



Beds	Full Baths	Half Baths	MLS List Price	MLS List Date
N/A	N/A	N/A	\$195,000	07/03/2024
Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
N/A	4,660,049	N/A	AGR-NEC	

OWNER INFORMATION			
Owner Name	Magruder Quarry Equipment Co LLC	Tax Billing City & State	Troy, MO
Tax Billing Address	255 Watson Rd	Tax Billing Zip	63379
Tax Billing Address	255 Watson Rd	Tax Billing Zip+4	5071

COMMUNITY INSIGHTS			
Median Home Value	\$284,222	School District	TROY R-III
Median Home Value Rating	4 / 10	Family Friendly Score	41 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	60 / 100	Walkable Score	2 / 100
Total Incidents (1 yr)	34	Q1 Home Price Forecast	\$291,864
Standardized Test Rank	39 / 100	Last 2 Yr Home Appreciation	11%

LOCATION INFORMATION			
School District	Troy R-3	Census Tract	8103.06
Municipality	Unincorporated	Within 250 Feet of Multiple Flood Zone	No
Zip Code	63379	Flood Zone Code	X

TAX INFORMATION			
Tax ID	151001000000019001	Tax Area	TROY R-3
Parcel ID	151001000000019001	Fire Dept Tax Dist	Lcfd No 1
% Improved	33%		
Legal Description	106.98 AC TRACT WITHIN THE SW 1/4 OF SECT 1		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$3,668	\$3,668	\$3,637
Market Value - Total	\$30,570	\$30,570	\$30,310
Market Value - Land	\$20,500	\$20,500	\$20,500
Market Value - Improved	\$10,070	\$10,070	\$9,810
Total Tax	Tax Year	Change (\$)	Change (%)
\$227	2022		
\$227	2023	\$1	0.35%
\$229	2024	\$1	0.55%

CHARACTERISTICS			
Lot Acres	106.98	Land Use - Universal	Agricultural (NEC)
Lot Sq Ft	4,660,049	Land Use - County	Ag Improved

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

LISTING INFORMATION			
MLS Listing Number	24015231	MLS Current List Price	\$195,000
MLS Area	458 - TROY R-3	MLS Orig. List Price	\$209,570
MLS Status	Pending	MLS Pending Date	04/25/2025
MLS Status Change Date	05/02/2025	MLS Listing Agent	4376-Thomas Anderson
MLS Listing Date	07/03/2024	MLS Listing Broker	TOM ANDERSON REAL ESTATE

MLS Listing #	24015227	24015219	24015215	678227
MLS Status	Pending	Closed	Closed	Expired
MLS Listing Price	\$195,000	\$132,880	\$141,680	\$2,800,000

MLS Orig Listing Price	\$238,400	\$149,730	\$137,310	\$2,800,000
MLS Close Date		08/12/2024	08/16/2024	
MLS Listing Close Price		\$117,000	\$125,000	
MLS Listing Expiration Date		07/17/2024	07/17/2024	05/17/2007

LAST MARKET SALE & SALES HISTORY			
Document Number	1982-282	Owner Name	Magruder Quarry Equipment Co LLC
Deed Type	Deed (Reg)	Seller	Owner Record

Buyer Name	Magruder Quarry Equipment Co L
Seller Name	Owner Record
Document Number	1982-282
Document Type	Deed (Reg)

PROPERTY MAP

This detailed map shows a large, irregularly shaped property. The western boundary is defined by Blues Hwy. To the north, Cheatham Rd runs along the top. The property is divided into several sections with the following dimensions (in feet): 552', 446', 402', 548', 240', 1253', 61', 71', 554', 147', 968', 888', 232', 97', 114', 114', 488', 1698', 1299', 1399', 352', 323', 487', 409', and 1299'. A scale bar at the bottom right indicates 450 yards. Map data is attributed to ©2025 Google.

This overview map shows the property's location relative to its surroundings. Cheatham Rd runs along the top and right edges. Clover Ln runs vertically through the center. A red arrow points to the property's location. A scale bar at the bottom right indicates 200 yards. Map data is attributed to ©2025 Google.

*Lot Dimensions are Estimated