## MULTIPLE BUILDING PROPERTY SUMMARY



Full Baths Half Baths Sale Price Beds Sale Date 04/19/2022 N/A N/A N/A N/A

MLS Yr Built Bldg Sq Ft Lot Sq Ft Type 58,806 **COM'L BLDG** 3,350 2006

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 neig hborhood, 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 Z one	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	16020200020000000	Fire Dept Tax Dist	1	
% Improved	90%	Lot #	4	
Legal Description	DUTZOW DELI / KICKSTAND KAT Y 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%

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	<u>23064601</u>	MLS Current List Price	\$500,000

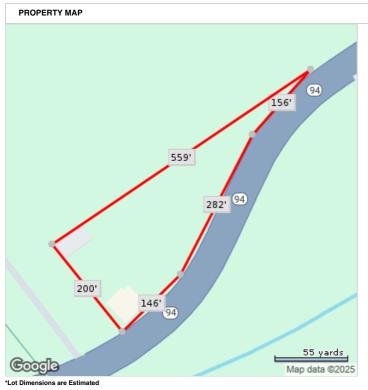
MLS Area	469 - WARRENTON R-3	MLS Orig. List Price	\$500,000
MLS Status	Expired	MLS Listing Agent	20454-Eric Merchant
MLS Status Change Date	01/01/2025	MLS Listing Broker	TROPHY PROPERTIES & AUCTIO
MLS Listing Date	11/09/2023		

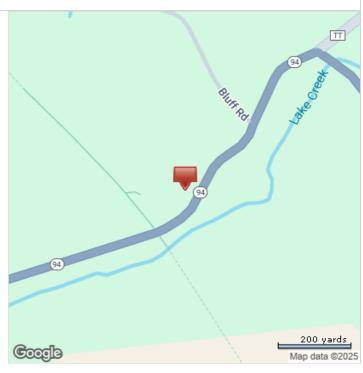
MLS Listing #	645029
MLS Status	Closed
MLS Listing Price	\$220,000
MLS Orig Listing Price	\$250,000
MLS Close Date	01/26/2007
MLS Listing Close Price	\$160,000
MLS Listing Expiration Date	03/31/2007

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





## 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	

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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	