## 2305 Droste Rd, Saint Charles, MO 63301-4847, St Charles County APN: 6-010A-3280-00-0012.9000000 CLIP: 3663500679

	Beds N/A	Full Baths <b>N/A</b>	Half Baths <b>N/A</b>	Sale Price <b>\$245,000</b>	Sale Date 05/27/2021	
	/LS Sq Ft Lot Sq Ft ,180 41,338		MLS Yr Built Type 1984 FD STRS		6	
OWNER INFORMATION						
Owner Name	Jc Marketing L	LC	Tax Billing Zip		63376	
Tax Billing Address	208 Northern F		Tax Billing Zip+4		4386	
Tax Billing Address	208 Northern F	Pines Ct	Owner Occupied		No	
Tax Billing City & State	Saint Peters, M	NO				
COMMUNITY INSIGHTS						
Median Home Value	\$288,863		School District		ST. CHARLES R-VI	
Median Home Value Rating	4/10		Family Friendly Sco	ore	19/100	
Total Crime Risk Score (for the neighborhood, relative to the nation)	31/100		Walkable Score		48 / 100	
Total Incidents (1 yr)	146		Q1 Home Price For	recast	\$298,031	
Standardized Test Rank	60 / 100		Last 2 Yr Home Ap	preciation	19%	
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School District	St Charles		Zoning		AB2	
Municipality	St Charles		Neighborhood Cod	e	5102-5102	
Subdivision Zip Code	Flair Forest 04 63301		Topography Zoning Description		Flat/Level Gen Com-Ab2	
Carrier Route	63301 C054		Within 250 Feet of	Multiple Flood 7	No	
			one			
Census Tract	3107.00		Flood Zone Code		X	
TAX INFORMATION						
Tax ID	6-010A-3280-0	0-0012.9000000	Tax Area		6	
Alternate Tax ID	086172A000		Fire Dept Tax Dist		St Charles	
Parcel ID	6010A3280000	0129000000	Block #		6	
% Improved	34%		Lot #		14	
Legal Description	ST CHAS COM 14	IMON BLK 6 PT LOT				
ASSESSMENT & TAX						
Assessment Year	2024		2023		2022	
Assessed Value - Total	\$110,674		\$110,674		5106,273	
Aarket Value - Total	\$345,856		\$345,856		332,103	
Market Value - Land	\$227,359		\$227,359		5227,359	
Aarket Value - Improved	\$118,497		\$118,497		5104,744	
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Total Tax	Tax Year		Change (\$)	(	Change (%)	
57,791	2022					
64,468	2023		-\$3,322		42.64%	
57,621	2024		\$3,153	7	70.56%	
CHARACTERISTICS						
Lot Acres	0.949		Heat Type		Central	
Lot Sq Ft	41,338		Cooling Type		Yes	
Land Use - Universal	Food Stores		Interior Wall		Painted	
Land Use - County	Improved Com	mercial	Exterior		Concrete Block	
# of Buildings	1		Roof Frame		Bar Joist	
Stories	1		Roof Material		Built-Up	
Year Built	1984		Foundation		Slab	
Total Living Area Above Gnd Sq Ft	1,180 1,180		Condition Quality		Average Average	
	.,		Gauny			
FEATURES						
FEATURES Feature Type Ay6	Unit S		Size/Qty 1,180		/ear Built 984	

Property Details Courtesy of Eric Merchant, Mid America Regional Info Systems

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Flood Light Reg	U	4	1984
Ashalt Paving	S	35,000	1972
Concrete Paving	S	3,000	1972
Light Pole	S	56	1984

SELL SCORE
Value As Of

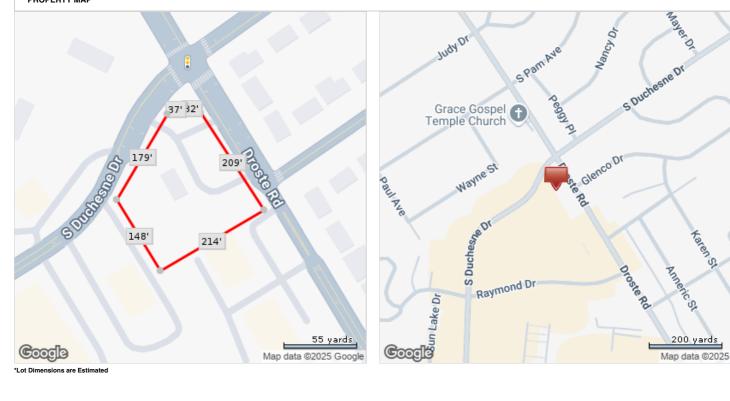
LISTING INFORMATION			
MLS Listing Number	<u>22053840</u>	MLS Current List Price	\$349,900
MLS Area	403 - ST. CHARLES	MLS Orig. List Price	\$349,900
MLS Status	Expired	MLS Listing Agent	20454-Eric Merchant
MLS Status Change Date	04/26/2023	MLS Listing Broker	TROPHY PROPERTIES & AUCTIO
MLS Listing Date	08/17/2022		

## LAST MARKET SALE & SALES HISTORY

Document Type	Special Warranty Deed	Deed (Reg)	Deed (Reg)	Deed (Reg)
Document Number	46137	1568-965	964-344	601-31
Seller Name	Wallis Oil Co Inc			
Buyer Name	Jc Marketing LLC	Wallis Oil Co Inc	Conoco Inc	Gas Hut Inc
Sale Price	\$245,000	\$285,000	\$285,000	
Recording Date	05/28/2021	07/1993	09/1983	
Price Per Square Feet	\$207.63		Seller	Wallis Oil Co Inc
Sale Price	\$245,000		Owner Name	Jc Marketing LLC
Settle Date	05/27/2021		Deed Type	Special Warranty Deed
Recording Date	05/28/2021		Document Number	46137

Mortgage Date	05/28/2021	10/03/2016	02/10/2003	
Mortgage Amount	\$196,000	\$135,000,000	\$50,000,000	
Mortgage Lender	Heritage Cmnty Bk	Commerce Bk	Commerce Bk	
Mortgage Type	Resale	Refi	Refi	

## PROPERTY MAP



\*Lot Dimensions are Estin ed