0.4-20-000-000-002.02
Owner	HOVIS JUDY			Lot Size (SF/AC)	295,337/6.78
Bedrooms	0	Year Built	2020	Living Area (SF)	600
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #13					
Address	16568 HIGHWAY BB, LICKING, MO 65542			APN	09-0.4-20-000-000-017
Owner	YODER MARTHA K			Lot Size (SF/AC)	397,267/9.12
Bedrooms	4	Year Built	1990	Living Area (SF)	1,883
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #14					
Address	16682 HIGHWAY BB, LICKING, MO 65542			APN	09-0.4-20-000-000-017.01
Owner	LONG AUBRY OSCAR & DOROTHEA			Lot Size (SF/AC)	494,842/11.36
Bedrooms	3	Year Built	1999	Living Area (SF)	1,786
Bathrooms/Partial		Garage/No. of Cars		Phones	(417) 217-0615

Nearby Neighbor #15					
Address	16520 HIGHWAY BB, LICKING, MO 65542			APN	09-0.4-20-000-000-013.02
Owner	KINDER JEFF & KELLY			Lot Size (SF/AC)	432,115/9.92
Bedrooms	3	Year Built	2004	Living Area (SF)	2,839
Bathrooms/Partial		Garage/No. of Cars	Garage/2	Phones	(573) 674-2446

Subject Property Location

Property Address 11545 SLAUGHTER RD
City, State & Zip LICKING, MO 65542-9182
County TEXAS COUNTY
Mailing Address 1834 S VALLEYROAD AVE, SPRINGFIELD, MO 65804-2525

Report Date: 07/14/2025

Order ID: R188725941

Property Use Rural/Agricultural - Vacant Land
Parcel Number 09-0.4-20-000-000-003

Public School Summary

School Name	Grades	Distance from Subject Property
Licking Elem.	Prekindergarten - Grade 6	4.88 miles
Success Elem.	Prekindergarten - Grade 8	9.07 miles
Houston Middle	Grade 6 - Grade 8	9.88 miles
Licking High	Grade 7 - Grade 12	5.05 miles

LICKING ELEM.

Address	125 COLLEGE AVE	Prekindergarten	N/A
	LICKING, MO 65542-0179	Kindergarten	59
Phone Number	573-674-3211	Grade 1	63
Distance from Subject Property	4.88 miles	Grade 2	58
Grades	Prekindergarten - Grade 6	Grade 3	66
Student Teacher Ratio	1:15.0	Grade 4	71
Full Time Equivalent Administrators	30.1	Grade 5	53
API Score	N/A	Grade 6	61
		Total	431

SUCCESS ELEM.

Address	10341 HWY 17	Prekindergarten	N/A
	SUCCESS, MO 65570-9605	Kindergarten	11
Phone Number	417-967-2597	Grade 1	10
Distance from Subject Property	9.07 miles	Grade 2	9
Grades	Prekindergarten - Grade 8	Grade 3	9
Student Teacher Ratio	1:9.5	Grade 4	11
Full Time Equivalent Administrators	11	Grade 5	11
API Score	N/A	Grade 6	12
		Grade 7	10
		Grade 8	11
		Total	94

HOUSTON MIDDLE

Address	423 WEST PINE	Grade 6	77
	HOUSTON, MO 65483-1147	Grade 7	64
Phone Number	417-967-3024	Grade 8	86
Distance from Subject Property	9.88 miles	Total	227
Grades	Grade 6 - Grade 8		
Student Teacher Ratio	1:15.9		
Full Time Equivalent Administrators	14.29		
API Score	N/A		

LICKING HIGH

Address	313 SOUTH MAIN	Grade 7	62
	LICKING, MO 65542-0149	Grade 8	71
Phone Number	573-674-2711	Grade 9	64
Distance from Subject Property	5.05 miles	Grade 10	60
Grades	Grade 7 - Grade 12	Grade 11	75
Student Teacher Ratio	1:13.1	Grade 12	68
Full Time Equivalent Administrators	30.54	Total	400
API Score	N/A		

SCHOOL DISTRICTS

HOUSTON R-I

Address	423 W PINE HOUSTON, MO 65483-1147	Pupil Teacher Ratio	12.5:1	No of Teacher Aids	15.5
		Total Enrollment	1,096	No of Guidance Counselors	3.0
Phone Number	417-967-3024	No of High School Graduates	75	No of School Administrators	3.5
Grades	PK- 12	Number of Teachers	88.2	Number of Schools	4

LICKING R-VIII

Address	PO BOX 179 LICKING, MO 65542-0179	Pupil Teacher Ratio	16.1:1	No of Teacher Aids	N/A
		Total Enrollment	851	No of Guidance Counselors	0.9
Phone Number	573-674-2911	No of High School Graduates	72	No of School Administrators	N/A
Grades	PK- 12	Number of Teachers	53.5	Number of Schools	2

SUCCESS R-VI

Address	10341 HWY 17 SUCCESS, MO 65570-9605	Pupil Teacher Ratio	9.5:1	No of Teacher Aids	6.0
		Total Enrollment	104	No of Guidance Counselors	0.5
Phone Number	417-967-2597	No of High School Graduates	N/A	No of School Administrators	N/A
Grades	PK- 08	Number of Teachers	11	Number of Schools	1

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.

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Property Address	11545 SLAUGHTER RD			Order ID: R188725942	
	LICKING, MO 65542-9182				
	TEXAS COUNTY				
County	TEXAS COUNTY			Property Use	Rural/Agricultural - Vacant Land
Mailing Address	1834 S VALLEYROAD AVE, SPRINGFIELD, MO 65804-2525			Parcel Number	09-0.4-20-000-000-003

Private School Summary		
School Name	Grades	Distance from Subject Property
Wellspring Christian School	Grade N/A - Grade N/A	10.84 miles

WELLSPRING CHRISTIAN SCHOOL			
Address	PO BOX 257	Total	24
	HOUSTON, MO 65483-0257		
Phone Number	417-967-4735		
Distance from Subject Property	10.84 miles		
Gender	Coed		
Grades	Grade N/A - Grade N/A		
Affiliation	Christian (no specific denomination)		
Student Teacher Ratio	N/A		
Full Time Equivalent Administrators	3		

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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