


|   |           |           |                |               |
|---|-----------|-----------|----------------|---------------|
|  | MLS Beds  | MLS Baths | MLS Sale Price | MLS Sale Date |
|   | 1         | 2         | \$62,784       | 02/23/2006    |
|   | MLS Sq Ft | Lot Sq Ft | Yr Built       | Type          |
|   | 1,000     | 3,960     | 1905           | SFR           |

| OWNER INFORMATION        |                   |                   |       |
|--------------------------|-------------------|-------------------|-------|
| Owner Name               | Randall Jeffrey K | Tax Billing Zip   | 63125 |
| Owner Name 2             | Randall Regina E  | Tax Billing Zip+4 | 3202  |
| Tax Billing Address      | 810 Barnsley Dr   | Owner Occupied    | No    |
| Tax Billing City & State | Saint Louis, MO   |                   |       |

| LOCATION INFORMATION |                |                    |              |
|----------------------|----------------|--------------------|--------------|
| School District      | Hancock Place  | Neighborhood Code  | 13000010-Eg7 |
| Municipality         | Unincorporated | Traffic            | Curb&Gut     |
| Subdivision          | Hancock Place  | Topography         | Flat/Level   |
| Zip Code             | 63125          | New Map            | 27G          |
| Carrier Route        | C008           | Old Map            | 49-K29       |
| Census Tract         | 2202.00        | Zoning Description | R5-R5        |
| Zoning               | R5             |                    |              |

| TAX INFORMATION   |  |                    |      |
|-------------------|--|--------------------|------|
| Tax ID            | 27G-14-1884                              | Tax Appraisal Area | 113B |
| % Improved        | 73%                                      | Block #            | 1    |
| Tax Area          | B  |                    |      |
| Legal Description | HANCOCK PLACE LOT PT 1 N 32.5 FT BLOCK 1 |                    |      |

| ASSESSMENT & TAX          |          |             |            |
|---------------------------|----------|-------------|------------|
| Assessment Year           | 2021     | 2020        | 2019       |
| Assessed Value - Total    | \$14,880 | \$12,650    | \$12,650   |
| Assessed Value - Land     | \$3,990  | \$3,990     | \$3,990    |
| Assessed Value - Improved | \$10,890 | \$8,660     | \$8,660    |
| Market Value - Total      | \$78,300 | \$66,600    | \$66,600   |
| Market Value - Land       | \$21,000 | \$21,000    | \$21,000   |
| Market Value - Improved   | \$57,300 | \$45,600    | \$45,600   |
| Total Tax                 | Tax Year | Change (\$) | Change (%) |
| \$808                     | 2018     |             |            |
| \$1,067                   | 2019     | \$258       | 31.96%     |
| \$1,070                   | 2020     | \$3         | 0.27%      |

| CHARACTERISTICS      |               |                   |                       |
|----------------------|---------------|-------------------|-----------------------|
| Lot Acres            | 0.0909        | Total Living Area | Tax: 976 MLS: 1,000   |
| Lot Sq Ft            | 3,960         | Above Gnd Sq Ft   | 976                   |
| Lot Frontage         | 33            | Ground Floor Area | 976                   |
| Lot Depth            | 120           | Basement Type     | Partial               |
| Land Use - Universal | SFR           | Garage Type       | Detached Garage       |
| Land Use - County    | Single Family | Garage Capacity   | MLS: 2                |
| Style                | Bungalow      | Garage Sq Ft      | 440                   |
| # of Buildings       | 1             | Parking Type      | Detached Frame Garage |
| Res/Comm Units       | 1             | Heat Type         | Warm Air              |
| Stories              | 1             | Cooling Type      | Central               |
| Year Built           | 1905          | Exterior          | Aluminum/Vinyl        |
| Total Rooms          | 7             | Porch             | Enclosed Frame Porch  |
| Bedrooms             | Tax: 2 MLS: 1 | Heat Fuel Type    | Gas                   |
| MLS Total Baths      | 2             | Water             | Public                |
| Total Baths          | Tax: 1 MLS: 2 | Condition         | Average               |
| Full Baths           | Tax: 1 MLS: 2 | Quality           | Poor                  |
| Bath Fixtures        | 5             |                   |                       |

| FEATURES     |      |          |       |       |
|--------------|------|----------|-------|-------|
| Feature Type | Unit | Size/Qty | Width | Depth |

|                      |               |     |    |    |
|----------------------|---------------|-----|----|----|
| Det Frame Garage     | S             | 440 | 20 | 22 |
| Building Description | Building Size |     |    |    |
| Main Dwelling        | 976           |     |    |    |
| Encl Frame Porch     | 136           |     |    |    |
| Canopy               | 72            |     |    |    |

| SELL SCORE |           |             |                     |
|------------|-----------|-------------|---------------------|
| Rating     | Very High | Value As Of | 2021-08-13 23:50:40 |
| Sell Score | 836       |             |                     |

| ESTIMATED VALUE |                      |                             |    |
|-----------------|----------------------|-----------------------------|----|
| RealAVM™        | \$92,100             | Confidence Score            | 65 |
| RealAVM™ Range  | \$80,127 - \$104,073 | Forecast Standard Deviation | 13 |
| Value As Of     | 09/06/2021           |                             |    |

(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.

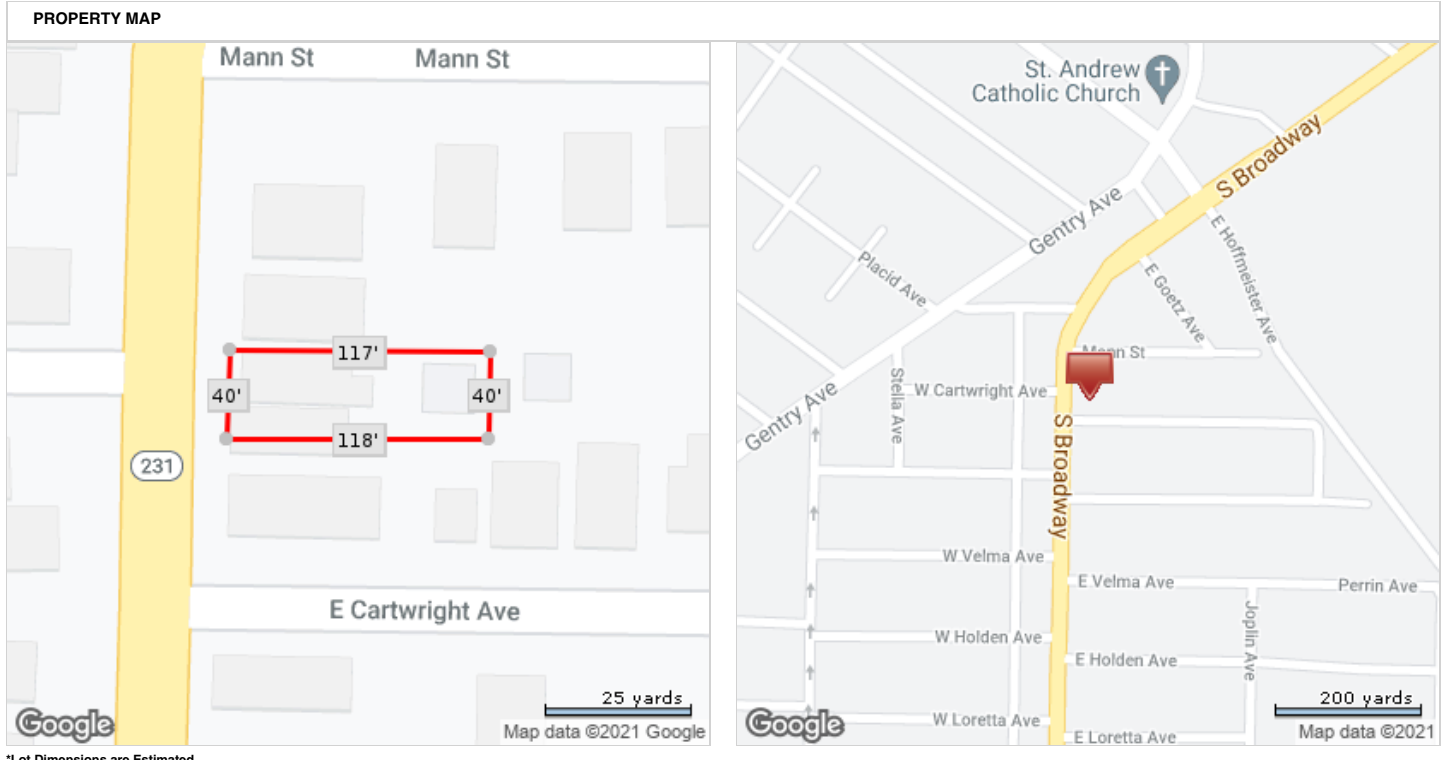
| LISTING INFORMATION    |               |                    |                            |
|------------------------|---------------|--------------------|----------------------------|
| MLS Listing Number     | 566140        | MLS Pending Date   | 02/02/2006                 |
| MLS Area               | HANCOCK PLACE | Closing Date       | 02/23/2006                 |
| MLS Status             | Closed        | Closing Price      | \$62,784                   |
| MLS Status Change Date | 02/23/2006    | MLS Listing Agent  | Svecheek-Verna Cheek       |
| MLS Listing Date       | 10/25/2005    | MLS Listing Broker | COLDWELL BANKER GUNDAKER   |
| MLS Current List Price | \$74,900      | MLS Selling Agent  | Smwhite2-Michael Whiteaker |
| MLS Orig. List Price   | \$79,900      | MLS Selling Broker | WHITEAKER REALTY, LLC      |

|                             |            |
|-----------------------------|------------|
| MLS Listing #               | 638479     |
| MLS Status                  | Expired    |
| MLS Listing Price           | \$119,900  |
| MLS Orig Listing Price      | \$119,900  |
| MLS Listing Close Price     | \$0        |
| MLS Listing Expiration Date | 11/30/2006 |

| LAST MARKET SALE & SALES HISTORY |            |              |                   |
|----------------------------------|------------|--------------|-------------------|
| Recording Date                   | 02/28/2006 | Deed Type    | Warranty Deed     |
| Settle Date                      | 02/23/2006 | Owner Name   | Randall Jeffrey K |
| Sale Price                       | \$62,784   | Owner Name 2 | Randall Regina E  |
| Price Per Square Feet            | \$64.33    | Seller       | Vanpelt Laurann L |
| Document Number                  | 17077-3368 |              |                   |

|                 |                              |                   |
|-----------------|------------------------------|-------------------|
| Recording Date  | 02/28/2006                   | 00/1988           |
| Sale Price      | \$62,784                     |                   |
| Buyer Name      | Randall Jeffrey K & Regina E | Vanpelt Laurann L |
| Seller Name     | Vanpelt Laurann L            |                   |
| Document Number | 17077-3368                   | 8399-887          |
| Document Type   | Warranty Deed                | Deed (Reg)        |

| MORTGAGE HISTORY |            |            |                         |                         |                      |
|------------------|------------|------------|-------------------------|-------------------------|----------------------|
| Mortgage Date    | 10/27/2006 | 10/16/2006 | 02/28/2006              | 02/28/2006              | 00/1988              |
| Mortgage Amount  | \$33,000   | \$66,000   | \$50,227                | \$12,556                |                      |
| Mortgage Lender  | Pulaski Bk | Pulaski Bk | Lehman Brothers Bk F sb | Lehman Brothers Bk F sb | Commercial Fed'I Mtg |
| Mortgage Type    | Refi       | Refi       | Resale                  | Resale                  | Resale               |



\*Lot Dimensions are Estimated