

MULTIPLE BUILDING PROPERTY SUMMARY

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	N/A	N/A	N/A	04/19/2022
	Bldg Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	3,350	58,806	2006	COM'L BLDG	

OWNER INFORMATION			
Owner Name	11861 E Highway 94 LLC	Tax Billing Zip	60091
Tax Billing Address	825 Green Bay Rd Ste 100	Tax Billing Zip+4	2500
Tax Billing Address	825 Green Bay Rd Ste 100	Owner Occupied	No
Tax Billing City & State	Wilmette, IL		

COMMUNITY INSIGHTS			
Median Home Value	\$301,844	School District	WASHINGTON
Median Home Value Rating	4 / 10	Family Friendly Score	87 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	89 / 100	Walkable Score	22 / 100
Total Incidents (1 yr)	5	Q1 Home Price Forecast	\$309,968
Standardized Test Rank	59 / 100	Last 2 Yr Home Appreciation	10%

LOCATION INFORMATION			
School District	Washington	Census Tract	8202.04
Subdivision	Rexroth Add	Within 250 Feet of Multiple Flood Zone	No
Zip Code	63357	Flood Zone Code	AE

TAX INFORMATION			
Tax ID	16-02.0-2-00-020.000.000	Tax Area	R-1
Parcel ID	160202000200000000	Fire Dept Tax Dist	1
% Improved	90%	Lot #	4
Legal Description	DUTZOW DELI / KICKSTAND KATY TRAIL PT U S SURVEY 1769 LOT S 1 2 3 & PT LOT 4 R		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$33,012	\$20,893	\$20,893
Assessed Value - Land	\$3,242	\$3,242	\$3,242
Assessed Value - Improved	\$29,770	\$17,651	\$17,651
Market Value - Total	\$103,160	\$65,290	\$65,290
Market Value - Land	\$10,130	\$10,130	\$10,130
Market Value - Improved	\$93,030	\$55,160	\$55,160
Total Tax	Tax Year	Change (\$)	Change (%)
\$1,438	2022		
\$1,431	2023	-\$7	-0.48%
\$2,248	2024	\$817	57.09%

CHARACTERISTICS			
Lot Acres	1.35	# of Buildings	2
Lot Sq Ft	58,806	Year Built	MLS: 2006
Land Use - Universal	Commercial Building	Total Living Area	3,350
Land Use - County	Commercial		

SELL SCORE			
Value As Of	2025-06-15 04:38:18		

LISTING INFORMATION			
MLS Listing Number	23064601	MLS Current List Price	\$500,000

MLS Area	469 - WARRENTON R-3
MLS Status	Expired
MLS Status Change Date	01/01/2025
MLS Listing Date	11/09/2023

MLS Orig. List Price	\$500,000
MLS Listing Agent	20454-Eric Merchant
MLS Listing Broker	TROPHY PROPERTIES & AUCTION

MLS Listing #	645029
MLS Status	Closed
MLS Listing Price	\$220,000
MLS Orig Listing Price	\$250,000
MLS Close Date	01/26/2007
MLS Listing Close Price	\$160,000
MLS Listing Expiration Date	03/31/2007

LAST MARKET SALE & SALES HISTORY			
Recording Date	05/16/2022	Deed Type	Warranty Deed
Settle Date	04/19/2022	Owner Name	11861 E Highway 94 LLC
Document Number	3389	Seller	Dutzow Land Holdings LLC
Sale Type	Estimated		

Recording Date	05/16/2022
Buyer Name	11861 E Highway 94 LLC
Seller Name	Dutzow Land Holdings LLC
Document Number	3389
Document Type	Warranty Deed

MORTGAGE HISTORY	
Mortgage Date	05/16/2022
Mortgage Amount	\$340,000
Mortgage Lender	Peoples Nat'l Bk
Mortgage Type	Resale

PROPERTY MAP

*Lot Dimensions are Estimated

BUILDING 1 OF 2

CHARACTERISTICS			
Lot Acres	1.35	Land Use - County	Commercial
Lot Sq Ft	58,806	# of Buildings	2
Land Use - Universal	Commercial Building	Total Living Area	1,550

BUILDING 2 OF 2

CHARACTERISTICS			
Lot Acres	1.35	Land Use - County	Commercial
Lot Sq Ft	58,806	# of Buildings	2
Land Use - Universal	Commercial Building	Total Living Area	1,800