

1860 Lamplite Est, Saint Clair, MO 63077-3528, Franklin County

APN: 30-4-172-0-000-014000    CLIP: 1090017503



MLS Beds	MLS Full Baths	Half Baths	Sale Price	Sale Date
3	2	N/A	N/A	05/01/2025
MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
1,368	250,906	1975	SFR	

OWNER INFORMATION			
Owner Name	Glenn Janet E	Tax Billing Zip	63077
Tax Billing Address	1860 Lamplite Est	Tax Billing Zip+4	3528
Tax Billing Address	1860 Lamplite Est	Owner Occupied	Yes
Tax Billing City & State	Saint Clair, MO		

COMMUNITY INSIGHTS			
Median Home Value	\$269,146	School District	ST. CLAIR R-XIII
Median Home Value Rating	3 / 10	Family Friendly Score	83 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	79 / 100	Walkable Score	6 / 100
Total Incidents (1 yr)	18	Q1 Home Price Forecast	\$277,499
Standardized Test Rank	39 / 100	Last 2 Yr Home Appreciation	23%

LOCATION INFORMATION			
School District	St Clair	Census Tract	8009.01
Community College District	E	Zoning	ANU
Municipality	None	Zoning Description	Agriculture Non-Urban-Anu
Zip Code	63077	Within 250 Feet of Multiple Flood Zone	No
Carrier Route	R001	Flood Zone Code	X

TAX INFORMATION			
Tax ID	30-4-172-0-000-014000	Tax Area	R13
Parcel ID	3041720000014000	Fire Dept Tax Dist	St Clair
% Improved	77%		
Legal Description	PT SE SE		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$23,577	\$23,577	\$23,155
Assessed Value - Land			\$5,489
Assessed Value - Improved			\$17,666
Market Value - Total	\$124,090	\$124,090	\$121,870
Market Value - Land	\$28,890	\$28,890	\$28,890
Market Value - Improved	\$95,200	\$95,200	\$92,980
Total Tax	Tax Year	Change (\$)	Change (%)
\$1,267	2022		
\$1,307	2023	\$41	3.21%
\$1,285	2024	-\$22	-1.68%

CHARACTERISTICS			
Lot Acres	5.76	Bedrooms	3
Lot Sq Ft	250,906	MLS Total Baths	2
Land Use - Universal	SFR	Total Baths	Tax: 1 MLS: 2
Land Use - County	Residential	Full Baths	Tax: 1 MLS: 2
# of Buildings	1	Total Living Area	1,368
Stories	1	Basement Type	MLS: Slab
Year Built	1975	Fireplaces	1
Total Rooms	6	Garage Capacity	MLS: 2

FEATURES	
Feature Type	Year Built
Shed	1989

SELL SCORE			
Rating	High	Value As Of	2025-06-08 04:38:17
Sell Score	744		

ESTIMATED VALUE			
RealAVM™	\$302,500	Confidence Score	93
RealAVM™ Range	\$282,200 - \$322,800	Forecast Standard Deviation	7
Value As Of	05/27/2025		

(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	1411	Cap Rate	3.9%
Estimated Value High	2138	Forecast Standard Deviation (FSD)	0.52
Estimated Value Low	684		

(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	24007114	MLS Pending Date	03/12/2024
MLS Area	363 - ST. CLAIR R-13	Closing Date	04/26/2024
MLS Status	Closed	Closing Price	\$275,000
MLS Status Change Date	04/26/2024	MLS Listing Agent	27378-Cheryl Douglas
MLS Listing Date	02/07/2024	MLS Listing Broker	COLDWELL BANKER REEVES
MLS Current List Price	\$275,000	MLS Selling Agent	Tihempel-Tia Hempel-Nunn
MLS Orig. List Price	\$275,000	MLS Selling Broker	RE/MAX PLATINUM

LAST MARKET SALE & SALES HISTORY			
Recording Date	05/01/2025	Deed Type	Quit Claim Deed
Settle Date	Tax: 05/01/2025 MLS: 04/26/2024	Owner Name	Glenn Janet E
Document Number	4981	Seller	Ziegler Brandon

Recording Date	05/01/2025	05/02/2024	06/20/1997		
Sale Price			\$95,000	\$61,500	
Buyer Name	Glenn Janet E	Glenn Janet E	Jacobs Robert I & Sue E	Bierman Samuel D & L averne M	Ingram Bobby G & Carolyn M
Seller Name	Ziegler Brandon	Jacobs Susan E		Ingram Bobby G & Carolyn M	Houser John H & Carol S
Document Number	4981	4934	1010-283	460-205	407-927
Document Type	Quit Claim Deed	Warranty Deed	Deed (Reg)	Deed (Reg)	Deed (Reg)

MORTGAGE HISTORY					
Mortgage Date	02/25/2022	07/12/2018	10/19/2012	08/14/2008	01/16/2007
Mortgage Amount	\$50,000	\$115,500	\$105,000	\$90,000	\$10,000
Mortgage Lender	Farmers Merchants Bk &Tr	Cornerstone Mtg Grp	Vinson Mtg Svcs Inc	Vinson Mtg Svcs Inc	Farmers & Merchants Bk/St Clair
Mortgage Type	Refi	Refi	Refi	Refi	Refi

Mortgage Date	12/01/1998
Mortgage Amount	\$67,000
Mortgage Lender	Leader Fin'l Corp
Mortgage Type	Refi

PROPERTY MAP



\*Lot Dimensions are Estimated

