

	MLS Beds	MLS Full Baths	MLS Half Baths	Sale Price	Sale Date
	3	2	1	N/A	06/29/2021
	Bldg Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	1,864	378,972	1985	SFR	

OWNER INFORMATION			
Owner Name	Richter Eugene Jr	Tax Billing City & State	Catawissa, MO
Owner Name 2	Richter Tatyana	Tax Billing Zip	63015
Tax Billing Address	5563 E Anding Dr	Tax Billing Zip+4	1827
Tax Billing Address	5563 E Anding Dr	Owner Occupied	Yes

COMMUNITY INSIGHTS			
Median Home Value	\$285,719	School District	MERAMEC VALLEY R-III
Median Home Value Rating	4 / 10	Family Friendly Score	72 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	72 / 100	Walkable Score	15 / 100
Total Incidents (1 yr)	44	Q1 Home Price Forecast	\$294,011
Standardized Test Rank	50 / 100	Last 2 Yr Home Appreciation	24%

LOCATION INFORMATION			
School District	Pacific	Census Tract	8008.01
Community College District	S	Zoning	CD
Municipality	None	Zoning Description	Community Development-Cd
Subdivision	Calvey Forest	Within 250 Feet of Multiple Flood Zone	No
Zip Code	63015	Flood Zone Code	X
Carrier Route	R021		

TAX INFORMATION			
Tax ID	20-6-230-0-002-036000	Fire Dept Tax Dist	Pacific
Parcel ID	2062300002036000	Block #	2
% Improved	85%	Lot #	8
Tax Area	R3		
Legal Description	LOT:PT8 CALVEY FOREST		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$58,078	\$58,078	\$56,494
Assessed Value - Land			\$7,603
Assessed Value - Improved			\$48,891
Market Value - Total	\$311,810	\$311,810	\$303,470
Market Value - Land	\$46,150	\$46,150	\$46,150
Market Value - Improved	\$265,660	\$265,660	\$257,320
Total Tax	Tax Year	Change (\$)	Change (%)
\$3,690	2022		
\$4,103	2023	\$412	11.17%
\$4,152	2024	\$49	1.19%

CHARACTERISTICS			
Lot Acres	8.7	Total Baths	Tax: 5 MLS: 3
Lot Sq Ft	378,972	Full Baths	Tax: 5 MLS: 2
Land Use - Universal	SFR	Half Baths	MLS: 1
Land Use - County	Residential	Total Living Area	1,864
# of Buildings	1	Fireplaces	1
Stories	Tax: 1 MLS: 2	Garage Type	Garage
Year Built	Tax: 1986 MLS: 1985	Garage Capacity	MLS: 2
Total Rooms	7	Parking Type	Type Unknown
Bedrooms	3	Patio Type	Wood Deck
MLS Total Baths	3	Pool	Pool

FEATURES	
Feature Type	Year Built
Wdk	1986
Swimming Pool (Residential)	1994

SELL SCORE			
Rating	Low	Value As Of	2025-06-22 04:39:22
Sell Score	446		

ESTIMATED VALUE			
RealAVM™	\$441,500	Confidence Score	86
RealAVM™ Range	\$405,100 - \$477,900	Forecast Standard Deviation	8
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	1744	Cap Rate	2.5%
Estimated Value High	2265	Forecast Standard Deviation (FSD)	0.3
Estimated Value Low	1223		

(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	14903	MLS Pending Date	07/31/2000
MLS Area	361 - PACIFIC/MERAMEC R-3	Closing Date	08/03/2000
MLS Status	Closed	Closing Price	\$203,000
MLS Status Change Date	08/03/2000	MLS Listing Agent	21266-Bonnie Burton
MLS Listing Date	04/26/2000	MLS Listing Broker	RE/MAX SUBURBAN
MLS Current List Price	\$225,000	MLS Selling Agent	Sbburto-Bonnie Burton
MLS Orig. List Price	\$225,000	MLS Selling Broker	RE/MAX SUBURBAN

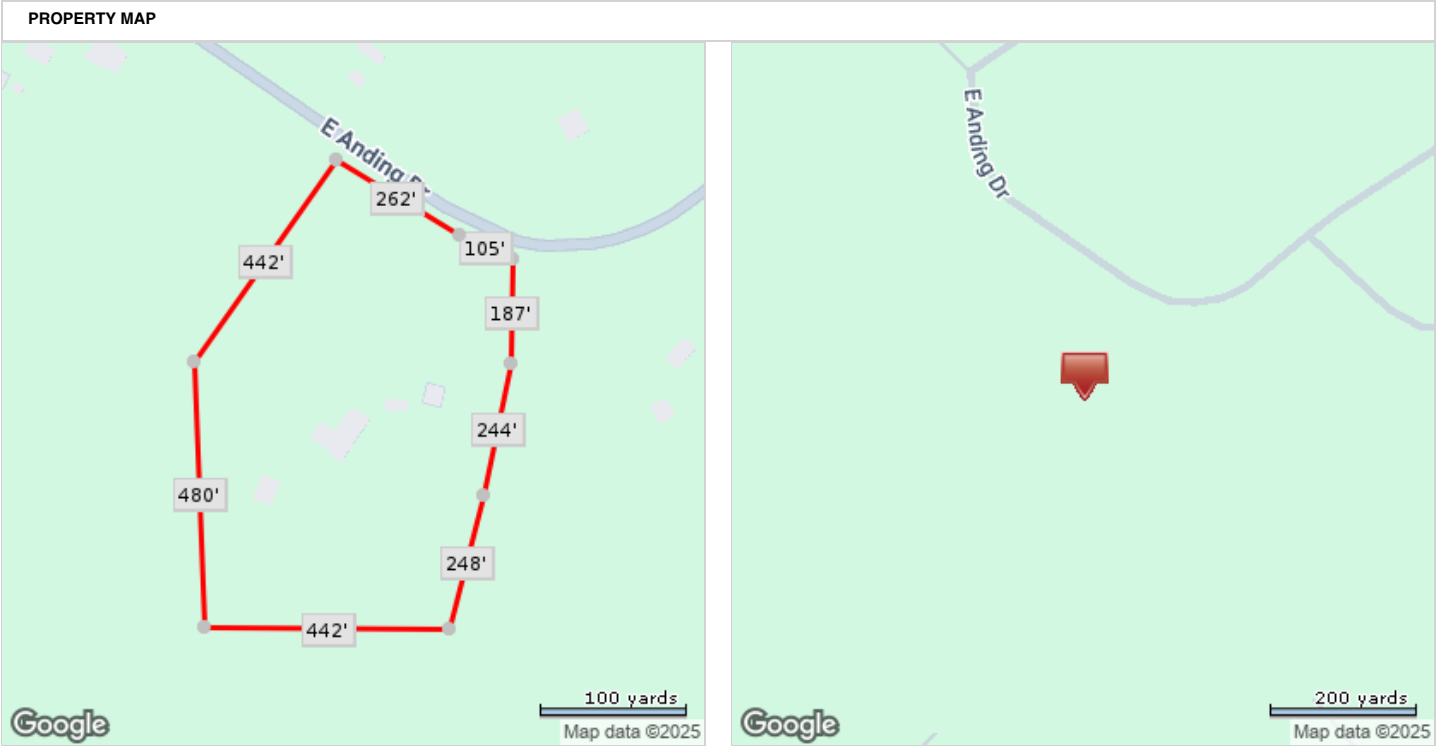
MLS Listing #	908811
MLS Status	Expired
MLS Listing Price	\$225,000
MLS Orig Listing Price	\$225,000
MLS Listing Close Price	\$203,000
MLS Listing Expiration Date	09/15/1999

LAST MARKET SALE & SALES HISTORY			
Recording Date	07/12/2021	Owner Name	Richter Eugene Jr
Settle Date	Tax: 06/29/2021 MLS: 08/03/2000	Owner Name 2	Richter Tatyana
Document Number	12966	Seller	Allmeroth Kevin D
Deed Type	Personal Representative's Deed		

Recording Date	07/12/2021	06/16/2003	10/03/2002		08/03/2000
Sale Price			\$174,498		
Buyer Name	Baker Mark E	Richter Eugene Jr & Tatyana	Veterans Admn	Va	Crihfield Michael & Sandra
Seller Name	Allmeroth Kevin D	Veterans Admn	Luehr Tami M	Crihfield Michael W & Sandra C	Austin Jerry & D Angie
Document Number	12966	11260	1465-864	1465-864	12731342
Document Type	Personal Representative's Deed	Special Warranty Deed	Trustee Deed	Deed (Reg)	Warranty Deed

Recording Date		
Sale Price	\$203,000	
Buyer Name	Crihfield Michael W & Sandra C	Austin Jerry C & D Angie
Seller Name	Austin Jerry C & D Angie	Kaiser Mercedes
Document Number	1273-1339	441-409
Document Type	Deed (Reg)	Deed (Reg)

MORTGAGE HISTORY					
Mortgage Date	11/05/2013	12/04/2009	06/16/2003	06/04/2001	08/03/2000
Mortgage Amount	\$102,000	\$193,683	\$207,547	\$16,524	\$203,000
Mortgage Lender	Citizens Bk	Citimortgage	Cornerstone Mtg Co		Paramount Bond & Mtg Co Inc
Mortgage Type	Refi	Refi	Resale	Refi	Resale



*Lot Dimensions are Estimated