

	Beds	Full Baths	Half Baths	MLS List Price	MLS List Date
	N/A	N/A	N/A	\$155,000	03/14/2024
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	N/A	65,776	N/A	RES ACG	

OWNER INFORMATION			
Owner Name	Barrier	Tax Billing Zip	63385
Tax Billing Address	7 Forrester Dr	Tax Billing Zip+4	5946
Tax Billing Address	7 Forrester Dr	Owner Occupied	No
Tax Billing City & State	Wentzville, MO		

COMMUNITY INSIGHTS			
Median Home Value	\$620,017	Family Friendly Score	99 / 100
Median Home Value Rating	8 / 10	Walkable Score	17 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	100 / 100	Q1 Home Price Forecast	\$638,733
Standardized Test Rank	77 / 100	Last 2 Yr Home Appreciation	15%
School District	WASHINGTON		

LOCATION INFORMATION			
School District	Augusta	Neighborhood Code	1282-1282
Municipality	Unincorporated	Topography	Rolling/Hilly
Subdivision	Augusta Shores #1	Within 250 Feet of Multiple Flood Zone	No
Zip Code	63332	Flood Zone Code	X
Census Tract	3122.04		

TAX INFORMATION			
Tax ID	1-0015-7981-00-0022.0000000	Tax Area	1
Alternate Tax ID	T991300031	Fire Dept Tax Dist	Augusta
Parcel ID	1001579810000220000000	Lot #	22
Legal Description	AUGUSTA SHORES #1 LOT 22		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$12,350	\$12,350	\$12,350
Market Value - Total	\$65,000	\$65,000	\$65,000
Market Value - Land	\$65,000	\$65,000	\$65,000
Total Tax	Tax Year	Change (\$)	Change (%)
\$708	2022		
\$707	2023	-\$2	-0.22%
\$706	2024	-\$1	-0.08%

CHARACTERISTICS			
Lot Acres	1.51	Land Use - Universal	Residential Acreage
Lot Sq Ft	65,776	Land Use - County	Vacant Residential

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

LISTING INFORMATION			
MLS Listing Number	24015185	MLS Current List Price	\$155,000
MLS Area	414 - WASHINGTON (ST. CHARLES)	MLS Orig. List Price	\$155,000
MLS Status	Active	MLS Listing Agent	28253-Patsy Androlewicz
MLS Status Change Date	03/14/2024	MLS Listing Broker	BERKSHIRE HATHAWAY HOME SERVICES ALLIANCE REAL ESTATE
MLS Listing Date	03/14/2024		

