


MULTIPLE BUILDING PROPERTY SUMMARY

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	1	N/A	N/A	12/13/2022
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	812	8,712	1983	SFR	

OWNER INFORMATION			
Owner Name	Nelson Cynthia Elizabeth	Tax Billing Zip	63123
Tax Billing Address	7311 S Yorkshire Dr	Tax Billing Zip+4	2111
Tax Billing Address	7311 S Yorkshire Dr	Owner Occupied	No
Tax Billing City & State	Saint Louis, MO		

COMMUNITY INSIGHTS			
Median Home Value	\$251,172	School District	GASCONADE CO. R-I
Median Home Value Rating	4 / 10	Family Friendly Score	75 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	42 / 100	Walkable Score	13 / 100
Total Incidents (1 yr)	8	Q1 Home Price Forecast	\$260,467
Standardized Test Rank	55 / 100	Last 2 Yr Home Appreciation	12%

LOCATION INFORMATION			
School District	Hermann	Census Tract	9603.00
Zip Code	65041	Within 250 Feet of Multiple Flood Zone	Yes (A, X)
Carrier Route	H062	Flood Zone Code	X

TAX INFORMATION			
Tax ID	09-5.0-22-004-002-009.000	Tax Area	1011
Alternate Tax ID	09-5.0-22-4-02-009.000	Tax Appraisal Area	1011
Parcel ID	095022004002009000	Lot #	5a
% Improved	71%		
Legal Description	LOT 5A, TRACT 2, SURVEY 3938: AC-0.20		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$1,822	\$1,820	\$1,620
Assessed Value - Land	\$524		
Assessed Value - Improved	\$1,298		
Market Value - Total	\$9,590	\$9,590	\$8,550
Market Value - Land	\$2,760		
Market Value - Improved	\$6,830		
Total Tax	Tax Year	Change (\$)	Change (%)
\$101	2022		
\$114	2023	\$13	12.39%
\$114	2024	\$0	0.39%

CHARACTERISTICS			
Lot Acres	0.2	Interior Wall	Unfinished
Lot Sq Ft	8,712	Exterior	Metal
Land Use - Universal	SFR	Porch	Open Porch
Land Use - County	Single Family Residence	Patio Type	Patio
# of Buildings	2	Roof Shape	Gable
Year Built	1983	Roof Type	Gable
Total Baths	1	Roof Material	Metal
Full Baths	1	Foundation	Pier
Total Living Area	812		

FEATURES

Feature Type	Unit	Size/Qty	Year Built
Utility	S	260	1983
Patio	S	288	
Mh Open Porch	S	150	1972
Manufactured House	S	552	

SELL SCORE			
Rating	Low	Value As Of	2025-06-29 04:40:00
Sell Score	417		

ESTIMATED VALUE			
RealAVM™	\$122,500	Confidence Score	38
RealAVM™ Range	\$85,800 - \$159,300	Forecast Standard Deviation	30
Value As Of	06/23/2025		

(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	906	Cap Rate	6.9%
Estimated Value High	1072	Forecast Standard Deviation (FSD)	0.18
Estimated Value Low	740		

(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			
Recording Date	12/13/2022	Deed Type	Warranty Deed
Settle Date	12/13/2022	Owner Name	Nelson Cynthia Elizabeth
Document Number	3503	Seller	Lietzow Troy W

Recording Date	12/13/2022	00/2012	00/2006
Nominal		Y	
Buyer Name	Motx Partners Lp	Lietzow Troy W	Lietzow Troy W & Connie
Seller Name	Lietzow Troy W	Owner Record	Owner Record
Document Number	3503	1813	369
Document Type	Warranty Deed	Deed (Reg)	Deed (Reg)

PROPERTY MAP

*Lot Dimensions are Estimated

BUILDING 1 OF 2

CHARACTERISTICS			
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Manufactured House	S	552	

BUILDING 2 OF 2

CHARACTERISTICS			
Lot Acres	0.2	Land Use - County	Single Family Residence
Lot Sq Ft	8,712	Total Living Area	552
Land Use - Universal	SFR		