

	Beds	Full Baths	Half Baths	MLS Sale Price	MLS Sale Date
	1	1	N/A	\$18,500	09/30/2015
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	1,467	5,724,655	1880	SFR	

OWNER INFORMATION			
Owner Name	Strubberg Janette	Tax Billing City & State	Union, MO
Tax Billing Address	1960 High Hill Dr	Tax Billing Zip	63084
Tax Billing Address	1960 High Hill Dr	Tax Billing Zip+4	3858

COMMUNITY INSIGHTS			
Median Home Value	\$432,918	School District	WASHINGTON
Median Home Value Rating	6 / 10	Family Friendly Score	93 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	96 / 100	Walkable Score	23 / 100
Total Incidents (1 yr)	8	Q1 Home Price Forecast	\$446,802
Standardized Test Rank	59 / 100	Last 2 Yr Home Appreciation	16%

LOCATION INFORMATION			
School District	Washington	Zoning	ANU
Community College District	E	Zoning Description	Agriculture Non-Urban-Anu
Municipality	None	Within 250 Feet of Multiple Flood Zone	No
Zip Code	63090	Flood Zone Code	X
Census Tract	8004.03		

TAX INFORMATION			
Tax ID	17-3-072-0-000-041000	% Improved	57%
Parcel ID	1730720000041000	Tax Area	W
Legal Description	SW SW&N PT E1/2 SW		

ASSESSMENT & TAX			
Assessment Year	2023	2022	2021
Assessed Value - Total	\$16,196	\$14,546	\$14,546
Assessed Value - Land		\$6,195	\$6,195
Assessed Value - Improved		\$8,351	\$8,351
Market Value - Total	\$96,340	\$87,790	\$87,790
Market Value - Land	\$41,710	\$41,710	\$41,710
Market Value - Improved	\$54,630	\$46,080	\$46,080
Total Tax	Tax Year	Change (\$)	Change (%)
\$781	2021		
\$783	2022	\$2	0.31%
\$871	2023	\$88	11.25%

CHARACTERISTICS			
Lot Acres	131.42	Year Built	1880
Lot Sq Ft	5,724,655	Total Rooms	2
Land Use - Universal	SFR	Bedrooms	1
Land Use - County	Residential	Total Baths	1
# of Buildings	1	Full Baths	1
Stories	1	Total Living Area	1,467

FEATURES			
Feature Type	Unit	Size/Qty	Year Built
Barn - Flat	S	1,664	1900
Lean-To	S	624	1900

SELL SCORE			
Rating	Moderate	Value As Of	2025-02-23 04:38:07
Sell Score	518		

ESTIMATED VALUE			
RealAVM™	\$309,000	Confidence Score	61
RealAVM™ Range	\$263,800 - \$354,100	Forecast Standard Deviation	15
Value As Of	02/10/2025		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

RENTAL TRENDS			
Estimated Value	1963	Cap Rate	5.4%
Estimated Value High	2659	Forecast Standard Deviation (FSD)	0.35
Estimated Value Low	1267		

(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing Number	13052981	MLS Pending Date	09/16/2015
MLS Area	WASHINGTON SCHOOL	Closing Date	09/30/2015
MLS Status	Closed	Closing Price	\$18,500
MLS Status Change Date	09/30/2015	MLS Listing Agent	Fmaschri-Mary Jane Schriewer
MLS Listing Date	09/19/2013	MLS Listing Broker	RE/MAX GOLD FIRST
MLS Current List Price	\$22,500	MLS Selling Agent	Fmaschri-Mary Jane Schriewer
MLS Orig. List Price	\$38,900	MLS Selling Broker	RE/MAX GOLD FIRST

LAST MARKET SALE & SALES HISTORY			
Recording Date	05/26/2000	Deed Type	Deed (Reg)
Settle Date	Tax: 05/26/2000 MLS: 09/30/2015	Owner Name	Strubberg Janette
Document Number	1273-1006		

Recording Date	05/26/2000		
Nominal		Y	
Buyer Name	Obermark Adell	Obermark Adell	
Seller Name		Obermark Adell	
Document Number	1273-1006	527-559	
Document Type	Deed (Reg)	Deed (Reg)	

PROPERTY MAP

*Lot Dimensions are Estimated