

	MLS Beds	MLS Full Baths	Half Baths	MLS Sale Price	MLS Sale Date
	4	3	N/A	\$401,000	05/20/2022
	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	3,422	130,680	1994	SFR	

OWNER INFORMATION			
Owner Name	Hunsicker Brian	Tax Billing City & State	Winfield, MO
Owner Name 2	Hunsicker Joanne	Tax Billing Zip	63389
Tax Billing Address	114 Quail Trl	Tax Billing Zip+4	2940
Tax Billing Address	114 Quail Trl	Owner Occupied	Yes

COMMUNITY INSIGHTS			
Median Home Value	\$214,402	School District	TROY R-III
Median Home Value Rating	3 / 10	Family Friendly Score	67 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	60 / 100	Walkable Score	21 / 100
Total Incidents (1 yr)	69	Q1 Home Price Forecast	\$219,714
Standardized Test Rank	37 / 100	Last 2 Yr Home Appreciation	6%

LOCATION INFORMATION			
School District	Troy R-3	Carrier Route	R001
Municipality	Unincorporated	Census Tract	8103.10
Subdivision	Quail Trails	Within 250 Feet of Multiple Flood Zone	No
Zip Code	63389	Flood Zone Code	X

TAX INFORMATION			
Tax ID	146024000000017003	Tax Area	TROY R-3
Parcel ID	146024000000017003	Fire Dept Tax Dist	Winf/Foley
% Improved	89%	Lot #	3
Legal Description	LOT 3 QUAIL TRAIL ESTATES		

ASSESSMENT & TAX			
Assessment Year	2025	2024	2023
Assessed Value - Total	\$50,160	\$47,340	\$47,340
Market Value - Total	\$264,000	\$249,160	\$249,160
Market Value - Land	\$29,000	\$29,000	\$29,000
Market Value - Improved	\$235,000	\$220,160	\$220,160
Total Tax	Tax Year	Change (\$)	Change (%)
\$2,757	2022		
\$2,924	2023	\$167	6.07%
\$2,920	2024	-\$4	-0.15%

CHARACTERISTICS			
Lot Acres	3	Basement Type	Basement
Lot Sq Ft	130,680	Garage Type	Attached Garage
Land Use - Universal	SFR	Garage Capacity	MLS: 2
Land Use - County	Single-Family / Owner Occupied	Garage Sq Ft	598
Style	Ranch	Parking Type	Attached Frame Garage
# of Buildings	1	Floor Cover	Carpet/Vinyl
Stories	1	Interior Wall	Drywall
Year Built	1994	Exterior	Vinyl
Total Rooms	12	Roof Shape	Gable
Bedrooms	4	Roof Type	Gable
MLS Total Baths	3	Roof Material	Asphalt
Total Baths	3	Water	Type Unknown
Full Baths	3	Sewer	Type Unknown
Total Living Area	Tax: 1,930 MLS: 3,422	Foundation	Concrete
Basement Sq Ft	1,930	Construction	Frame

SELL SCORE
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Rating	High	Value As Of	2025-09-28 04:40:19
Sell Score	712		

ESTIMATED VALUE			
RealAVM™	\$435,900	Confidence Score	90
RealAVM™ Range	\$403,800 - \$468,100	Forecast Standard Deviation	7
Value As Of	09/22/2025		

(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	1966	Cap Rate	3.4%
Estimated Value High	2554	Forecast Standard Deviation (FSD)	0.3
Estimated Value Low	1378		

(1) Rental Trends is a CoreLogic® derived value and should be used for informational purposes only. Rental Trends is not intended to provide recommendations regarding rental prices, lease renewal terms, or occupancy levels to landlords.

(2) The FSD denotes confidence in a 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 Trends estimate will fall within, based on the consistency of the information available at the time of estimation. The FSD can be used to create confidence that the displayed value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing Number	22011763	MLS Pending Date	04/11/2022
MLS Area	458 - TROY R-3	Closing Date	05/20/2022
MLS Status	Closed	Closing Price	\$401,000
MLS Status Change Date	05/20/2022	MLS Listing Agent	77518259-Mickey Deranja
MLS Listing Date	02/25/2022	MLS Listing Broker	COLDWELL BANKER REALTY - G UNDAKER
MLS Current List Price	\$365,000	MLS Selling Agent	Mimeagher-Michaelmeagher
MLS Orig. List Price	\$365,000	MLS Selling Broker	EXP REALTY, LLC

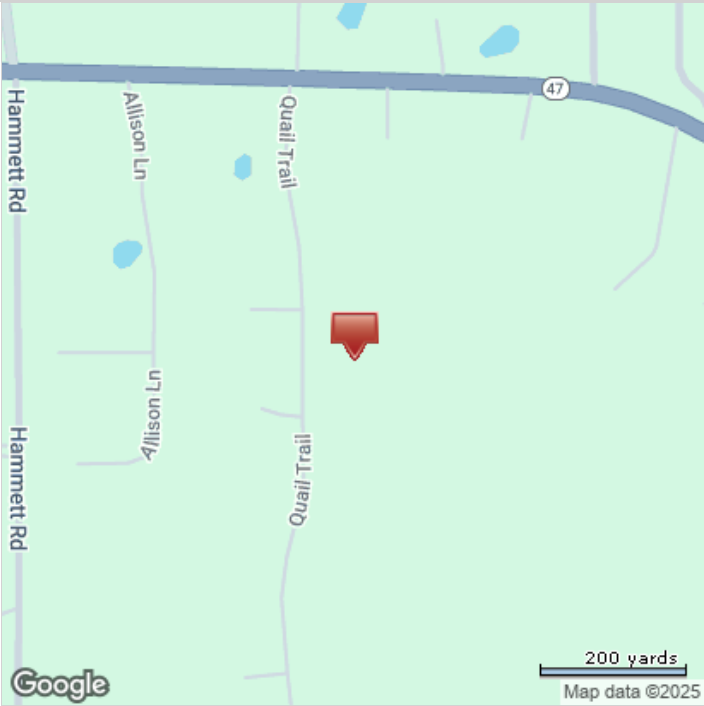
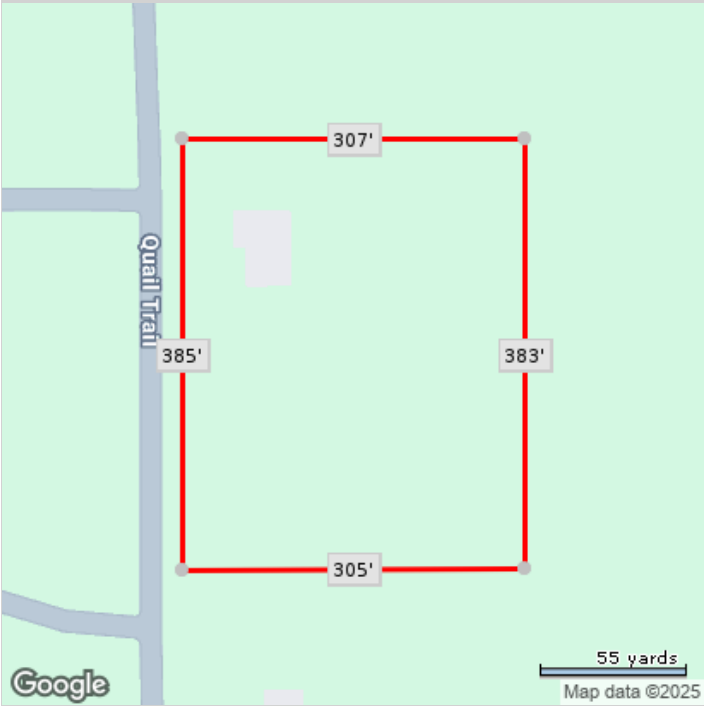
MLS Listing #	474444	209432	473958	M105629
MLS Status	Expired	Expired	Expired	Expired
MLS Listing Price	\$193,900	\$193,900	\$193,900	\$189,900
MLS Orig Listing Price	\$193,900	\$193,900	\$193,900	\$214,900
MLS Listing Expiration Date	03/03/2003	09/03/2003	10/24/2002	08/11/2001

LAST MARKET SALE & SALES HISTORY			
Recording Date	05/20/2022	Deed Type	Deed (Reg)
Settle Date	05/20/2022	Owner Name	Hunsicker Brian
Sale Price	\$401,000	Owner Name 2	Hunsicker Joanne
Price Per Square Feet	\$207.77	Seller	Niblett Rodney L
Document Number	2479-924		

Recording Date	05/20/2022		
Sale Price	\$401,000		
Buyer Name	Hunsicker Brian & Joanne	Niblett Rodney L & Theresa M	
Seller Name	Niblett Rodney L	Owner Record	
Document Number	2479-924	1582-829	
Document Type	Deed (Reg)	Deed (Reg)	

MORTGAGE HISTORY	
Mortgage Date	11/29/2010
Mortgage Amount	\$113,000
Mortgage Lender	Das Acquisition Co LLC
Mortgage Type	Refi

PROPERTY MAP



\*Lot Dimensions are Estimated