

	MLS Beds	MLS Full Baths	Half Baths	Sale Price	Sale Date
	2	2	N/A	N/A	02/08/2022
	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	1,136	18,121	2004	RES-NEC	

OWNER INFORMATION			
Owner Name	Leclair Jacqueline M	Tax Billing Zip	63363
Tax Billing Address	28 Cedar Dr	Tax Billing Zip+4	3516
Tax Billing Address	28 Cedar Dr	Owner Occupied	Yes
Tax Billing City & State	New Florence, MO		

COMMUNITY INSIGHTS			
Median Home Value	\$474,693	School District	WARREN CO. R-III
Median Home Value Rating	7 / 10	Family Friendly Score	92 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	96 / 100	Walkable Score	15 / 100
Total Incidents (1 yr)	8	Q1 Home Price Forecast	\$488,875
Standardized Test Rank	38 / 100	Last 2 Yr Home Appreciation	19%

LOCATION INFORMATION			
School District	Warrenton	Census Tract	8202.03
Subdivision	Pinnacle Lake Estates	Within 250 Feet of Multiple Flood Zone	No
Zip Code	63363	Flood Zone Code	X
Carrier Route	R021		

TAX INFORMATION			
Tax ID	07-18.0-3-07-003.000.000	Tax Area	R-3
Parcel ID	07180307003000000	Fire Dept Tax Dist	5
% Improved	94%	Lot #	136
Legal Description	LOT 136 SECTION 2 PINNACLE LAKE ESTATES		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$16,149	\$16,149	\$14,953
Assessed Value - Land	\$1,026	\$1,026	\$950
Assessed Value - Improved	\$15,123	\$15,123	\$14,003
Market Value - Total	\$84,996	\$84,996	\$78,700
Market Value - Land	\$5,400	\$5,400	\$5,000
Market Value - Improved	\$79,596	\$79,596	\$73,700
Total Tax	Tax Year	Change (\$)	Change (%)
\$849	2022		
\$918	2023	\$70	8.2%
\$914	2024	-\$5	-0.5%

CHARACTERISTICS			
Lot Acres	0.416	Bath Fixtures	1
Lot Sq Ft	18,121	Total Living Area	Tax: 1,008 MLS: 1,136
Land Use - Universal	Residential (NEC)	Basement Type	Basement
Land Use - County	Residential	Fireplaces	1
# of Buildings	1	Cooling Type	Yes
Stories	1	Floor Cover	Carpet
Year Built	2004	Interior Wall	Drywall
Effective Year Built	2004	Exterior	Vinyl
Bedrooms	2	Porch	Type Unknown
MLS Total Baths	2	Foundation	Pier
Total Baths	2	Construction	Frame
Full Baths	2	Condition	Good

SELL SCORE			
Rating	Low	Value As Of	2025-06-08 04:38:29
Sell Score	411		

ESTIMATED VALUE			
RealAVM™	\$188,500	Confidence Score	89
RealAVM™ Range	\$173,800 - \$203,300	Forecast Standard Deviation	8
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	1431	Cap Rate	6.4%
Estimated Value High	1652	Forecast Standard Deviation (FSD)	0.15
Estimated Value Low	1210		

(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	24044076	MLS Current List Price	\$187,000
MLS Area	469 - WARRENTON R-3	MLS Orig. List Price	\$187,000
MLS Status	Expired	MLS Listing Agent	52717177-Maggie Hase
MLS Status Change Date	10/11/2024	MLS Listing Broker	MAIN ST. REAL ESTATE
MLS Listing Date	07/11/2024		

MLS Listing #	21087888	21083636	20056750	18034158
MLS Status	Closed	Canceled	Closed	Canceled
MLS Listing Price	\$169,900	\$199,900	\$139,900	\$119,900
MLS Orig Listing Price	\$169,900	\$199,900	\$139,900	\$119,900
MLS Close Date	02/08/2022		09/30/2020	
MLS Listing Close Price	\$169,900		\$139,900	
MLS Listing Cancellation Date		12/17/2021		06/12/2018
MLS Listing Expiration Date	03/31/2022	03/31/2022	01/06/2021	08/24/2018

LAST MARKET SALE & SALES HISTORY			
Recording Date	02/14/2022	Deed Type	Warranty Deed
Settle Date	02/08/2022	Owner Name	Leclair Jacqueline M
Document Number	913	Seller	Snyder David & Ellen B
Sale Type	Estimated		

Recording Date	02/14/2022	10/13/2020	10/13/2020
Buyer Name	Leclair Jacqueline M	Snyder David & Ellen B	Tucker Michael T
Seller Name	Snyder David & Ellen B	Tucker Paul E & Paula M	Whitson Haley
Document Number	913	7674	7673
Document Type	Warranty Deed	Warranty Deed	Deed (Reg)

MORTGAGE HISTORY				
Mortgage Date	01/12/2024	08/05/2022	02/14/2022	10/13/2020
Mortgage Amount	\$25,969		\$99,900	\$111,920
Mortgage Lender	US Bk Na	Veterans United Hm Lns	Veterans United Hm Lns	Stifel Bk&Tr
Mortgage Type	Refi	Refi	Resale	Resale

PROPERTY MAP



*Lot Dimensions are Estimated

