32 Taylors Way, Foristell, MO 63348-3217, St Charles County Q Active Listing APN: 4-0008-9650-00-0010.0000000 CLIP: 8039216101

MLS Beds 5	MLS Full Baths 4	MLS Half Baths 1			MLS List Date 06/17/2025
MLS Sq Ft 5,278	Lot Sq Ft 314,939	MLS Yr Built 2017	Type SFR		
Poeling Shane I)	Tax Billing City & Stat	e	Foristel	I, MO
		Tax Billing Zip		63348	
32 Taylors Way				3217	
32 Taylors Way		Owner Occupied		Yes	
\$526,339		School District		WENTZ	VILLE R-IV
7/10		Family Friendly Score	•	95 / 100	
g 77 / 100		Walkable Score		16/100	
47		Q1 Home Price Forec	ast	\$542,22	1
79 / 100		Last 2 Yr Home Appre	eciation	18%	
Wentzville		Census Tract		3120.03	
Foristell		Neighborhood Code		1260-12	60
Dietrich Crossir)g	Topography		Flat/Lev	rel
63348		one	Iltiple Flood Z	No	
R004		Flood Zone Code		X	
4-0008-9650-00-	0010.0000000	Tax Area		4	
T050100631		Fire Dept Tax Dist		Wentzv	ille
40008965000001	10000000	Lot #		10	
88%					
DIETRICH CROS	SSING LOT 10				
2024	2	2023		2022	
\$234,696	:	\$234,696		\$200,108	
\$1,235,242		\$1,235,242		\$1,053,20	1
\$144,600		\$144,600		\$144,600	
\$1,090,642	••••••	\$1,090,642		\$908,601	
Tax Year	(Change (\$)		Change (S	%)
2022					
2023		\$1,285		9.46%	
2024		\$0		0%	
2024					
7.23		Total Living Area		5,278	
7.23		Total Living Area Above Gnd Sq Ft			
		Total Living Area Above Gnd Sq Ft Basement Sq Ft		5,278 3,778 3,778	
7.23 314,939	esid	Above Gnd Sq Ft	rea	3,778	
7.23 314,939 SFR	esid	Above Gnd Sq Ft Basement Sq Ft		3,778 3,778	
7.23 314,939 SFR Single Family R	esid	Above Gnd Sq Ft Basement Sq Ft Finished Basement A		3,778 3,778 1,500 2,278	sement MLS: Concrete Pe
7.23 314,939 SFR Single Family R 1	esid	Above Gnd Sq Ft Basement Sq Ft Finished Basement A Unfinished Basement		3,778 3,778 1,500 2,278 Tax: Ba	sement MLS: Concrete Pe
7.23 314,939 SFR Single Family R 1 1	esid	Above Gnd Sq Ft Basement Sq Ft Finished Basement A Unfinished Basement Basement Type		3,778 3,778 1,500 2,278 Tax: Ba imeter	sement MLS: Concrete Pe
7.23 314,939 SFR Single Family R 1 1 2017	esid	Above Gnd Sq Ft Basement Sq Ft Finished Basement A Unfinished Basement Basement Type Garage Type		3,778 3,778 1,500 2,278 Tax: Ba imeter Garage	
7.23 314,939 SFR Single Family R 1 1 2017 6	esid	Above Gnd Sq Ft Basement Sq Ft Finished Basement A Unfinished Basement Basement Type Garage Type Garage Capacity		3,778 3,778 1,500 2,278 Tax: Ba imeter Garage 6	nknown
7.23 314,939 SFR Single Family R 1 1 2017 6 Tax: 3 MLS: 5	esid	Above Gnd Sq Ft Basement Sq Ft Finished Basement A Unfinished Basement Basement Type Garage Type Garage Capacity Parking Type		3,778 3,778 1,500 2,278 Tax: Ba imeter Garage 6 Type Ur	nknown nknown
	5 MLS Sq Ft 5,278 Poeling Shane I Poeling Rebecc 32 Taylors Way 32 Taylors Way 32 Taylors Way 32 Taylors Way () 5526,339 7 / 10 77 / 100 47 79 / 100 47 79 / 100 47 79 / 100 47 79 / 100 47 2024 \$234,696 \$1,235,242 \$144,600 \$1,090,642 Tax Year 2022 2023	5 4 MLS Sq Ft Lot Sq Ft 5,278 314,939 Poeling Shane D Poeling Rebecca A 32 Taylors Way 32 Taylors Way 32 Taylors Way 32 Taylors Way 32 Taylors Way 32 Taylors Way 5 526,339 7 / 10 77 / 100 47 79 / 100 9 77 / 100 47 79 / 100 9 700 4008-9650-00-0010.0000000 4348 R004 4-0008-9650-00-0010.0000000 88% DIETRICH CROSSING LOT 10 2024 \$234,696 \$1,030,642 51,030,642 Tax Year 2022 2023	5 4 1 MLS Sq Ft 5,278 Lot Sq Ft 314,939 MLS Yr Built 2017 Poeling Shane D Poeling Rebecca A 32 Taylors Way 32 Taylors Way Tax Billing City & Stat Tax Billing Zip Tax Silling Zip Tax School District Family Friendly Score Walkable Score 5 5 7/ 10 School District Family Friendly Score Walkable Score 77 / 100 Census Tract Neighborhood Code Topography 47 O1 Home Price Forec Last 2 Yr Home Appre 63348 Census Tract Neighborhood Code Topography 8004 Flood Zone Code 4-0008-9650-00-0010.0000000 88% Tax Area Fire Dept Tax Dist Lot # 2024 2023 2024 2023 51,090,642 \$1,090,642 Tax Year Change (\$) 2022 2023 \$1,285	5 4 1 \$2,200,000 MLS Sq Ft Lot Sq Ft MLS Yr Built Type 5,278 314,939 2017 SFR Poeling Shane D Poeling Rebecca A Tax Billing City & State 32 Taylors Way Owner Occupied 32 Taylors Way Owner Occupied \$526,339 School District 7/10 Family Friendly Score 3 Q1 Home Price Forecast 477 Q1 Home Price Forecast 79/100 Last 2 Yr Home Appreciation Wentzville Census Tract Foristell Dietrich Crossing Dietrich Crossing Topography 63348 Fire Dept Tax Dist 004 Flood Zone Code 2024 2023 2024 2023 2024 2023 \$1,235,242 \$1,235,242 \$1,235,242 \$1,235,242 \$1,4,600 \$14,600 \$1,090,642 \$1,090,642 Tax Year Change (\$) 2022 2023	5 4 1 \$2,200,000 MLS Sq Ft Lot Sq Ft MLS Yr Built Type 5,278 314,939 2017 SFR Poeling Shane D Tax Billing City & State Foristel Poeling Rebecca A 32 Taylors Way 3217 32 Taylors Way Owner Occupied Yes \$526,339 School District WENTZ 7/10 Family Friendly Score 95/100 47 Q1 Home Price Forecast \$542,222 79/100 Last 2 Yr Home Appreciation 18% Wentzville Census Tract 3120.03 Foristell Dietrich Crossing 1260-12 G3348 Solod District Within 250 Feet of Multiple Flood Z No X Yes No 4-0008-9650-00-0010.0000000 Tax Area 4 T050100631 Yes Yes 4-0008-9650-00-0010.0000000 Tax Area 4 T050100631 Yes Yes Dietrich CROSSING LOT 10 Tax Area 4 <

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.

SELL SCORE			
Rating	N/A	Value As Of	N/A
Sell Score	N/A		

ESTIMATED VALUE				
RealAVM™	\$1,443,600	Confidence Score	67	
RealAVM™ Range	\$1,271,000 - \$1,616,200	Forecast Standard Deviation	12	
Value As Of	06/09/2025			

(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	4111	Cap Rate	1.4%
Estimated Value High	5456	Forecast Standard Deviation (FSD)	0.33
Estimated Value Low	2766		

(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	25042045	MLS Current List Price	\$2,200,000
MLS Area	418 - WENTZVILLE-NORTH POINT	MLS Orig. List Price	\$2,200,000
MLS Status	Active	MLS Listing Agent	20454-Eric Merchant
MLS Status Change Date	06/17/2025	MLS Listing Broker	TROPHY PROPERTIES & AUCTION
MLS Listing Date	06/17/2025		
MLS Listing #	14053678	90016815	
MLS Status	Expired Closed		
MLS Listing Price	\$169,900 \$150,000		
MLS Orig Listing Price	\$179,900 \$150,000		
MLS Close Date	07/07/2009)
MLS Listing Close Price		\$135,000	
MLS Listing Expiration Date	12/31/2016	09/27/2009	

LAST MARKET SALE & SALES HIS	STORY		
Recording Date	06/06/2016	Deed Type	Warranty Deed
Settle Date	06/01/2016	Owner Name	Poeling Shane D
Sale Price	\$147,000	Owner Name 2	Poeling Rebecca A
Price Per Square Feet	\$27.85	Seller	Hussey Richard
Document Number	6550-886		
Recording Date	04/28/2017	06/06/2016	07/07/2009
Sale Price		\$147,000	\$10,000
Nominal	Ŷ		
Buyer Name	Poeling Shane D & Rebecca A	Poeling Shane & Rebecca A	Frontenac Bk
Seller Name	Poeling Shane D & Rebecca A	Hussey Richard	Potter Ira M
Document Number	6735-601	6550-886	5226-1
Document Type	Quit Claim Deed	Warranty Deed	Trustee's Deed (Foreclosure)

MORTGAGE HISTORY					
Mortgage Date	05/22/2025	12/26/2023	09/02/2020	08/21/2019	04/06/2018
Mortgage Amount	\$550,000	\$400,000	\$326,516	\$351,000	\$381,725
Mortgage Lender	Bank Of Old Monroe	Bank Of Old Monroe	Home Pt Fin'l Corp	United Wholesale Mtg	Cornerstone Mtg
Mortgage Type	Refi	Refi	Refi	Refi	Refi

Mortgage Date	10/25/2017	07/25/2016
Mortgage Amount	\$400,000	\$50,000
Mortgage Lender	Mo Bk	Mo Bk
Mortgage Type	Construction	Construction

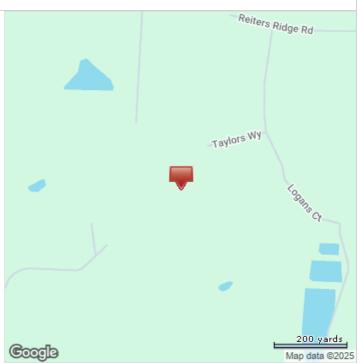
Property Details Courtesy of Eric Merchant, Mid America Regional Info Systems

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FORECLOSURE HISTORY		
Document Type	Notice Of Default	Notice Of Default
Foreclosure Filing Date	06/11/2009	12/18/2008
Recording Date	06/15/2009	12/31/2008
Document Number	48293	83626
Book Number	5210	5087
Page Number	1642	1221
Original Doc Date	01/14/2004	01/31/2007
Original Book Page	3759001629	4678001207

PROPERTY MAP





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

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