


10 Tower Park Ct, Saint Charles, MO 63304-5033, St Charles County

APN: 3-0036-7777-00-0088.0000000 CLIP: 6186801366

	MLS Beds	MLS Full Baths	Half Baths	MLS Sale Price	MLS Sale Date
	3	2	N/A	\$184,000	08/02/2005
	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	1,440	12,197	1998	SFR	

OWNER INFORMATION			
Owner Name	Wojciechowski Daniel James	Tax Billing Zip	63304
Owner Name 2		Tax Billing Zip+4	5033
Tax Billing Address	10 Tower Park Ct	Owner Occupied	Yes
Tax Billing Address	10 Tower Park Ct	Do Not Mail Flag	
Tax Billing City & State	Saint Charles, MO		

COMMUNITY INSIGHTS			
Median Home Value	\$383,430	School District	FRANCIS HOWELL R-III
Median Home Value Rating	7 / 10	Family Friendly Score	99 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	94 / 100	Walkable Score	47 / 100
Total Incidents (1 yr)	14	Q1 Home Price Forecast	\$388,756
Standardized Test Rank	85 / 100	Last 2 Yr Home Appreciation	23%

LOCATION INFORMATION			
School District	Francis Howell	Neighborhood Code	1263-1263
Community College District		Traffic	
Municipality	Unincorporated	Topography	Flat/Level
Subdivision	Cambridge Estate #2	New Map	58-JJ23
Zip Code	63304	Old Map	
Carrier Route	R005	Zoning Description	1-Fam Res-Af0
Census Tract	3111.50	Within 250 Feet of Multiple Flood Zone	No
Zoning	AF0		

TAX INFORMATION			
Tax ID	3-0036-7777-00-0088.0000000	Tax Area	3
Alternate Tax ID	A983000513	Tax Appraisal Area	
Parcel ID	3003677770000880000000	Fire Dept Tax Dist	Cottleville
Exemption(s)		Block #	
% Improved	82%	Lot #	88
Legal Description	CAMBRIDGE EST #2 LOT 88		

ASSESSMENT & TAX			
Assessment Year	2023	2022	2021
Assessed Value - Total	\$51,939	\$41,841	\$41,841
Assessed Value - Land			
Assessed Value - Improved			
Market Value - Total	\$273,362	\$220,215	\$220,215
Market Value - Land	\$50,000	\$40,000	\$40,000
Market Value - Improved	\$223,362	\$180,215	\$180,215
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			
Total Tax	Tax Year	Change (\$)	Change (%)
\$2,607	2020		
\$2,699	2021	\$92	3.54%
\$2,696	2022	-\$2	-0.09%

CHARACTERISTICS			
Lot Acres	0.28	Basement Type	
Lot Sq Ft	12,197	Fireplaces	
Lot Frontage		Garage Type	Garage
Lot Depth		Garage Capacity	2

Land Use - Universal	SFR
Land Use - County	Single Family Resid
Style	Ranch
# of Buildings	1
Res/Comm Units	
Stories	1
Year Built	1998
Effective Year Built	
Total Rooms	6
Bedrooms	3
MLS Total Baths	2
Total Baths	2
Full Baths	2
Half Baths	
Bath Fixtures	
Family Rooms	
Other Rooms	
Total Living Area	1,440
Above Gnd Sq Ft	1,440
Ground Floor Area	
Basement Sq Ft	
Finished Basement Area	
Unfinished Basement Area	

Garage Sq Ft	
Garage 2 Sq Ft	
Parking Type	Type Unknown
Heat Type	
Cooling Type	
Floor Cover	
Interior Wall	
Exterior	Brick Veneer
Porch	Open Porch
Patio Type	Patio
Pool	
Pool Size	
Roof Shape	
Roof Type	
Roof Frame	
Roof Material	
Heat Fuel Type	
Water	Type Unknown
Sewer	Type Unknown
Foundation	
Construction	
Condition	Average
Quality	Average

FEATURES					
Feature Type	Unit	Size/Qty	Width	Depth	Year Built
A61	S	1,440			1998
Open Porch W/Roof	S	52			
Patio	S	120			

Feature Type	Value
A61	
Open Porch W/Roof	
Patio	

Building Description	Building Size

SELL SCORE			
Rating	High	Value As Of	2024-01-07 04:38:14
Sell Score	723		

ESTIMATED VALUE			
RealAVM™	\$321,900	Confidence Score	88
RealAVM™ Range	\$295,600 - \$348,300	Forecast Standard Deviation	8
Value As Of	01/02/2024		

(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	2145	Cap Rate	5.3%
Estimated Value High	2372	Forecast Standard Deviation (FSD)	0.11
Estimated Value Low	1918		

(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	539381	MLS Pending Date	07/11/2005
MLS Area	FRANCIS HOWELL	Closing Date	08/02/2005
MLS Status	Closed	Closing Price	\$184,000
MLS Status Change Date	08/02/2005	MLS Listing Agent	Cmclark-Marcia Clark

MLS Listing Date	07/07/2005	MLS Listing Broker	PRUDENTIAL SELECT PROPERTIES
MLS Current List Price	\$184,900	MLS Selling Agent	Dre naud-Donald Renaud
MLS Orig. List Price	\$184,900	MLS Selling Broker	COLDWELL BANKER GUNDAKER

MLS Listing #	335611
MLS Status	Closed
MLS Listing Price	\$166,000
MLS Orig Listing Price	\$166,000
MLS Close Date	09/22/2003
MLS Listing Close Price	\$162,500
MLS Listing Cancellation Date	
MLS Listing Expiration Date	12/31/2003

LAST MARKET SALE & SALES HISTORY

Recording Date	05/13/2020	Sale Type	
Settle Date	Tax: 05/13/2020 MLS: 08/02/2005	Deed Type	Warranty Deed
Sale Price	\$235,000	Owner Name	Wojciechowski Daniel James
Price Per Square Feet	\$163.19	Owner Name 2	
Document Number	7294-844	Seller	Larkin Scott C & Sarah A

Recording Date	05/13/2020	01/06/2010	10/07/2003	08/07/1998	06/01/1997
Sale Price	\$235,000		\$162,500	\$113,393	
Nominal		Y			
Buyer Name	Wojciechowski Daniel J	Larkin Scott C & Sarah A	Jackson Brad	Burch Gary L & Jennifer L	Terbrock Larry Constructi
Seller Name	Larkin Scott C & Sarah A	Larkin Scott C & Sarah A	Burch Gary L & Jennifer L		
Document Number	7294-844	5322-2291	3675-507	2112-721	1953-1265
Document Type	Warranty Deed	Quit Claim Deed	Warranty Deed	Warranty Deed	Deed (Reg)

MORTGAGE HISTORY

Mortgage Date	05/13/2020	01/06/2010	10/22/2003	10/07/2003	10/08/2002
Mortgage Amount	\$188,000	\$172,110	\$32,500	\$130,000	\$151,000
Mortgage Lender	Bell Bk	American Sw Mtg Corp	Wells Fargo Bk	Wells Fargo Hm Mtg Inc	Amerus Hm Equity
Mortgage Type	Resale	Nominal	Refi	Resale	Refi

Mortgage Date	08/07/1998
Mortgage Amount	\$116,511
Mortgage Lender	Prism Mtg Co
Mortgage Type	Resale

FORECLOSURE HISTORY

Document Type	
Default Date	
Foreclosure Filing Date	
Recording Date	
Document Number	
Book Number	
Page Number	
Default Amount	
Final Judgment Amount	
Original Doc Date	
Original Document Number	
Original Book Page	
Lien Type	

PROPERTY MAP



*Lot Dimensions are Estimated

