

The Nett Group Real Estate Advisors

SELLER REPORT



1222 Tammany Lane | St Louis

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	31
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Client Possibilities	3
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Client Favorites	2
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Zillow Views	4295
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Zillow Saves	75
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Showings	37
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Good Activity is an average of *3-4 showings weekly*.

Price Adjustments should be considered after two weeks with little to no activity or after 10 showings and no offers.

Residential Single Line

Distance	MLS #	St	Status Date	P Type	Address	Muni/Twp	City	Area	CDOM	Price Bd	Bth	SqFt	Abv	Lsz	Age	Off ID
0.0 mi	19090255	A	12/27/2019	RESI	1222 Tammany Lane	Town And Country	St Louis	168	44	\$600,000	4	3	(2 1)	3,184	1.3600	33 KWRC05
0.2 mi	19009297	S	06/04/2019	RESI	1264 Takara Ct	Town And Country	Town and Country	168	40	\$645,000	6	4	(3 1)	2,873	0.8600	34 WCLK01
0.1 mi	18077171	S	06/27/2019	RESI	1284 Tammany Lane	Town And Country	Town and Country	168	156	\$677,000	4	5	(4 1)	3,404	1.0200	33 CBPR01
0.0 mi	19081436	X	11/13/2019	RESI	1222 Tammany Lane	Town And Country	St Louis	168	13	\$650,000	4	3	(2 1)	3,184	1.3600	33 CBG 06

Search Criteria

Transaction Type is one of 'Sale', 'Auction'
Status is one of 'Active', 'Active Under Contract', 'Hold', 'Pending'
Status is one of 'Closed', 'Expired', 'Withdrawn', 'Cancelled'
Search Contractual Date is 1/27/2020 to 1/27/2019
Latitude, Longitude is within 0.25 mi of 19090255
State Or Province is 'Missouri'
Price is 500000 to 800000
Selected 4 of 4 results.

CMA 1 Line (Landscape)

Property Type: Residential

Transaction Type is one of 'Sale', 'Auction' Status is one of 'Active', 'Active Under Contract', 'Hold', 'Pending' Status is one of 'Closed', 'Expired', 'Withdrawn', 'Cancelled' Search Contractual Date is 1/27/2020 to 1/27/2019 Latitude, Longitude is within 0.25 mi of 19090255 State Or Province is 'Missouri' Price is 500000 to 800000

Residential

Active Properties

Listing #	Address	Area	Community	Bd Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19090255	1222 Tammany Lane	Parkway West	Princeton Place On 4	3 (2 1)	3,184		1.360	33	12/27/19	\$188.44	44	\$600,000	\$600,000

Active Totals

Listing Count :	1	Averages:	3,184	1.360						\$188.44	44	\$600,000	\$600,000		
		Price :						High		\$600,000	Low	\$600,000	Median	\$600,000	

Closed Properties

Listing #	Address	Area	Community	Bd Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price	Sold Price	SP%LP
19009297	1264 Takara Ct	Parkway West	Grassy Ridge	6 4 (3 1)	2,873	4,350	0.860	34	06/04/19	\$224.50	40	\$695,000	\$650,000	\$645,000	92.81
18077171	1284 Tammany Lane	Parkway West	Princeton Place On 4	5 (4 1)	3,404	4,501	1.020	33	06/27/19	\$198.88	156	\$715,000	\$689,000	\$677,000	94.69

Closed Totals

Listing Count :	2	Averages:	3,139	4,426	0.940					\$211.69	98	\$705,000	\$669,500	\$661,000	93.75
		Price :						High		\$677,000	Low	\$645,000	Median	\$661,000	

Expired Properties

Listing #	Address	Area	Community	Bd Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19081436	1222 Tammany Lane	Parkway West	Princeton Place On 4	3 (2 1)	3,184		1.360	33	11/14/19	\$204.15	13	\$650,000	\$650,000

Expired Totals

Listing Count :	1	Averages:	3,184	1.360						\$204.15	13	\$650,000	\$650,000		
		Price :						High		\$650,000	Low	\$650,000	Median	\$650,000	

Grand Totals

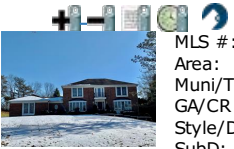
Count :	4	Averages:	\$/SqFt: \$203.99	CDOM: 63	OP: \$665,000	LP: \$647,250	SP: \$661,000
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Cross Property On Market Counters

MLS #	Type	Stat	Stat Date	Address	City	Area	DOM	Price	Client Portals	Client Views	Client Favorites	Client Possibilities	Auto Emails	Prev 14 Day Views	Agent Published	Agent Rejected	Agent Views
19090255	RESI	ACT	12/27/19	1222 Tammany Lane	St Louis	168	31	\$600,000	318	229	2	3	380	11	18	44	797

Cross Property Condensed

1222 Tammany Lane, St Louis 63131-1014



MLS #:	19090255	Status:	A	Stat Dt:	12/27/19	List Pr:	\$600,000
Area:	168	Bd:	4	Sq Ft:	3,184	Sell Pr:	
Muni/Twp:	Town And Country	Pr/SqFt:	\$188.44	CDOM:	44	Age:	33
GA/CR:	3/0	Bth:	3 (2 1)	Acre:	1.360		
Style/Desc:	2 Story/Other						
SubD:	Princeton Place One						
Schl District:	Parkway C-2						

Search Criteria

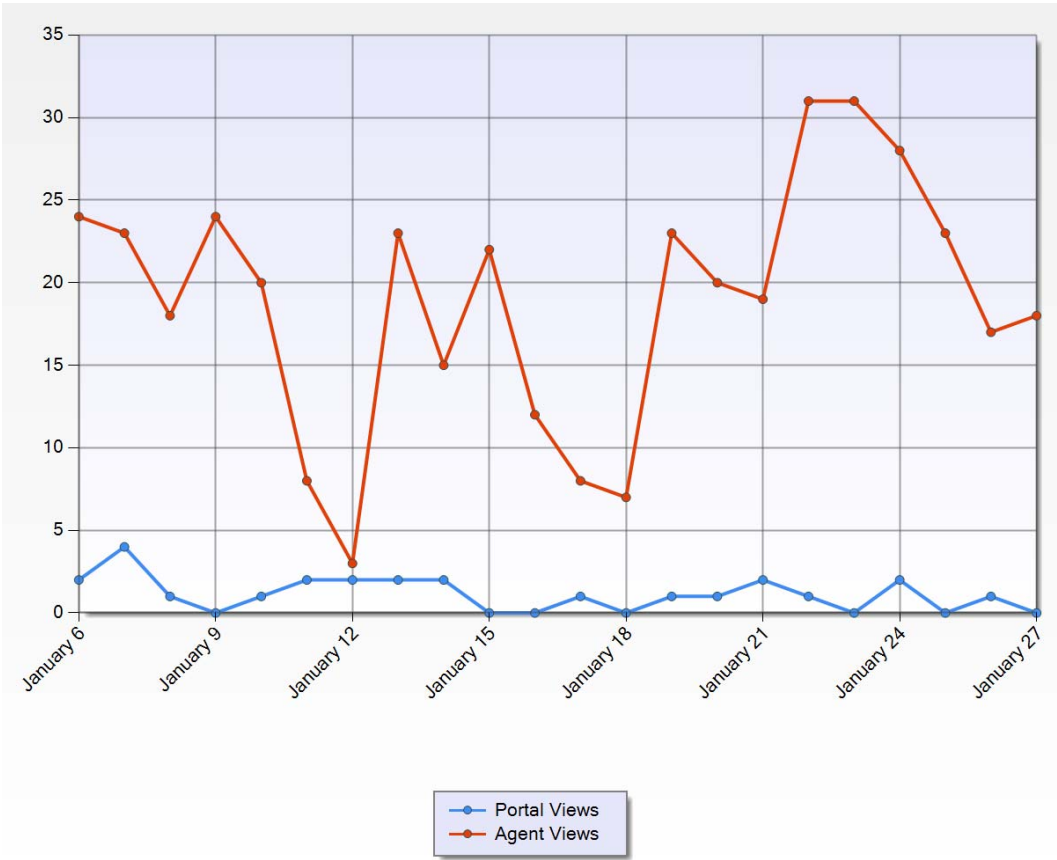
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 23 results.

 **Historical Views for 1222 Tammany Lane**



Time on Zillow
31 days

Views
4,295

Saves
75

This Week Last 30 Days



MARIS



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Listing Activity Report

1222 Tammany Lane, St Louis, MO 63131

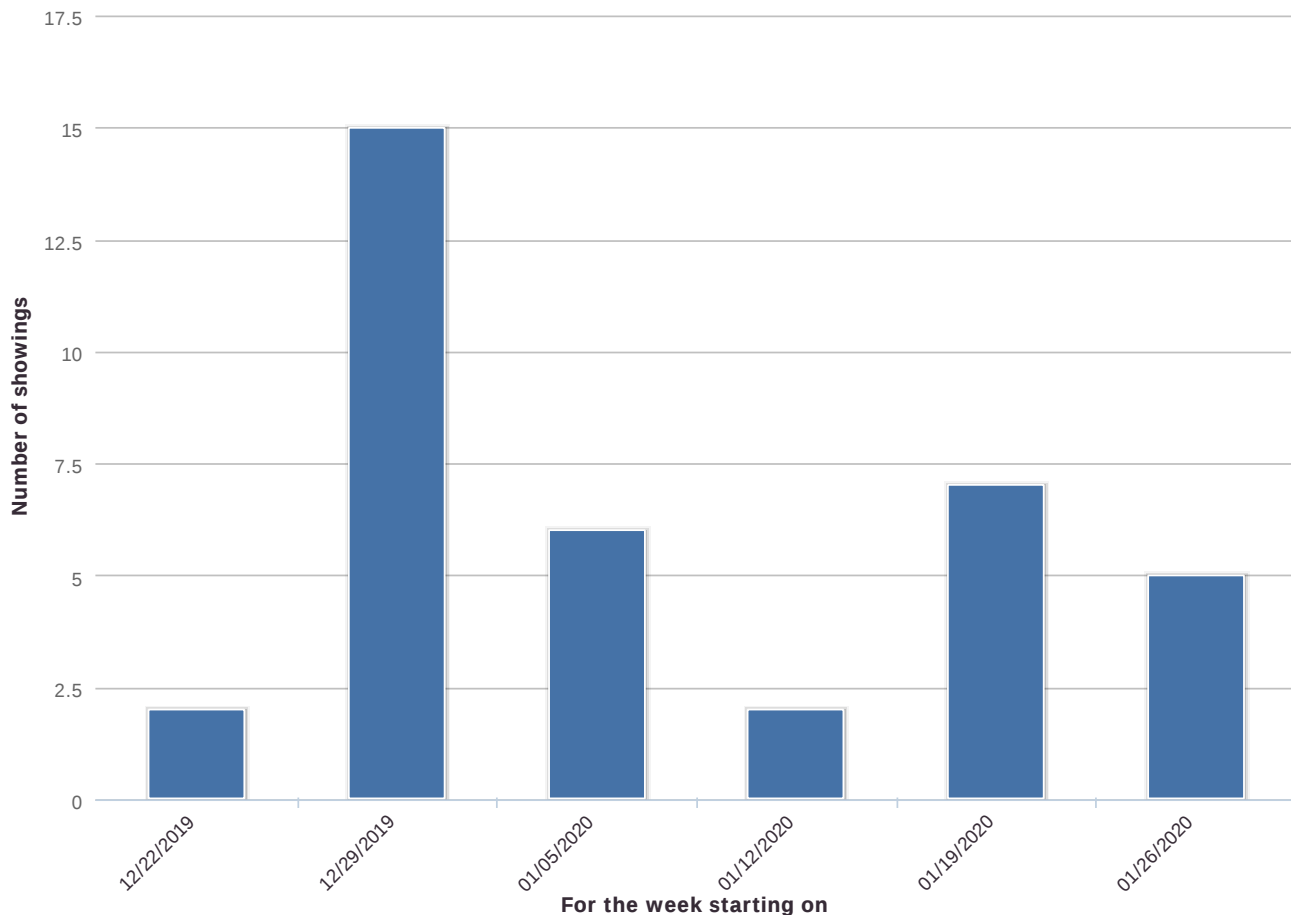
Snapshot for Dec 27, 2019 - Jan 29, 2020



Listing ID: 19090255
Address: 1222 Tammany Lane, St Louis, MO 63131
Price: \$600,000
Status: ACTIVE

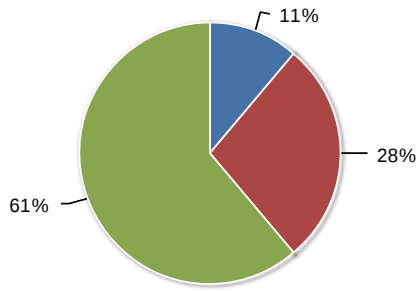
Total number of appointments: 37
Appointments in the last 30 days: 33
Appointments in the last 7 days: 9
Total number of agent previews: 3
Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

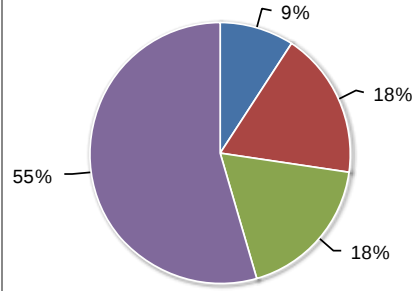
Is your client interested in writing an offer on this listing?



Very (2)
Maybe (5)
Not interested (11)

* 18 responses

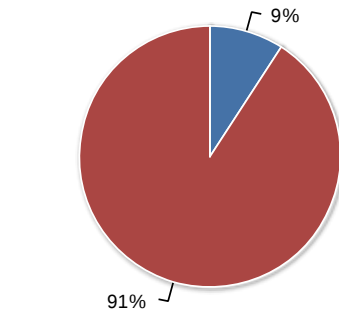
Please rate your overall experience at this showing.



Excellent (1)
Good (2)
Fair (2)
Poor (6)

* 11 responses

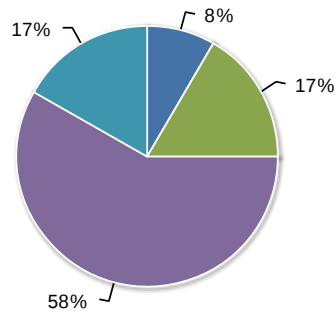
Your (and your client's) opinion of the price:



Just right (1)
Too high (10)
Too low (0)

* 11 responses

Please rate this listing (5=Best; 1=Worst):



5(Best) (1)
4 (0)
3 (2)
2 (7)
1(Worst) (2)

* 12 responses

Feedback Responses

Activity Details	Received
Showing 01/27/2020 2:30 PM - 3:30 PM	01/27/2020 04:00 PM
Is your client interested in writing an offer on this listing? COMMENTS/RECOMMENDATIONS:	Maybe Going to work rehab costs
Showing 01/25/2020 10:30 AM - 11:30 AM	01/25/2020 11:49 AM
Is your client interested in writing an offer on this listing? Please rate your overall experience at this showing. Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:	Not interested Poor 1(Worst) Clients were home. She said she'd been sleeping, and then went back to bed. Son was there too. Awkward. Anyway, seems like tough time for them so I won't pile on. She does take great care of the plants. Good luck to them!
Showing 01/24/2020 1:00 PM - 2:00 PM	01/27/2020 04:15 PM

Activity Details		Received
Is your client interested in writing an offer on this listing? Please rate your overall experience at this showing. Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Buyer is interested. He is checking on financing options. He feels that its priced high for the work that needs to be done. Thanks
Showing 01/22/2020 2:55 PM - 3:40 PM		01/22/2020 04:10 PM
Is your client interested in writing an offer on this listing? COMMENTS/RECOMMENDATIONS:		Very We have some questions but buyer would like to write a contract.
Showing 01/15/2020 9:00 AM - 11:00 AM		01/15/2020 11:40 AM
Is your client interested in writing an offer on this listing? Please rate your overall experience at this showing. Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Not interested Poor Too high 1(Worst) The house is in such poor condition from top to bottom. It smells and the front door sticks making it difficult to even get out. My client thought is was very creepy.
Showing 01/11/2020 2:00 PM - 2:30 PM		01/11/2020 05:07 PM
Is your client interested in writing an offer on this listing? Please rate your overall experience at this showing. Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Not interested Buyers walked out due to cleanliness and smell. (Not meant to be offensive)
Showing 01/10/2020 12:00 PM - 1:00 PM		01/11/2020 01:45 PM
Is your client interested in writing an offer on this listing? Please rate your overall experience at this showing. Your (and your client's) opinion of the price: COMMENTS/RECOMMENDATIONS:		Not interested Fair Too high They knew going in a lot of work was needed. I think at this price, it is more than they would spend for acquisition.
Showing 01/07/2020 4:50 PM - 5:20 PM		01/08/2020 12:56 PM
Is your client interested in writing an offer on this listing? Please rate your overall experience at this showing. Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Not interested Good Too high 3
Showing 01/07/2020 1:30 PM - 2:00 PM		01/14/2020 11:31 AM
COMMENTS/RECOMMENDATIONS:		When I entered the home there was a couple of TVs on and seemed as if someone was home. I announced my entry but no one answered. I didnt want to intrude so I did not show the home. I locked door and left
Showing 01/07/2020 10:20 AM - 10:35 AM		01/12/2020 01:01 PM
COMMENTS/RECOMMENDATIONS:		Missed appt. will go back out.

Activity Details		Received
Showing 01/05/2020 2:00 PM - 3:00 PM		01/05/2020 05:18 PM
Is your client interested in writing an offer on this listing? Please rate your overall experience at this showing. Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Very Poor Too high 2 Buyer is seriously considering an offer. Every part of home interior/exterior needs attention. Is seller willing to come down in price substantially? Thanks for letting me show!
2nd Showing 01/04/2020 1:00 PM - 2:00 PM		01/04/2020 04:16 PM
Is your client interested in writing an offer on this listing? Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Maybe Too high 3 Home needs extensive amounts of work. Pool in back would need to be filled in. 1260 Tammany sold last year for \$492,500 and from the listing pics was in much better shape than this on. Considering making an offer but would more or less consider the house an almost total gut or possibly even a tear down.
Showing 01/04/2020 10:30 AM - 11:15 AM		01/05/2020 08:17 AM
COMMENTS/RECOMMENDATIONS:		I think at this time they are going to pass on this home. Thank you for letting g us see it twice.
Showing 01/03/2020 12:30 PM - 1:30 PM		01/03/2020 02:09 PM
Is your client interested in writing an offer on this listing? Please rate your overall experience at this showing. Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Maybe Poor Too high 2 My buyers loves the location but it needs LOTS OF WORK with this house and too much to spend money to update it. There is some kind of water leakage going on in the house and lots of hidden defects that you dont know once you start the remodeling. Again, my buyers are interested but its all about how much the sellers want to come down. Thanks for letting us in!
Showing 01/02/2020 2:30 PM - 3:15 PM		01/02/2020 04:05 PM
Is your client interested in writing an offer on this listing? Please rate your overall experience at this showing. Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Maybe Fair Too high 2
Showing 01/02/2020 12:30 PM - 1:30 PM		01/02/2020 02:55 PM
Is your client interested in writing an offer on this listing? Please rate your overall experience at this showing. Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Not interested Poor Too high 2 House needs way more work than they want to tackle.
Showing 01/01/2020 3:00 PM - 3:45 PM		01/02/2020 04:07 PM

Activity Details		Received
Is your client interested in writing an offer on this listing? Please rate your overall experience at this showing. Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		most likely, they will pass
Showing 12/31/2019 1:45 PM - 2:45 PM		01/02/2020 04:11 PM
Is your client interested in writing an offer on this listing? Please rate your overall experience at this showing. Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Not interested Good 2 Just not the right fit.
Showing 12/31/2019 12:30 PM - 1:30 PM		01/07/2020 02:25 PM
Is your client interested in writing an offer on this listing? Please rate your overall experience at this showing. Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Maybe I showed this listing on behalf of a colleague who was out of town. Her client is contemplating an offer, but has not made a decision. If he decides to write, she will let you know.
Showing 12/31/2019 12:00 PM - 12:15 PM		12/31/2019 01:12 PM
Is your client interested in writing an offer on this listing? Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Not interested Too high 2 Needed too much
Showing 12/31/2019 12:00 PM - 12:45 PM		01/01/2020 02:23 PM
COMMENTS/RECOMMENDATIONS:		Do you have any offers on this property yet?
Showing 12/31/2019 12:00 PM - 1:00 PM		12/31/2019 02:44 PM
Is your client interested in writing an offer on this listing? Please rate your overall experience at this showing. Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Not interested Poor Too high 2 Great lot! Too much work for these folks. Thanks!
Agent Preview 12/27/2019 4:15 PM - 4:30 PM		12/30/2019 04:33 PM
Is your client interested in writing an offer on this listing? Please rate your overall experience at this showing. Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Not interested
Photography 12/27/2019 4:00 PM - 4:15 PM		01/03/2020 04:18 PM
Is your client interested in writing an offer on this listing? Please rate your overall experience at this showing. Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Not interested Excellent Just right 5(Best) test showing

Listing Activity Details

Activity Type	Activity Date	Comments
 Future Showing	01/29/2020 6:30 PM - 6:45 PM	
 Future Showing	01/28/2020 1:00 PM - 2:30 PM	
 Past Showing	01/27/2020 2:30 PM - 3:30 PM	
 Past Showing	01/26/2020 1:15 PM - 2:00 PM	
 Past Showing	01/26/2020 10:00 AM - 11:00 AM	
 Past Agent Preview	01/25/2020 3:55 PM - 4:25 PM	
 Past Showing	01/25/2020 10:30 AM - 11:30 AM	
 Past Showing	01/24/2020 1:00 PM - 2:00 PM	
 Canceled Showing	01/24/2020 11:30 AM - 12:10 PM	
 Past Showing	01/23/2020 10:00 AM - 10:30 AM	
 Past Showing	01/22/2020 2:55 PM - 3:40 PM	
 Past Showing Unconfirmed	01/20/2020 3:30 PM - 4:30 PM	
 Past Showing	01/19/2020 1:30 PM - 2:00 PM	
 Past Showing	01/16/2020 11:30 AM - 12:45 PM	
 Past Showing	01/15/2020 9:00 AM - 11:00 AM	
 Past Showing	01/11/2020 2:00 PM - 2:30 PM	
 Past Showing	01/10/2020 12:00 PM - 1:00 PM	
 Past Showing	01/07/2020 4:50 PM - 5:20 PM	
 Past Showing	01/07/2020 1:30 PM - 2:00 PM	
 Past Showing	01/07/2020 10:20 AM - 10:35 AM	
 Past Showing	01/05/2020 2:00 PM - 3:00 PM	
 Past 2nd Showing	01/04/2020 1:00 PM - 2:00 PM	
 Past Showing	01/04/2020 10:30 AM - 11:15 AM	
 Past Showing	01/03/2020 12:30 PM - 1:30 PM	
 Past Showing	01/02/2020 2:30 PM - 3:15 PM	
 Past Showing	01/02/2020 1:30 PM - 2:15 PM	
 Past Showing Unconfirmed	01/02/2020 12:30 PM - 1:30 PM	

Activity Type	Activity Date	Comments
 Past Showing	01/01/2020 3:00 PM - 3:45 PM	
 Past Showing	12/31/2019 4:00 PM - 5:00 PM	
 Past Showing	12/31/2019 2:00 PM - 3:00 PM	
 Canceled Showing	12/31/2019 2:00 PM - 3:00 PM	
 Past Showing	12/31/2019 1:45 PM - 2:45 PM	
 Past Showing	12/31/2019 12:30 PM - 1:30 PM	
 Past Showing	12/31/2019 12:00 PM - 12:15 PM	
 Past Showing	12/31/2019 12:00 PM - 12:45 PM	
 Past Showing	12/31/2019 12:00 PM - 12:45 PM	
 Past Showing	12/31/2019 12:00 PM - 1:00 PM	
 Declined Showing	12/30/2019 3:00 PM - 4:00 PM	
 Declined Showing	12/29/2019 1:30 PM - 2:15 PM	
 Declined Showing	12/29/2019 11:00 AM - 11:15 AM	
 Declined Showing	12/28/2019 4:00 PM - 5:00 PM	
 Declined Showing	12/28/2019 3:00 PM - 3:45 PM	
 Declined Showing	12/28/2019 2:00 PM - 3:00 PM	
 Declined Showing	12/28/2019 1:45 PM - 2:45 PM	
 Past Agent Preview	12/27/2019 4:15 PM - 4:30 PM	
 Past Photography	12/27/2019 4:00 PM - 4:15 PM	
 Status Change	12/27/2019 1:12 PM	
 New Listing	12/27/2019	