

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	N/A	N/A	\$245,000	05/27/2021
	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	1,180	41,338	1984	FD STRS	

OWNER INFORMATION			
Owner Name	Jc Marketing LLC	Tax Billing Zip	63376
Tax Billing Address	208 Northern Pines Ct	Tax Billing Zip+4	4386
Tax Billing Address	208 Northern Pines Ct	Owner Occupied	No
Tax Billing City & State	Saint Peters, MO		

COMMUNITY INSIGHTS			
Median Home Value	\$288,863	School District	ST. CHARLES R-VI
Median Home Value Rating	4 / 10	Family Friendly Score	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 Forecast	\$298,031
Standardized Test Rank	60 / 100	Last 2 Yr Home Appreciation	19%

LOCATION INFORMATION			
School District	St Charles	Zoning	AB2
Municipality	St Charles	Neighborhood Code	5102-5102
Subdivision	Flair Forest 04	Topography	Flat/Level
Zip Code	63301	Zoning Description	Gen Com-Ab2
Carrier Route	C054	Within 250 Feet of Multiple Flood Zone	No
Census Tract	3107.00	Flood Zone Code	X

TAX INFORMATION			
Tax ID	6-010A-3280-00-0012.90000000	Tax Area	6
Alternate Tax ID	086172A000	Fire Dept Tax Dist	St Charles
Parcel ID	6010A328000001290000000	Block #	6
% Improved	34%	Lot #	14
Legal Description	ST CHAS COMMON BLK 6 PT LOT 14		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$110,674	\$110,674	\$106,273
Market Value - Total	\$345,856	\$345,856	\$332,103
Market Value - Land	\$227,359	\$227,359	\$227,359
Market Value - Improved	\$118,497	\$118,497	\$104,744
Total Tax	Tax Year	Change (\$)	Change (%)
\$7,791	2022		
\$4,468	2023	-\$3,322	-42.64%
\$7,621	2024	\$3,153	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 Commercial	Exterior	Concrete Block
# of Buildings	1	Roof Frame	Bar Joist
Stories	1	Roof Material	Built-Up
Year Built	1984	Foundation	Slab
Total Living Area	1,180	Condition	Average
Above Gnd Sq Ft	1,180	Quality	Average

FEATURES			
Feature Type	Unit	Size/Qty	Year Built
Ay6	S	1,180	1984

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	2025-05-25 04:38:31		

LISTING INFORMATION			
MLS Listing Number	22053840	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 & AUCTION
MLS Listing Date	08/17/2022		

LAST MARKET SALE & SALES HISTORY			
Recording Date	05/28/2021	Document Number	46137
Settle Date	05/27/2021	Deed Type	Special Warranty Deed
Sale Price	\$245,000	Owner Name	Jc Marketing LLC
Price Per Square Feet	\$207.63	Seller	Wallis Oil Co Inc

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

MORTGAGE HISTORY				
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 Estimated