



MLS Beds	MLS Full Baths	Half Baths	MLS Sale Price	MLS Sale Date
3	1	N/A	\$118,000	02/10/2023
MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
1,152	5,998	1960	SFR	

OWNER INFORMATION

Owner Name	Moss Tommy	Tax Billing City & State	Saint Louis, MO
Owner Name 2	Moss Cassandra	Tax Billing Zip	63134
Tax Billing Address	4419 Dabney Dr	Tax Billing Zip+4	4111
Tax Billing Address	4419 Dabney Dr	Owner Occupied	Yes

COMMUNITY INSIGHTS

Median Home Value	\$143,918	School District	RITENOUR
Median Home Value Rating	2 / 10	Family Friendly Score	7 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	8 / 100	Walkable Score	79 / 100
Total Incidents (1 yr)	241	Q1 Home Price Forecast	\$147,874
Standardized Test Rank	19 / 100	Last 2 Yr Home Appreciation	20%

LOCATION INFORMATION

School District	Ritenour	Neighborhood Code	27073040-Hg5
Municipality	Edmundson	Traffic	Curb&Gut
Subdivision	Woodson Hills 6	Topography	Flat/Level
Zip Code	63134	Zoning Description	73r-1-73r-1
Carrier Route	C068	Within 250 Feet of Multiple Flood Zone	No
Census Tract	2133.02	Flood Zone Code	X
Zoning	73R-1		

TAX INFORMATION

Tax ID	12L-31-0871	Tax Appraisal Area	127AA
Parcel ID	12L310871	Fire Dept Tax Dist	Fire-Community
% Improved	84%	Lot #	106
Tax Area	AA		
Legal Description	WOODSON HILLS PLAT 6 LOT 106		

ASSESSMENT & TAX

Assessment Year	2024	2023	2022
Assessed Value - Total	\$21,360	\$21,360	\$14,390
Assessed Value - Land	\$3,500	\$3,500	\$2,720
Assessed Value - Improved	\$17,860	\$17,860	\$11,670
Market Value - Total	\$112,400	\$112,400	\$75,700
Market Value - Land	\$18,400	\$18,400	\$14,300
Market Value - Improved	\$94,000	\$94,000	\$61,400
Total Tax	Tax Year	Change (\$)	Change (%)
\$1,375	2022		
\$1,777	2023	\$402	29.23%
\$1,815	2024	\$38	2.13%

CHARACTERISTICS

Lot Acres	0.1377	Full Baths	1
Lot Sq Ft	5,998	Bath Fixtures	5
Lot Frontage	60	Total Living Area	1,152
Lot Depth	100	Above Gnd Sq Ft	1,152
Land Use - Universal	SFR	Ground Floor Area	1,008
Land Use - County	Single Family	Basement Type	MLS: Slab
Style	Ranch	Garage Type	Carport
# of Buildings	1	Parking Type	Carport
Res/Comm Units	1	Heat Type	Hot Water
Stories	1	Cooling Type	Central

Year Built	1960	Exterior	Aluminum/Vinyl
Total Rooms	5	Heat Fuel Type	Gas
Bedrooms	3	Water	Public
MLS Total Baths	1	Condition	Average
Total Baths	1	Quality	Below Average

FEATURES	
Building Description	Building Size
Main Dwelling	1,008
Carport	192
One Story Frame	144

SELL SCORE			
Rating	High	Value As Of	2025-06-08 04:38:26
Sell Score	673		

ESTIMATED VALUE			
RealAVM™	\$133,500	Confidence Score	59
RealAVM™ Range	\$111,400 - \$155,500	Forecast Standard Deviation	17
Value As Of	05/27/2025		

(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	1447	Cap Rate	7.9%
Estimated Value High	1554	Forecast Standard Deviation (FSD)	0.07
Estimated Value Low	1340		

(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	23001442	MLS Pending Date	01/17/2023
MLS Area	91 - RITENOUR	Closing Date	02/10/2023
MLS Status	Closed	Closing Price	\$118,000
MLS Status Change Date	02/10/2023	MLS Listing Agent	12756-Bob Waters
MLS Listing Date	01/11/2023	MLS Listing Broker	COLDWELL BANKER REALTY - G UNDAKER WEST REGIONAL
MLS Current List Price	\$115,900	MLS Selling Agent	Jennhill-Jenniferroliver
MLS Orig. List Price	\$115,900	MLS Selling Broker	RELATIVE KEY REALTY

LAST MARKET SALE & SALES HISTORY			
Recording Date	02/10/2023	Deed Type	Warranty Deed
Settle Date	02/10/2023	Owner Name	Moss Tommy
Sale Price	\$118,000	Owner Name 2	Moss Cassandra
Price Per Square Feet	\$102.43	Seller	Sutton Patricia R
Document Number	21000340		

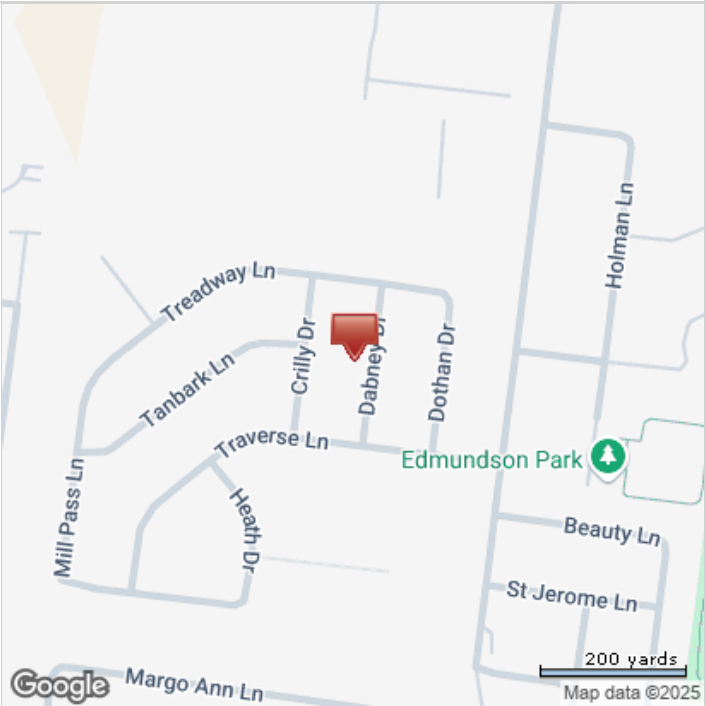
Recording Date	02/10/2023	11/14/2016	08/28/2007	12/04/1996	12/04/1996
Sale Price	\$118,000				
Buyer Name	Moss Tommy & Cassa ndra	Sutton Patricia	Jacobs Patricia A	Cretin Berniece M	Jacobs George Louis & Patricia Ann
Seller Name	Sutton Patricia R	Cretin Stanley R Sr & B erniece	Owner Record	Jacobs George L & Pat ricia A	
Document Number	21000340	22275-881	17658-5429	11018-1167	11018-1166
Document Type	Warranty Deed	Quit Claim Deed	Affidavit	Deed Of Exchange	Miscellaneous Docume nt

Recording Date	
Sale Price	
Buyer Name	Jacobs George Louis & Patricia A
Seller Name	
Document Number	6749-222

MORTGAGE HISTORY

Mortgage Date	02/10/2023	12/04/1996	
Mortgage Amount	\$115,862		
Mortgage Lender	Neighbors Cu	Boatmens Nat'l Mtg Inc	Boatmens Nat'l Mtg Inc
Mortgage Type	Resale	Resale	Resale

PROPERTY MAP



\*Lot Dimensions are Estimated