


12942 W State Highway 47, Blackwell, MO 63626-9467, Washington County

APN: 09-6.0-013-000-000-009.00000    CLIP: 4548241555

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	1	N/A	N/A	N/A
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	1,108	54,014	1989	RES-NEC	

OWNER INFORMATION			
Owner Name	Maitland Steven P	Tax Billing City & State	Eureka, MO
Owner Name 2	Maitland Sandra M	Tax Billing Zip	63025
Tax Billing Address	855 Legends View Dr	Tax Billing Zip+4	2089
Tax Billing Address	855 Legends View Dr	Owner Occupied	No

COMMUNITY INSIGHTS			
Median Home Value	\$107,145	School District	KINGSTON K-14
Median Home Value Rating	1 / 10	Family Friendly Score	67 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	58 / 100	Walkable Score	8 / 100
Total Incidents (1 yr)	36	Q1 Home Price Forecast	\$111,203
Standardized Test Rank	58 / 100	Last 2 Yr Home Appreciation	13%

LOCATION INFORMATION			
School District	Kingston	Census Tract	4601.01
Zip Code	63626	Within 250 Feet of Multiple Flood Zone	No
Carrier Route	H032	Flood Zone Code	X

TAX INFORMATION			
Tax ID	09-6.0-013-000-000-009.00000	% Improved	84%
Alternate Tax ID	11259	Tax Area	K14
Parcel ID	0960013000000000900000	Fire Dept Tax Dist	Rf
Legal Description	PT SG #2066 SURF		

ASSESSMENT & TAX			
Assessment Year	2024	2022	2021
Assessed Value - Total	\$13,160	\$13,160	\$12,820
Assessed Value - Land	\$1,960	\$1,960	\$1,620
Assessed Value - Improved	\$11,200	\$11,200	\$11,200
Market Value - Total	\$70,340	\$70,340	\$67,470
Market Value - Land	\$11,370	\$11,370	\$8,500
Market Value - Improved	\$58,970	\$58,970	\$58,970
Total Tax	Tax Year	Change (\$)	Change (%)
\$720	2021		
\$717	2022	-\$3	-0.41%
\$722	2024	\$5	0.64%

CHARACTERISTICS			
Lot Acres	1.24	Garage Type	Garage
Lot Sq Ft	54,014	Garage Sq Ft	1,120
Land Use - Universal	Residential (NEC)	Parking Type	Type Unknown
Land Use - County	Residential	Heat Type	Heated
# of Buildings	1	Cooling Type	Yes
Stories	1	Interior Wall	Drywall
Year Built	1989	Exterior	Hardboard
Effective Year Built	1989	Porch	Open Frame Porch
Total Baths	1	Roof Material	Asphalt Shingle
Full Baths	1	Foundation	Concrete Block
Total Living Area	1,108	Condition	Average
Above Gnd Sq Ft	1,108		

FEATURES			
Feature Type	Unit	Size/Qty	Year Built

Machine Or Utility Building	S	144	1992
Garage			1995
1s Frame Open	S	656	

SELL SCORE			
Rating	Very Low	Value As Of	2025-07-20 04:39:40
Sell Score	328		

ESTIMATED VALUE			
RealAVM™	\$161,800	Confidence Score	35
RealAVM™ Range	\$113,200 - \$210,300	Forecast Standard Deviation	30
Value As Of	07/07/2025		

(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	1189	Cap Rate	5.8%
Estimated Value High	1472	Forecast Standard Deviation (FSD)	0.24
Estimated Value Low	906		

(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.

LAST MARKET SALE & SALES HISTORY			
Owner Name	Maitland Steven P	Owner Name 2	Maitland Sandra M
Recording Date	03/04/2016	00/2013	00/2005
Nominal	Y	Y	Y
Buyer Name	Owner Record	Pyzyk Debra J	Kingston Ranch LLC
Seller Name	Owner Record	Owner Record	Owner Record
Document Number		15457	1311
Document Type	Deed (Reg)	Affidavit	Deed (Reg)

PROPERTY MAP

\*Lot Dimensions are Estimated