

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	2	1	1	\$78,500	N/A
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	1,305	130,680	1983	SFR	

OWNER INFORMATION			
Owner Name	Durbin Richard A	Tax Billing City & State	Wentzville, MO
Owner Name 2	Durbin Martha A	Tax Billing Zip	63385
Tax Billing Address	2466 W Meyer Rd	Tax Billing Zip+4	7207
Tax Billing Address	2466 W Meyer Rd	Owner Occupied	Yes

COMMUNITY INSIGHTS			
Median Home Value	\$526,339	School District	WENTZVILLE R-IV
Median Home Value Rating	7 / 10	Family Friendly Score	95 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	77 / 100	Walkable Score	16 / 100
Total Incidents (1 yr)	47	Q1 Home Price Forecast	\$542,221
Standardized Test Rank	79 / 100	Last 2 Yr Home Appreciation	18%

LOCATION INFORMATION			
School District	Wentzville	Neighborhood Code	1149-1149
Municipality	Unincorporated	Topography	Flat/Level
Zip Code	63385	Zoning Description	Agri-Aa1
Carrier Route	R024	Within 250 Feet of Multiple Flood Zone	No
Census Tract	3120.03	Flood Zone Code	X
Zoning	AA1		

TAX INFORMATION			
Tax ID	4-0014-S021-00-0006.5000000	% Improved	57%
Alternate Tax ID	728760A002	Tax Area	4
Parcel ID	40014S02100000650000000	Fire Dept Tax Dist	Wentzville
Legal Description	PT NE1/4 NE1/4		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$44,943	\$44,943	\$37,232
Market Value - Total	\$236,537	\$236,537	\$195,956
Market Value - Land	\$101,250	\$101,250	\$101,250
Market Value - Improved	\$135,287	\$135,287	\$94,706
Total Tax	Tax Year	Change (\$)	Change (%)
\$2,529	2022		
\$2,849	2023	\$320	12.65%
\$2,849	2024	\$0	0%

CHARACTERISTICS			
Lot Acres	3	Above Gnd Sq Ft	1,305
Lot Sq Ft	130,680	Garage Type	Garage
Land Use - Universal	SFR	Garage Capacity	1
Land Use - County	Single Family Resid	Parking Type	Type Unknown
Style	Ranch	Heat Type	Forced Air
# of Buildings	1	Floor Cover	Carpet
Stories	1	Interior Wall	Drywall
Year Built	1983	Exterior	Concrete Block
Total Rooms	5	Roof Shape	Gable
Bedrooms	2	Roof Material	Asphalt Shingle
Total Baths	2	Foundation	Slab
Full Baths	1	Condition	Average
Half Baths	1	Quality	Average

Total Living Area	1,305		
-------------------	-------	--	--

FEATURES			
Feature Type	Unit	Size/Qty	Year Built
A61	S	1,305	1983
A32	S	576	1994

SELL SCORE			
Rating	Moderate	Value As Of	2025-05-04 04:39:31
Sell Score	558		

ESTIMATED VALUE			
RealAVM™	\$763,800	Confidence Score	33
RealAVM™ Range	\$534,600 - \$992,900	Forecast Standard Deviation	30
Value As Of	04/28/2025		

(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	2969	Cap Rate	2.6%
Estimated Value High	3613	Forecast Standard Deviation (FSD)	0.22
Estimated Value Low	2325		

(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	23034925	MLS Current List Price	\$1,568,160
MLS Area	WENTZVILLE-NORTH POINT	MLS Orig. List Price	\$1,568,160
MLS Status	Expired	MLS Listing Agent	Jwjacobs-Jason Jacobs
MLS Status Change Date	05/02/2025	MLS Listing Broker	LEGACY REALTY GROUP
MLS Listing Date	06/19/2023		

LAST MARKET SALE & SALES HISTORY			
Recording Date	05/1996	Deed Type	Deed (Reg)
Sale Price	\$78,500	Owner Name	Durbin Richard A
Price Per Square Feet	\$60.15	Owner Name 2	Durbin Martha A
Document Number	1836-1622		

Recording Date	08/21/2003	05/1996	05/1984	
Sale Price		\$78,500		
Nominal	Y			
Buyer Name	Durbin Richard A & Martha A	Janey Martha A	Maifeld Orville D & Maifeld	Maifeld Orville D
Seller Name	Durbin Richard A & Martha A			
Document Number	3599-1782	1836-1622	990-145	718-1812
Document Type	Quit Claim Deed	Deed (Reg)	Deed (Reg)	Deed (Reg)

MORTGAGE HISTORY			
Mortgage Date	10/22/2012	04/03/2007	08/21/2003
Mortgage Amount	\$157,475	\$160,000	\$123,905
Mortgage Lender	Quicken Lns	Frontier Mtg	Equity One Mtg
Mortgage Type	Refi	Refi	Nominal

PROPERTY MAP



\*Lot Dimensions are Estimated