303 Mckinley Ave, Warrenton, MO 63383-1703, Warren County APN: 05-28.0-1-03-007.000.000 CLIP: 1962105317

	Beds N/A	Full Baths 1	Half Baths N/A	Sale Price N/A	e Sale Date N/A	
	Bldg Sq Ft 1,064	Lot Sq Ft 22,390	Yr Built 1962	Type RES-NEC	;	
OWNER INFORMATION						
Owner Name	Pope Diane M	Pope Diane M		Tax Billing Zip		
Tax Billing Address	1106 Steinhage	en Rd	Tax Billing Zip+4		1348	
Tax Billing Address	1106 Steinhagen Rd Warrenton, MO		Owner Occupied		No	
Tax Billing City & State						
COMMUNITY INSIGHTS						
Median Home Value	\$240,882		School District		WARREN CO. R-III	
Median Home Value Rating	3 / 10		Family Friendly Score		45 / 100	
			Walkable Score		32 / 100	
Total Crime Risk Score (for the neighborhood, relative to the nation)						
Total Incidents (1 yr)	83		Q1 Home Price Forecast		\$247,687	
Standardized Test Rank	35 / 100		Last 2 Yr Home Appreciation		23%	
LOCATION INFORMATION						
School District	Warrenton		Carrier Route		C003	
Municipality	City Of Warren	ton	Census Tract		8201.07	
Subdivision	Ralph Engels Add		Within 250 Feet of one	Multiple Flood Z	No	
Zip Code	63383		Flood Zone Code		X	
TAX INFORMATION						
Tax ID	05-28.0-1-03-00	7.000.000	Tax Area		R-3	
Parcel ID	0528010300700	0000	Fire Dept Tax Dist		4	
% Improved Legal Description	73% LOTS 8&9 RALPH ENGEL'S ADD S EC 28 TWP 47 NR2W 140' X 140'		Lot #		8	
ASSESSMENT & TAX						
Assessment Year	2024		2023		2022	
Assessed Value - Total	\$14,598		\$14,598		\$13,517	
Assessed Value - Land	\$3,960		\$3,960		\$3,667	
Assessed Value - Improved	\$10,638		\$10,638		\$9,850	
Aarket Value - Total	\$76,831		\$76,831		\$71,140	
Market Value - Land	\$20,844		\$20,844		\$19,300	
Market Value - Improved	\$55,987			\$55,987		
Fotal Tax	Tax Year		Change (\$)		Change (%)	
\$853	2022					
			¢60		0 \(\Lambda\)/	
922 2023			\$69		8.04%	
\$919	2024		-\$3		-0.31%	
CHARACTERISTICS						
Lot Acres	0.514		Total Living Area		1,064	
Lot Sq Ft	22,390		Basement Sq Ft		1,064	
Land Use - Universal	Residential (NE	EC)	Finished Basement Area		532	
Land Use - County	Residential		Unfinished Basement Area		532	
# of Buildings	1		Basement Type		Full	
Stories	1		Garage Type		Carport	
Year Built	1962		Parking Type		Carport	
Effective Year Built	1962		Cooling Type		Yes	
Total Baths	1		Porch		Open Frame Porch	
Full Baths	1		Construction		Frame	
FEATURES						
eature Type	Unit		Size/Qtv		Year Built	
	UIII					

Feature Type	Unit	Size/Qty	Year Built
B05	S	144	1980

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.

B05

Value As Of

SELL SCORE						
RatingModerateValue As Of2025-05-04 04:39:36						
Sell Score	587					
ESTIMATED VALUE						
RealAVM™	\$210,100	Confidence Score	83			
RealAVM™ Range	\$190,900 - \$229,300	Forecast Standard Deviation	9			

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

04/28/2025

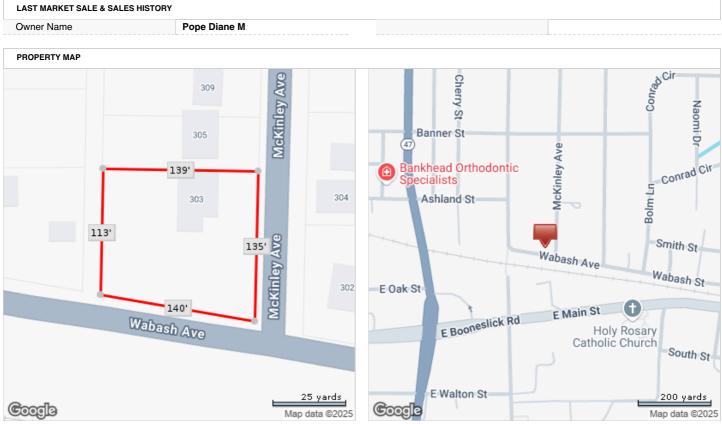
(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence 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	1403	Cap Rate	5.5%		
Estimated Value High	1801	Forecast Standard Deviation (FSD)	0.28		
Estimated Value Low	1005				

(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.



*Lot Dimensions are Estimated

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