

	MLS Beds	MLS Full Baths	Half Baths	Sale Price	Sale Date
	3	2	N/A	N/A	03/19/2024
	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	1,502	14,810	2015	SFR	

OWNER INFORMATION			
Owner Name	Papa Props LLC	Tax Billing Zip	63379
Tax Billing Address	116 Sweetgum Dr	Tax Billing Zip+4	2442
Tax Billing Address	116 Sweetgum Dr	Owner Occupied	Yes
Tax Billing City & State	Troy, MO		

COMMUNITY INSIGHTS			
Median Home Value	\$347,133	School District	TROY R-III
Median Home Value Rating	5 / 10	Family Friendly Score	89 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	79 / 100	Walkable Score	13 / 100
Total Incidents (1 yr)	36	Q1 Home Price Forecast	\$357,028
Standardized Test Rank	45 / 100	Last 2 Yr Home Appreciation	13%

LOCATION INFORMATION			
School District	Troy R-3	Census Tract	8102.03
Municipality	Troy	Zoning	CC1
Subdivision	West Hampton Woods	Zoning Description	Single Family Residential(Tro-Cc1
Zip Code	63379	Within 250 Feet of Multiple Flood Zone	No
Carrier Route	R012	Flood Zone Code	X

TAX INFORMATION			
Tax ID	158034002001419000	Fire Dept Tax Dist	Lcfpd No 1
Parcel ID	158034002001419000	Block #	1
% Improved	84%	Lot #	419
Tax Area	TROY R-3		
Legal Description	LOT 419 WEST HAMPTON WOODS PLAT 2		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$35,269	\$35,201	\$33,214
Market Value - Total	\$185,630	\$185,270	\$174,810
Market Value - Land	\$30,360	\$30,000	\$30,000
Market Value - Improved	\$155,270	\$155,270	\$144,810
Total Tax	Tax Year	Change (\$)	Change (%)
\$2,123	2022		
\$2,240	2023	\$116	5.47%
\$2,258	2024	\$19	0.83%

CHARACTERISTICS			
Lot Acres	0.34	Basement Sq Ft	1,542
Lot Sq Ft	14,810	Basement Type	Basement
Land Use - Universal	SFR	Garage Type	Attached Garage
Land Use - County	Single-Family / Owner Occupied	Garage Capacity	MLS: 2
Style	Ranch	Garage Sq Ft	441
# of Buildings	1	Parking Type	Attached Frame Garage
Stories	1	Floor Cover	Carpet/Vinyl
Year Built	2015	Interior Wall	Drywall
Total Rooms	6	Exterior	Vinyl
Bedrooms	3	Roof Shape	Gable
MLS Total Baths	2	Roof Type	Gable
Total Baths	2	Roof Material	Asbestos
Full Baths	2	Foundation	Concrete
Total Living Area	Tax: 1,542 MLS: 1,502	Construction	Frame

SELL SCORE			
Rating	Moderate	Value As Of	2025-06-22 04:39:29
Sell Score	576		

ESTIMATED VALUE			
RealAVM™	\$288,500	Confidence Score	83
RealAVM™ Range	\$262,400 - \$314,500	Forecast Standard Deviation	9
Value As Of	06/09/2025		

(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	1959	Cap Rate	5.4%
Estimated Value High	2239	Forecast Standard Deviation (FSD)	0.14
Estimated Value Low	1679		

(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	15053088	MLS Current List Price	\$1,200
MLS Area	458 - TROY R-3	MLS Orig. List Price	\$1,300
MLS Status	Expired	MLS Listing Agent	22857-Helmut Weber
MLS Status Change Date	12/02/2015	MLS Listing Broker	HELMUT WEBER PROPERTIES INC
MLS Listing Date	09/16/2015		

LAST MARKET SALE & SALES HISTORY			
Recording Date	03/19/2024	Deed Type	Deed (Reg)
Settle Date	03/19/2024	Owner Name	Papa Props LLC
Document Number	2498-820	Seller	Hj Art Props LLC

Recording Date	03/19/2024	02/03/2014	03/09/2011	
Buyer Name	Papa Props LLC	Hj Art Properties LLC	Helmut Weber Construction	Hj West Hampton Woods LLC
Seller Name	Hj Art Props LLC	Helmut Weber Construction Co	Hj West Hampton Woods LLC	Owner Record
Document Number	2498-820	2346-480	2186-660	1818-494
Document Type	Deed (Reg)	Quit Claim Deed	Quit Claim Deed	Deed (Reg)

PROPERTY MAP

*Lot Dimensions are Estimated

