

The Nett Group Real Estate Advisors

SELLER REPORT



7015 Tuckahoe Ct | Barnhart

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	68
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Client Possibilities	6
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Client Favorites	8
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Zillow Views	680
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Zillow Saves	46
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Showings	19
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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	19079908	A	10/30/2019	RESI	7015 Tuckahoe Ct	Unincorporated	Bamhart	396	68	\$170,000 4	2 (2 0)	1,296	0.1420	42	KWRC05
0.2 mi	19048339	S	09/19/2019	RESI	1607 Williamsburg	Unincorporated	Bamhart	396	11	\$131,000 3	3 (2 1)	576	0.1440	45	CBG 41
0.1 mi	19034794	S	07/08/2019	RESI	7041 Tuckahoe	Unincorporated	Bamhart	396	13	\$142,000 3	2 (1 1)	1,152	0.1200	46	WBRS01
0.2 mi	19037505	S	06/28/2019	RESI	1627 Williamsburg Dr	Unincorporated	Bamhart	396	50	\$151,200 3	2 (1 1)	1,152	0.1400	45	RMXR01
0.1 mi	19050763	S	09/19/2019	RESI	1718 Shadwell Dr	Unincorporated	Bamhart	396	34	\$157,200 3	2 (2 0)	1,260	0.0120	44	REFS01
0.2 mi	18096011	S	03/04/2019	RESI	7014 Wayles Dr	Unincorporated	Bamhart	396	7	\$170,000 3	2 (1 1)	1,800	0.1400	46	CBG 03
0.2 mi	19053186	S	08/28/2019	RESI	7200 Burgess Dr	Unincorporated	Bamhart	396	83	\$175,000 4	2 (2 0)	1,050	0.2000	40	PLAT01
0.1 mi	19057140	C	11/05/2019	RESI	1605 Williamsburg	Unincorporated	Bamhart	396	61	\$142,000 4	2 (2 0)	1,364	0.1380	44	WCLK01
0.2 mi	19059972	C	08/19/2019	RESI	7181 Burgess Dr	Unincorporated	Bamhart	396	10	\$150,000 3	2 (1 1)	576	0.1540	45	LAUP01

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Status is one of 'Closed', 'Expired', 'Withdrawn', 'Cancelled'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 1/6/2020 to 1/6/2019

Latitude, Longitude is within 0.25 mi of 19079908

State Or Province is 'Missouri'

Price is 120000 to 220000

Selected 9 of 9 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 1/6/2020 to 1/6/2019 Latitude, Longitude is within 0.25 mi of 19079908 State Or Province is 'Missouri' Price is 120000 to 220000

Residential

Active Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19079908	7015 Tuckahoe Ct	Windsor	Village Jefferson	01	4 2 (2 0)	1,296	1,446	0.142	42	10/30/19	\$131.17	68	\$170,000	\$170,000

Active Totals

Listing Count :	1	Averages:	1,296	1,446	0.142						\$131.17	68	\$170,000	\$170,000		
		Price :							High		\$170,000	Low	\$170,000	Median	\$170,000	

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
19048339	1607 Williamsburg	Windsor	Village Jefferson	03	3 (2 1)	576		0.144	45	09/19/19	\$227.43	11	\$136,000	\$136,000	\$131,000	96.32
19034794	7041 Tuckahoe	Windsor	Village Jefferson	01	3 2 (1 1)	1,152		0.120	46	07/08/19	\$123.26	13	\$149,900	\$149,900	\$142,000	94.73
19037505	1627 Williamsburg Dr	Windsor	Village Jefferson	03	3 2 (1 1)	1,152	1,532	0.140	45	06/28/19	\$131.25	50	\$149,900	\$149,900	\$151,200	100.87
19050763	1718 Shadwell Dr	Windsor	Village of Jefferson	3	2 (2 0)	1,260	1,680	0.012	44	09/19/19	\$124.76	34	\$164,900	\$159,900	\$157,200	95.33
18096011	7014 Wayles Dr	Windsor	Village of Jefferson	3	2 (1 1)	1,800		0.140	46	03/04/19	\$94.44	7	\$169,900	\$169,900	\$170,000	100.06
19053186	7200 Burgess Dr	Windsor	Village Jefferson	07	4 2 (2 0)	1,050	1,578	0.200	40	08/28/19	\$166.67	83	\$167,500	\$167,500	\$175,000	104.48

Closed Totals

Listing Count :	6	Averages:	1,165	1,597	0.126						\$144.64	33	\$156,350	\$155,517	\$154,400	98.63
		Price :							High		\$175,000	Low	\$131,000	Median	\$154,200	

Cancelled Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19057140	1605 Williamsburg	Windsor	Village Jefferson	03	4 2 (2 0)	1,364		0.138	44	11/05/19	\$104.11	61	\$163,900	\$142,000
19059972	7181 Burgess Dr	Windsor	Village Jefferson	3	2 (1 1)	576	1,152	0.154	45	08/19/19	\$260.42	10	\$150,000	\$150,000

Cancelled Totals

Listing Count :	2	Averages:	970	1,152	0.146						\$182.26	36	\$156,950	\$146,000		
		Price :							High		\$150,000	Low	\$142,000	Median	\$146,000	

Grand Totals

Count :	9	Averages:	\$/SqFt: \$151.50	CDOM: 37	OP: \$158,000	LP: \$155,011	SP: \$154,400
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Presented By: Mike Nettemeyer Phone: 636-614-5132

Featured properties may not be listed by the office/agent presenting the brochure.

All information herein has not been verified and is not guaranteed.

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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
19079908	RESI	ACT	10/30/19	7015 Tuckahoe Ct	Barnhart	396	68	\$170,000	408	178	7	6	434	11	19	13	482

Cross Property Condensed

7015 Tuckahoe Ct, Barnhart 63012-1468



MLS #:	19079908	Status:	A	Stat Dt:	10/30/19	List Pr:	\$170,000
Area:	396	Bd:	4	Sq Ft:	1,296	Sell Pr:	
Muni/Twp:	Unincorporated			Pr/SqFt:	\$131.17	CDOM:	68
GA/CR:	2/0	Bth:	2 (2 0)			Age:	42
Style/Desc:	1 Story/Ranch					Acre:	.142
SubD:	Village Jefferson 01 Resub						
Schl District:	Windsor C-1						

Search Criteria

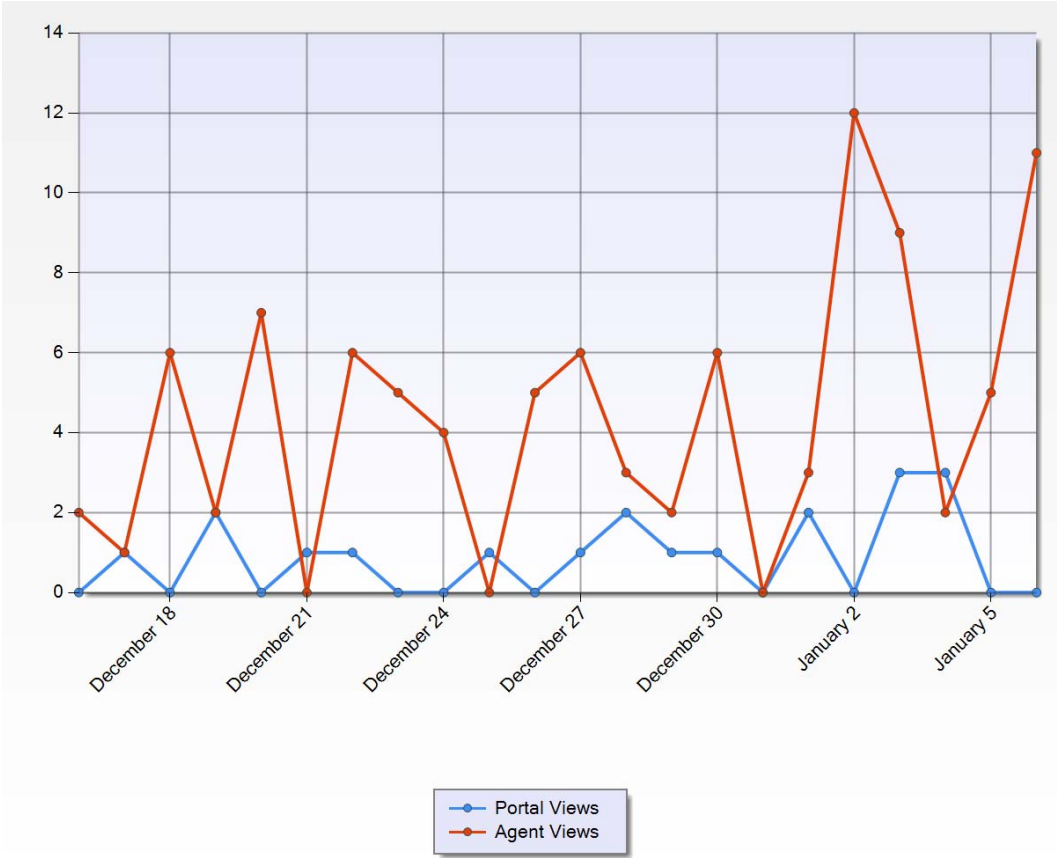
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 35 results.

 Historical Views for 7015 Tuckahoe Ct

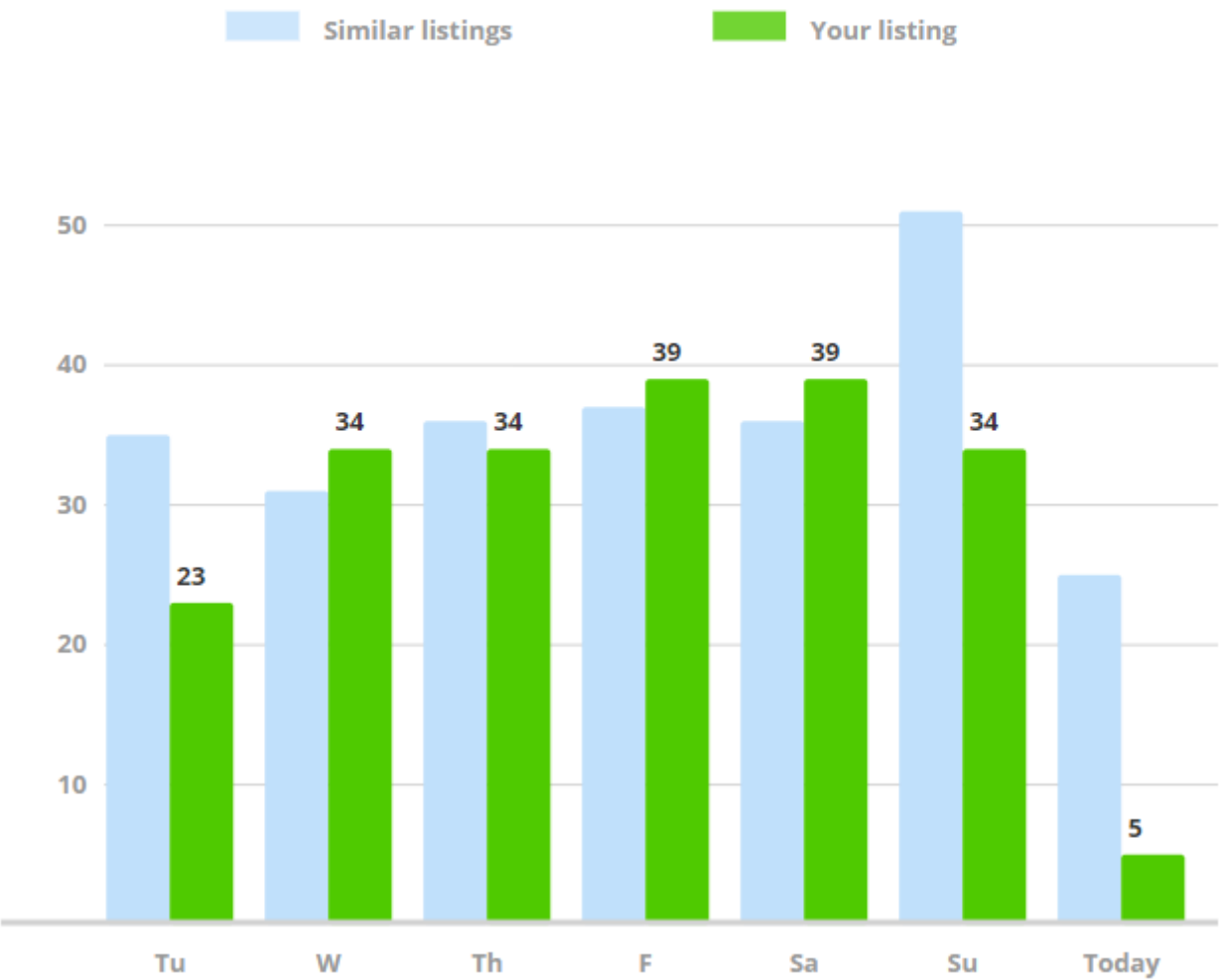


Time on Zillow
68 days

Views
680

Saves
46

This Week Last 30 Days



MARIS



Mike B Nettemeyer Sr
Keller Williams Realty Chesterfield
(636) 614-5132
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Listing Activity Report

7015 Tuckahoe Court, Barnhart, MO 63012

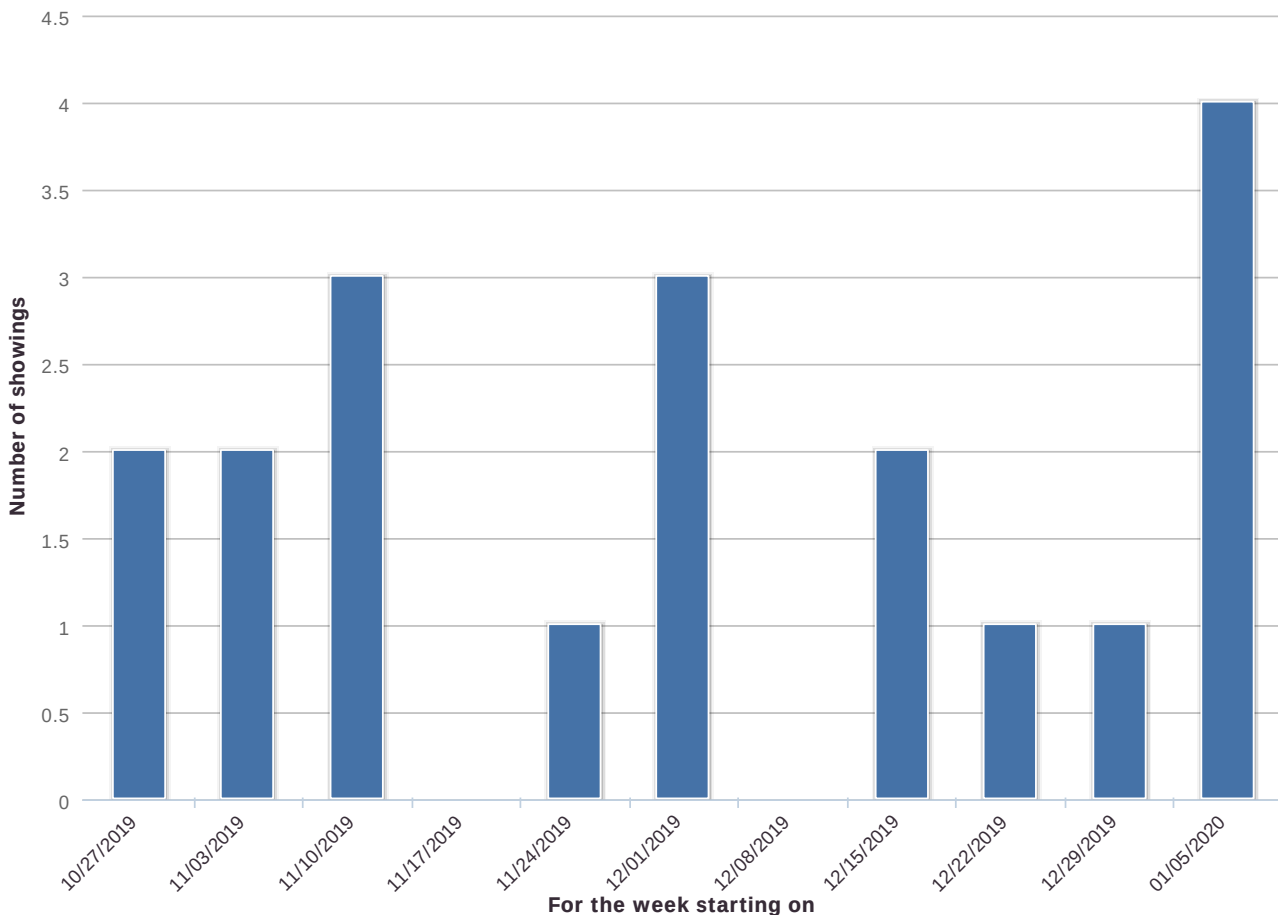
Snapshot for Oct 30, 2019 - Jan 06, 2020



Listing ID: 19079908
Address: 7015 Tuckahoe Court, Barnhart, MO 63012
Price: \$170,000
Status: ACTIVE

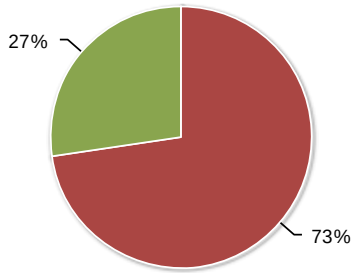
Total number of appointments: 19
Appointments in the last 30 days: 8
Appointments in the last 7 days: 5
Total number of agent previews: 0
Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

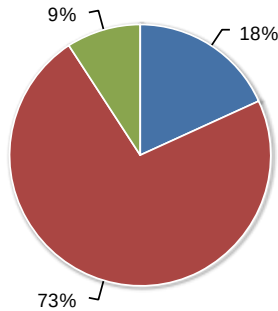
Is your client interested in writing an offer on this listing?



■ Very (0)
■ Maybe (8)
■ Not interested (3)

* 11 responses

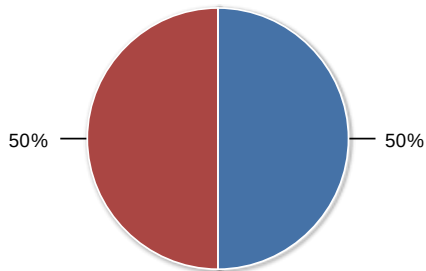
Please rate your overall experience at this showing.



■ Excellent (2)
■ Good (8)
■ Fair (1)
■ Poor (0)

* 11 responses

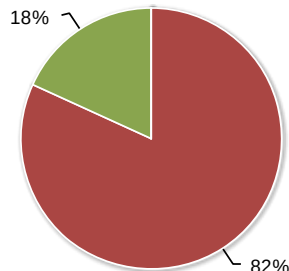
Your (and your client's) opinion of the price:



■ Just right (4)
■ Too high (4)
■ Too low (0)

* 8 responses

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



■ 5(Best) (0)
■ 4 (9)
■ 3 (2)
■ 2 (0)
■ 1(Worst) (0)

* 11 responses

Feedback Responses

Activity Details		Received
Showing 01/06/2020 5:15 PM - 5:30 PM		01/06/2020 05:52 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 Good Too high 4 Buyers see homes potential and like the neighborhood
Showing 01/05/2020 10:15 AM - 11:15 AM		01/05/2020 11:56 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:		Maybe Fair Too high 3

Activity Details	Received
Showing 01/04/2020 11:15 AM - 1:15 PM	01/05/2020 06:52 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 Just right 4 Probably one of the nicest we saw out of 8 but they are not sure of the area at really.
Showing 12/28/2019 9:30 AM - 10:30 AM	12/29/2019 06:24 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:	Maybe Good 4 The home showed very well. My clients are still not sure if living in Barnhart will work for them. Thanks.
2nd Showing 12/19/2019 12:45 PM - 1:00 PM	12/20/2019 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: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:	Not interested Excellent Just right 4 My client really liked the house. However she ended buying a different house because the neighbors were a little more spread out. This house shows very well!
Showing 12/02/2019 4:30 PM - 5:15 PM	12/02/2019 08:42 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 Good Too high 4 Super neat house! Really neat and tidy. Buyer is considering, but Mr and Mrs. are not completely on the same page. Mrs wants a cute house, Mr wants house on 5 acres. Pretty sure the Mrs is going to win, but I do not have an answer today. Thanks for letting us show!
Showing 12/02/2019 11:15 AM - 12:15 PM	12/02/2019 12:52 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 Just right 4 Loved the house hated the neighborhood. The other homes in this neighborhood seem to be run down and they didn't like looking out at the junk in the neighbor's yard.
Showing 11/27/2019 10:00 AM - 11:00 AM	11/28/2019 10:13 AM

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:		Maybe Good Too high 4 He liked the size and space, as well as the updates. The backyard was small and he was concerned about the gutters needing to be cleaned out. I would open blinds and curtains during the showings to show the house better. He wants to bring his fiancée and mom back to see it. Thanks for letting us show.
Showing 11/13/2019 2:30 PM - 3:00 PM		11/13/2019 04:06 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 Excellent 4 Clients liked house. They are older and they mentioned it might be too much space for them, but they are considering it. House showed very well
Showing 11/10/2019 1:00 PM - 2:00 PM		11/11/2019 02:24 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 Good Just right 4
Showing 11/06/2019 1:30 PM - 1:45 PM		11/06/2019 02:53 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:		nicest one that we toured.
Showing 11/04/2019 11:15 AM - 12:30 PM		11/04/2019 07:12 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 Good 3 They are looking for an upstairs laundry room but would possibly consider turning a bedroom into a laundry area. They are checking on costs for that.

Listing Activity Details		
Activity Type	Activity Date	Comments
 Past Showing	01/06/2020 5:15 PM - 5:30 PM	
 Past Showing	01/06/2020 4:00 PM - 5:00 PM	
 Past Showing	01/05/2020 2:15 PM - 3:15 PM	
 Past Showing	01/05/2020 10:15 AM - 11:15 AM	

Activity Type	Activity Date	Comments
 Past Showing	01/04/2020 11:15 AM - 1:15 PM	
 Past Showing	12/28/2019 9:30 AM - 10:30 AM	
 Past Showing	12/21/2019 1:00 PM - 2:00 PM	
 Past 2nd Showing	12/19/2019 12:45 PM - 1:00 PM	
 Past Showing	12/04/2019 4:00 PM - 5:00 PM	
 Past Showing	12/02/2019 4:30 PM - 5:15 PM	
 Past Showing	12/02/2019 11:15 AM - 12:15 PM	
 Past Showing	11/27/2019 10:00 AM - 11:00 AM	
 Past Showing	11/16/2019 10:00 AM - 11:30 AM	
 Past Showing	11/13/2019 2:30 PM - 3:00 PM	
 Past Showing	11/10/2019 1:00 PM - 2:00 PM	
 Past Showing	11/06/2019 1:30 PM - 1:45 PM	
 Past Showing	11/04/2019 11:15 AM - 12:30 PM	
 Past Showing	11/02/2019 10:00 AM - 10:45 AM	
 Past Showing	11/01/2019 5:45 PM - 6:45 PM	
 New Listing	10/30/2019	