



MLS Beds	MLS Full Baths	MLS Half Baths	MLS List Price	MLS List Date
5	4	1	\$2,200,000	06/17/2025
MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
5,278	314,939	2017	SFR	

OWNER INFORMATION			
Owner Name	Poeling Shane D	Tax Billing City & State	Foristell, MO
Owner Name 2	Poeling Rebecca A	Tax Billing Zip	63348
Tax Billing Address	32 Taylors Way	Tax Billing Zip+4	3217
Tax Billing Address	32 Taylors Way	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	Census Tract	3120.03
Municipality	Foristell	Neighborhood Code	1260-1260
Subdivision	Dietrich Crossing	Topography	Flat/Level
Zip Code	63348	Within 250 Feet of Multiple Flood Zone	No
Carrier Route	R004	Flood Zone Code	X

TAX INFORMATION			
Tax ID	4-0008-9650-00-0010.0000000	Tax Area	4
Alternate Tax ID	T050100631	Fire Dept Tax Dist	Wentzville
Parcel ID	4000896500000100000000	Lot #	10
% Improved	88%		
Legal Description	DIETRICH CROSSING LOT 10		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$234,696	\$234,696	\$200,108
Market Value - Total	\$1,235,242	\$1,235,242	\$1,053,201
Market Value - Land	\$144,600	\$144,600	\$144,600
Market Value - Improved	\$1,090,642	\$1,090,642	\$908,601
Total Tax	Tax Year	Change (\$)	Change (%)
\$13,593	2022		
\$14,878	2023	\$1,285	9.46%
\$14,878	2024	\$0	0%

CHARACTERISTICS			
Lot Acres	7.23	Total Living Area	5,278
Lot Sq Ft	314,939	Above Gnd Sq Ft	3,778
Land Use - Universal	SFR	Basement Sq Ft	3,778
Land Use - County	Single Family Resid	Finished Basement Area	1,500
# of Buildings	1	Unfinished Basement Area	2,278
Stories	1	Basement Type	Tax: Basement MLS: Concrete Perimeter
Year Built	2017	Garage Type	Garage
Total Rooms	6	Garage Capacity	6
Bedrooms	Tax: 3 MLS: 5	Parking Type	Type Unknown
MLS Total Baths	5	Water	Type Unknown
Total Baths	5	Sewer	Type Unknown
Full Baths	4	Quality	Good
Half Baths	1		

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 HISTORY			
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	Y		
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

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

