

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	2	2	N/A	N/A	N/A
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	1,630	2,080	1998	CONDO	

OWNER INFORMATION			
Owner Name	Brink Roger A	Tax Billing Zip	63385
Tax Billing Address	406 Barleyfield Ct	Tax Billing Zip+4	5733
Tax Billing Address	406 Barleyfield Ct	Owner Occupied	Yes
Tax Billing City & State	Wentzville, MO		

COMMUNITY INSIGHTS			
Median Home Value	\$678,635	School District	FRANCIS HOWELL R-III
Median Home Value Rating	8 / 10	Family Friendly Score	98 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	97 / 100	Walkable Score	17 / 100
Total Incidents (1 yr)	1	Q1 Home Price Forecast	\$700,245
Standardized Test Rank	89 / 100	Last 2 Yr Home Appreciation	21%

LOCATION INFORMATION			
School District	Francis Howell	Census Tract	3122.06
Municipality	New Melle	Neighborhood Code	4439-4439
Subdivision	Fiddlestix Patio Homes Ph1a	Topography	Rolling/Hilly
Zip Code	63385	Within 250 Feet of Multiple Flood Zone	No
Carrier Route	R005	Flood Zone Code	X

TAX INFORMATION			
Tax ID	3-0029-8063-00-0406.0000000	Tax Area	3
Alternate Tax ID	T992100021	Fire Dept Tax Dist	New Melle
Parcel ID	3002980630004060000000	Lot #	406
% Improved	100%		
Legal Description	FIDDLESTIX PATIO HOMES PH1A UNITS 303 304 406 407 UNIT 406		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$54,406	\$54,406	\$42,236
Market Value - Total	\$286,348	\$286,348	\$222,292
Market Value - Improved	\$286,348	\$286,348	\$222,292
Total Tax	Tax Year	Change (\$)	Change (%)
\$2,857	2022		
\$3,416	2023	\$559	19.57%
\$3,570	2024	\$154	4.5%

CHARACTERISTICS			
Lot Acres	0.0478	Basement Sq Ft	1,594
Lot Sq Ft	2,080	Unfinished Basement Area	1,594
Land Use - Universal	Condominium	Basement Type	Basement
Land Use - County	Condominium Residential	Fireplaces	1
Style	Condominium	Garage Type	Garage
# of Buildings	1	Garage Capacity	2
Stories	1	Parking Type	Type Unknown
Year Built	1998	Exterior	Stone/Veneer
Total Rooms	4	Porch	Open Porch
Bedrooms	2	Patio Type	Patio
Total Baths	2	Water	Type Unknown
Full Baths	2	Sewer	Type Unknown
Total Living Area	1,630	Condition	Average
Above Gnd Sq Ft	1,630	Quality	Good

FEATURES			
Feature Type	Unit	Size/Qty	Year Built
A67	S	1,630	1998
Single 1/S Fire Pl	U	1	
Walk-Out Basement	U	1	
Patio	S	100	
Open Porch W/Roof	S	98	

SELL SCORE			
Rating	High	Value As Of	2025-09-28 04:40:23
Sell Score	683		

ESTIMATED VALUE			
RealAVM™	\$355,500	Confidence Score	82
RealAVM™ Range	\$321,200 - \$389,800	Forecast Standard Deviation	10
Value As Of	09/22/2025		

(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	2210	Cap Rate	4.2%
Estimated Value High	2544	Forecast Standard Deviation (FSD)	0.15
Estimated Value Low	1876		

(1) Rental Trends is a CoreLogic® derived value and should be used for informational purposes only. Rental Trends is not intended to provide recommendations regarding rental prices, lease renewal terms, or occupancy levels to landlords.

(2) The FSD denotes confidence in a 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 Trends estimate will fall within, based on the consistency of the information available at the time of estimation. The FSD can be used to create confidence that the displayed value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY			
Owner Name	Brink Roger A		
Recording Date	08/21/2024		
Nominal	Y		
Buyer Name	Brink Roger A		
Seller Name	Brink Roger A & Victoria C		
Document Number	34021		
Document Type	Warranty Deed		

PROPERTY MAP

*Lot Dimensions are Estimated