

# 116 Hickory Trails Dr, Wright City, MO 63390-3266, Warren County

APN: 04-08.0-0-00-013.014.000 CLIP: 3739944060



MLS Beds	4	MLS Full Baths	3	Half Baths	N/A	MLS Sale Price	\$295,000	MLS Sale Date	06/01/2023
MLS Sq Ft	1,550	Lot Sq Ft	10,019	MLS Yr Built	2007	Type	RES-NEC		

## OWNER INFORMATION

Owner Name	Morgan Kiel Joesph	Tax Billing Zip	63390
Tax Billing Address	116 Hickory Trails Dr	Tax Billing Zip+4	3266
Tax Billing Address	116 Hickory Trails Dr	Owner Occupied	Yes
Tax Billing City & State	Wright City, MO		

## COMMUNITY INSIGHTS

Median Home Value	\$360,049	School District	WRIGHT CITY R-II OF WARREN C O.
Median Home Value Rating	5 / 10	Family Friendly Score	80 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	75 / 100	Walkable Score	3 / 100
Total Incidents (1 yr)	40	Q1 Home Price Forecast	\$371,792
Standardized Test Rank	57 / 100	Last 2 Yr Home Appreciation	17%

## LOCATION INFORMATION

School District	Wright City	Carrier Route	R005
Municipality	City Of Wright City	Census Tract	8201.08
Subdivision	Hickory Trails	Within 250 Feet of Multiple Flood Zone	No
Zip Code	63390	Flood Zone Code	X

## TAX INFORMATION

Tax ID	04-08.0-0-00-013.014.000	Tax Area	R-2
Parcel ID	04080000013014000	Fire Dept Tax Dist	3
% Improved	86%	Lot #	14
Legal Description	LOT 14 PLAT 1 HICKORY TRAILS		

## ASSESSMENT & TAX

Assessment Year	2024	2023	2022
Assessed Value - Total	\$34,527	\$29,637	\$27,442
Assessed Value - Land	\$4,925	\$4,925	\$4,560
Assessed Value - Improved	\$29,602	\$24,712	\$22,882
Market Value - Total	\$181,721	\$155,984	\$144,430
Market Value - Land	\$25,920	\$25,920	\$24,000
Market Value - Improved	\$155,801	\$130,064	\$120,430

Total Tax	Tax Year	Change (\$)	Change (%)
\$1,932	2022		
\$2,080	2023	\$148	7.64%
\$2,413	2024	\$333	16.02%

## CHARACTERISTICS

Lot Acres	0.23	Finished Basement Area	930
Lot Sq Ft	10,019	Unfinished Basement Area	620
Land Use - Universal	Residential (NEC)	Basement Type	Full
Land Use - County	Residential	Garage Type	Attached Garage
# of Buildings	1	Garage Capacity	MLS: 2
Stories	1	Garage Sq Ft	420
Year Built	2007	Parking Type	Attached Frame Garage
Effective Year Built	2007	Cooling Type	Yes
Bedrooms	4	Floor Cover	Carpet
MLS Total Baths	3	Interior Wall	Drywall
Total Baths	3	Exterior	Vinyl
Full Baths	3	Porch	Open Frame Porch
Bath Fixtures	2	Patio Type	Wood Deck
Total Living Area	1,550	Foundation	Concrete

Basement Sq Ft	1,550	Construction	Frame
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<b>SELL SCORE</b>			
Rating	High	Value As Of	2025-03-09 04:38:30
Sell Score	706		

<b>ESTIMATED VALUE</b>			
RealAVM™	\$280,600	Confidence Score	91
RealAVM™ Range	\$260,400 - \$300,800	Forecast Standard Deviation	7
Value As Of	02/24/2025		

(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.

<b>RENTAL TRENDS</b>			
Estimated Value	1999	Cap Rate	5%
Estimated Value High	2531	Forecast Standard Deviation (FSD)	0.27
Estimated Value Low	1467		

(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.

<b>LISTING INFORMATION</b>			
MLS Listing Number	<a href="#">23019559</a>	MLS Pending Date	05/03/2023
MLS Area	WRIGHT CITY R-2	Closing Date	06/01/2023
MLS Status	Closed	Closing Price	\$295,000
MLS Status Change Date	06/01/2023	MLS Listing Agent	Acallawa-Anne Callaway
MLS Listing Date	04/11/2023	MLS Listing Broker	REALTY ONE GROUP TRIFECTA
MLS Current List Price	\$289,000	MLS Selling Agent	Cpwilson-Chad Wilson
MLS Orig. List Price	\$300,000	MLS Selling Broker	KELLER WILLIAMS REALTY WEST

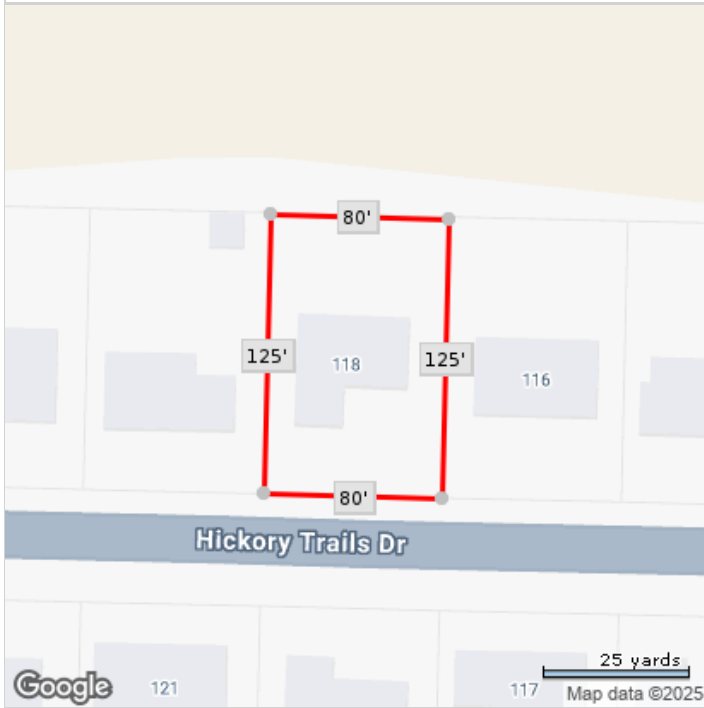
MLS Listing #	18093691
MLS Status	Closed
MLS Listing Price	\$179,900
MLS Orig Listing Price	\$189,900
MLS Close Date	04/04/2019
MLS Listing Close Price	\$181,000
MLS Listing Expiration Date	02/28/2019

<b>LAST MARKET SALE &amp; SALES HISTORY</b>			
Recording Date	06/07/2023	Deed Type	Warranty Deed
Settle Date	Tax: 05/31/2023 MLS: 06/01/2023	Owner Name	Morgan Kiel Joesph
Document Number	2954	Seller	Ordway Joel & Ryan
Sale Type	Estimated		

Recording Date	06/07/2023
Buyer Name	Morgan Kiel J & Cammie L
Seller Name	Ordway Joel & Ryan
Document Number	2954
Document Type	Warranty Deed

<b>MORTGAGE HISTORY</b>			
Mortgage Date	06/21/2023		06/07/2023
Mortgage Amount	\$289,656		\$289,656
Mortgage Lender	144680		144680
Mortgage Type	Refi		Resale

PROPERTY MAP



\*Lot Dimensions are Estimated