

1849 Benson Rd, Hermann, MO 65041-4335, Gasconade County

APN: 09-2.0-03-000-000-002.000 CLIP: 5964464081

	MLS Beds	MLS Full Baths	MLS Half Baths	MLS Sale Price	MLS Sale Date
	3	2	1	\$465,000	03/06/2015
	Bldg Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	2,084	2,825,302	1967	SFR	

OWNER INFORMATION			
Owner Name	Putnam James K	Tax Billing City & State	Hermann, MO
Owner Name 2	Putnam Marcia G	Tax Billing Zip	65041
Tax Billing Address	Po Box 263	Tax Billing Zip+4	0263
Tax Billing Address	Po Box 263	Owner Occupied	No

COMMUNITY INSIGHTS			
Median Home Value	\$258,976	Family Friendly Score	90 / 100
Median Home Value Rating	3 / 10	Walkable Score	23 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	100 / 100	Q1 Home Price Forecast	\$261,958
Standardized Test Rank	55 / 100	Last 2 Yr Home Appreciation	29%
School District	GASCONADE CO. R-I		

LOCATION INFORMATION			
School District	Hermann	Census Tract	9602.00
Zip Code	65041	Within 250 Feet of Multiple Flood Zone	No
Carrier Route	R001	Flood Zone Code	X

TAX INFORMATION			
Tax ID	09-2.0-03-000-000-002.000	Tax Area	1011
Alternate Tax ID	09-2.0-03-0-00-002.000	Tax Appraisal Area	1011
Parcel ID	092003000000002000	Lot #	6
% Improved	92%		
Legal Description	LOT 6 NE, PT LOT 4 NW, PT LOT 3 NW, PT LOT 2 NW, PT LOT 1 NW: AC-64.86		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$26,508	\$26,510	\$26,510
Assessed Value - Land	\$1,794		
Assessed Value - Improved	\$24,714		
Market Value - Total	\$144,370	\$144,370	\$144,370
Market Value - Land	\$11,330		
Market Value - Improved	\$133,040		
Total Tax	Tax Year	Change (\$)	Change (%)
\$1,656	2022		
\$1,656	2023	\$0	0.02%
\$1,663	2024	\$7	0.4%

CHARACTERISTICS			
Lot Acres	64.86	Full Baths	2
Lot Sq Ft	2,825,302	Half Baths	MLS: 1
Land Use - Universal	SFR	Total Living Area	2,084
Land Use - County	Single Family Residence	Floor Cover	Carpet
# of Buildings	1	Interior Wall	Plaster
Stories	1	Exterior	Wood/Brick
Year Built	1967	Roof Shape	Hip
Bedrooms	Tax: 2 MLS: 3	Roof Type	Hip
MLS Total Baths	3	Roof Material	Asphalt Shingle
Total Baths	Tax: 2 MLS: 3	Foundation	Cont. Footing

FEATURES			
Feature Type	Unit	Size/Qty	Year Built

Barn	S	1,620	1974
Shed	S	320	
Shed	S	320	

SELL SCORE			
Rating	Very Low	Value As Of	2025-04-20 04:38:58
Sell Score	300		

ESTIMATED VALUE			
RealAVM™	\$645,100	Confidence Score	68
RealAVM™ Range	\$570,300 - \$719,900	Forecast Standard Deviation	12
Value As Of	04/07/2025		

(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	2186	Cap Rate	3.3%
Estimated Value High	3106	Forecast Standard Deviation (FSD)	0.42
Estimated Value Low	1266		

(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	14007027	MLS Pending Date	01/03/2015
MLS Area	HERMANN R-1	Closing Date	03/06/2015
MLS Status	Closed	Closing Price	\$465,000
MLS Status Change Date	03/10/2015	MLS Listing Agent	Ccammara-Carol Cammarata
MLS Listing Date	01/29/2014	MLS Listing Broker	BERKSHIRE HATHAWAY SELECT
MLS Current List Price	\$559,900	MLS Selling Agent	Spaschne-Pamela Schneider
MLS Orig. List Price	\$600,000	MLS Selling Broker	COLDWELL BANKER GUNDAKER

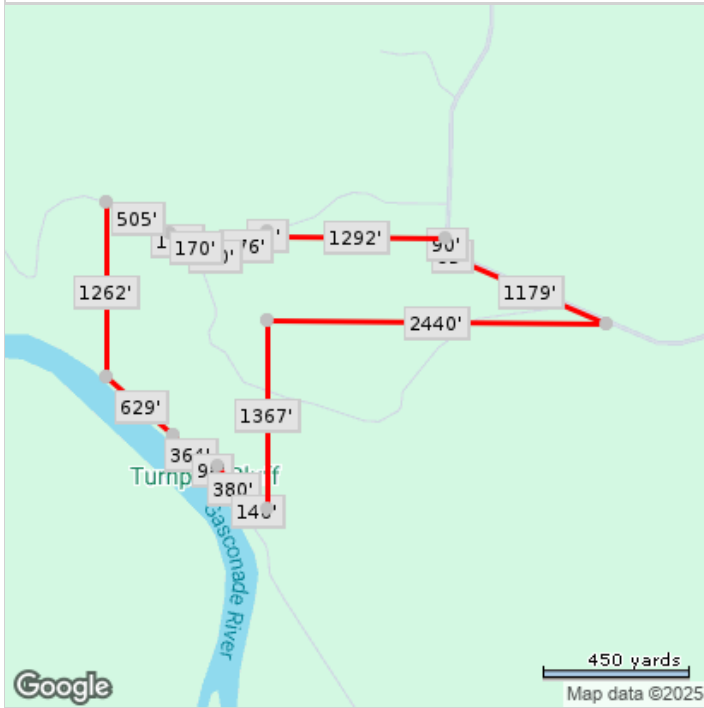
MLS Listing #	12029901	80025949	12262
MLS Status	Expired	Expired	Expired
MLS Listing Price	\$597,950	\$657,700	\$489,000
MLS Orig Listing Price	\$649,000	\$657,700	\$550,000
MLS Listing Close Price		\$0	\$0
MLS Listing Expiration Date	05/11/2013	09/30/2009	10/03/2000

LAST MARKET SALE & SALES HISTORY			
Recording Date	03/11/2015	Deed Type	Warranty Deed
Settle Date	03/06/2015	Owner Name	Putnam James K
Document Number	626	Owner Name 2	Putnam Marcia G
Sale Type	Estimated	Seller	Erdmann Jeff L

Recording Date	03/11/2015	00/2001
Buyer Name	Putnam James K & Marcia G	Erdmann Jeff L
Seller Name	Erdmann Jeff L	Owner Record
Document Number	626	3856
Document Type	Warranty Deed	Deed (Reg)

MORTGAGE HISTORY		
Mortgage Date	07/02/2021	03/11/2015
Mortgage Amount	\$352,000	\$395,250
Mortgage Lender	First Bk Mtg	Das Acquisition Co LLC
Mortgage Type	Refi	Resale

PROPERTY MAP



*Lot Dimensions are Estimated

