

# 1045 Stone Hill Hwy, Hermann, MO 65041-1206, Gasconade County

APN: 02-7.0-35-001-019-022.000 CLIP: 2216046855

|   |                   |                   |                   |                   |                  |
|---|-------------------|-------------------|-------------------|-------------------|------------------|
|  | <b>Beds</b>       | <b>Full Baths</b> | <b>Half Baths</b> | <b>Sale Price</b> | <b>Sale Date</b> |
|   | <b>3</b>          | <b>1</b>          | <b>1</b>          | <b>N/A</b>        | <b>N/A</b>       |
|   | <b>Bldg Sq Ft</b> | <b>Lot Sq Ft</b>  | <b>Yr Built</b>   | <b>Type</b>       |                  |
|   | <b>1,533</b>      | <b>25,700</b>     | <b>1958</b>       | <b>SFR</b>        |                  |

| OWNER INFORMATION   |                            |                          |                    |
|---------------------|----------------------------|--------------------------|--------------------|
| Owner Name          | <b>Brown Bradley A</b>     | Tax Billing City & State | <b>Hermann, MO</b> |
| Owner Name 2        | <b>Brown Camille L</b>     | Tax Billing Zip          | <b>65041</b>       |
| Tax Billing Address | <b>1045 Stone Hill Hwy</b> | Tax Billing Zip+4        | <b>1206</b>        |
| Tax Billing Address | <b>1045 Stone Hill Hwy</b> | Owner Occupied           | <b>Yes</b>         |

| COMMUNITY INSIGHTS  |                  |                             |                          |
|---|------------------|-----------------------------|--------------------------|
| Median Home Value   | <b>\$307,825</b> | School District             | <b>GASCONADE CO. R-I</b> |
| Median Home Value Rating  | <b>4 / 10</b>    | Family Friendly Score       | <b>53 / 100</b>          |
| Total Crime Risk Score (for the neighborhood, relative to the nation) | <b>56 / 100</b>  | Walkable Score              | <b>44 / 100</b>          |
| Total Incidents (1 yr)  | <b>30</b>        | Q1 Home Price Forecast      | <b>\$311,992</b>         |
| Standardized Test Rank  | <b>56 / 100</b>  | Last 2 Yr Home Appreciation | <b>32%</b>               |

| LOCATION INFORMATION |                  |  |                |
|----------------------|------------------|--|----------------|
| School District      | <b>Hermann</b>   | Carrier Route                          | <b>R004</b>    |
| Municipality         | <b>Hermann</b>   | Census Tract                           | <b>9601.00</b> |
| Subdivision          | <b>Stark Sub</b> | Within 250 Feet of Multiple Flood Zone | <b>No</b>      |
| Zip Code             | <b>65041</b>     | Flood Zone Code                        | <b>X</b>       |

| TAX INFORMATION   |  |                    |             |
|-------------------|--|--------------------|-------------|
| Tax ID            | <b>02-7.0-35-001-019-022.000</b>                                   | Tax Area           | <b>1111</b> |
| Alternate Tax ID  | <b>02-7.0-35-1-19-022.000</b>                                      | Tax Appraisal Area | <b>1111</b> |
| Parcel ID         | <b>027035001019022000</b>  | Block #            | <b>5</b>    |
| % Improved        | <b>72%</b>   | Lot #              | <b>31</b>   |
| Legal Description | <b>LOTS 31, 32, N1/2 LOT 33, BLOCK 5, STARK SUBD, CITY HERMANN</b> |                    |             |

| ASSESSMENT & TAX          |                  |                  |                  |
|---------------------------|------------------|------------------|------------------|
| Assessment Year           | <b>2024</b>      | <b>2023</b>      | <b>2022</b>      |
| Assessed Value - Total    | <b>\$30,079</b>  | <b>\$30,080</b>  | <b>\$30,080</b>  |
| Assessed Value - Land     | <b>\$8,455</b>   |                  |                  |
| Assessed Value - Improved | <b>\$21,624</b>  |                  |                  |
| Market Value - Total      | <b>\$158,310</b> | <b>\$158,310</b> | <b>\$158,310</b> |
| Market Value - Land       | <b>\$44,500</b>  |                  |                  |
| Market Value - Improved   | <b>\$113,810</b> |                  |                  |
| Total Tax                 | Tax Year         | Change (\$)      | Change (%)       |
| \$1,991                   | <b>2022</b>      |                  |                  |
| \$1,994                   | <b>2023</b>      | <b>\$4</b>       | <b>0.18%</b>     |
| \$2,003                   | <b>2024</b>      | <b>\$8</b>       | <b>0.42%</b>     |

| CHARACTERISTICS      |                                |                   |                        |
|----------------------|--------------------------------|-------------------|------------------------|
| Lot Acres            | <b>0.59</b>                    | Half Baths        | <b>1</b>               |
| Lot Sq Ft            | <b>25,700</b>                  | Total Living Area | <b>1,533</b>           |
| Land Use - Universal | <b>SFR</b>                     | Floor Cover       | <b>Hardwood</b>        |
| Land Use - County    | <b>Single Family Residence</b> | Interior Wall     | <b>Plaster</b>         |
| # of Buildings       | <b>1</b>                       | Exterior          | <b>Brick</b>           |
| Stories              | <b>1</b>                       | Roof Shape        | <b>Gable</b>           |
| Year Built           | <b>1958</b>                    | Roof Type         | <b>Gable</b>           |
| Bedrooms             | <b>3</b>                       | Roof Material     | <b>Asphalt Shingle</b> |
| Total Baths          | <b>2</b>                       | Foundation        | <b>Cont. Footing</b>   |
| Full Baths           | <b>1</b>                       |                   |                        |

| SELL SCORE |                 |             |                            |
|------------|-----------------|-------------|----------------------------|
| Rating     | <b>Very Low</b> | Value As Of | <b>2025-03-30 04:40:12</b> |

|            |     |
|------------|-----|
| Sell Score | 311 |
|------------|-----|

| ESTIMATED VALUE |                       |                             |    |
|-----------------|-----------------------|-----------------------------|----|
| RealAVM™        | \$259,300             | Confidence Score            | 63 |
| RealAVM™ Range  | \$222,300 - \$296,300 | Forecast Standard Deviation | 14 |
| Value As Of     | 03/17/2025            |                             |    |

(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      | 1605 | Cap Rate                          | 4.6% |
| Estimated Value High | 1920 | Forecast Standard Deviation (FSD) | 0.2  |
| Estimated Value Low  | 1290 |                                   |      |

(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.

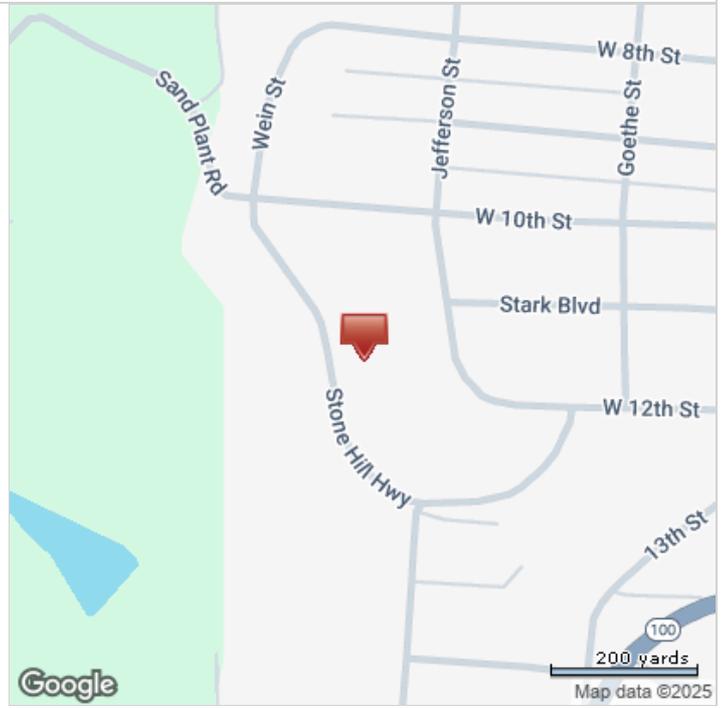
| LAST MARKET SALE & SALES HISTORY |                 |              |                 |
|----------------------------------|-----------------|--------------|-----------------|
| Document Number                  | 234-774         | Owner Name 2 | Brown Camille L |
| Deed Type                        | Deed (Reg)      | Seller       | Owner Record    |
| Owner Name                       | Brown Bradley A |              |                 |

|                 |                                |                             |  |
|-----------------|--------------------------------|-----------------------------|--|
| Recording Date  | 08/24/2020                     |                             |  |
| Nominal         | Y                              |                             |  |
| Buyer Name      | Bradley A Brown & Camill Trust | Brown Bradley A & Camille L |  |
| Seller Name     | Brown Bradley A & Camille L    | Owner Record                |  |
| Document Number | 2481                           | 234-774                     |  |
| Document Type   | Warranty Deed                  | Deed (Reg)                  |  |

| MORTGAGE HISTORY |              |                           |                 |
|------------------|--------------|---------------------------|-----------------|
| Mortgage Date    | 06/29/2020   | 04/11/2018                | 05/02/2016      |
| Mortgage Amount  | \$110,500    | \$30,000                  | \$95,000        |
| Mortgage Lender  | First Bk Mtg | Peoples Svgs Bk/Rhineland | Cornerstone Mtg |
| Mortgage Type    | Refi         | Refi                      | Refi            |

| FORECLOSURE HISTORY   |                          |
|-----------------------|--------------------------|
| Document Type         | Notice Of Trustee's Sale |
| Recording Date        | 08/20/2015               |
| Document Number       | 2303                     |
| Final Judgment Amount | \$3,871                  |

PROPERTY MAP



\*Lot Dimensions are Estimated