

**16197 Highway Nn, Bowling Green, MO 63334-3552, Pike County**

APN: 13-06-23-000-000-014.000 CLIP: 8164829634



<b>Beds</b> 2	<b>Full Baths</b> N/A	<b>Half Baths</b> N/A	<b>MLS Sale Price</b> \$296,000	<b>MLS Sale Date</b> 04/03/2026
<b>Bldg Sq Ft</b> 789	<b>Lot Sq Ft</b> 1,350,360	<b>Yr Built</b> 1934	<b>Type</b> RES-NEC	

**OWNER INFORMATION**

<b>Owner Name</b>	Preferred Ag Assets LLC	<b>Tax Billing City &amp; State</b>	Silex, MO
<b>Owner Name 2</b>	Vitale Holdings LLC	<b>Tax Billing Zip</b>	63377
<b>Tax Billing Address</b>	145 Bunker Hill Rd	<b>Tax Billing Zip+4</b>	2444
<b>Tax Billing Address</b>	145 Bunker Hill Rd	<b>Owner Occupied</b>	No

**COMMUNITY INSIGHTS**

<b>Median Home Value</b>	\$172,798	<b>Family Friendly Score</b>	74 / 100
<b>Median Home Value Rating</b>	2 / 10	<b>Walkable Score</b>	20 / 100
<b>Total Crime Risk Score (for the neighborhood, relative to the nation)</b>	100 / 100	<b>Q1 Home Price Forecast</b>	\$172,135
<b>Standardized Test Rank</b>	48 / 100	<b>Last 2 Yr Home Appreciation</b>	13%
<b>School District</b>	BOWLING GREEN R-I		

**LOCATION INFORMATION**

<b>School District</b>	Bowling Green School District	<b>Topography</b>	Flat/Level
<b>Zip Code</b>	63334	<b>Within 250 Feet of Multiple Flood Zones</b>	No
<b>Carrier Route</b>	R002	<b>Flood Zone Code</b>	X
<b>Census Tract</b>	4602.00		

**TAX INFORMATION**

<b>Tax ID</b>	13-06-23-000-000-014.000	<b>% Improved</b>	46%
<b>Alternate Tax ID</b>	72271	<b>Tax Area</b>	1
<b>Parcel ID</b>	130623000000014000	<b>Fire Dept Tax Dist</b>	Fd1
<b>Legal Description</b>	RURAL		

**ASSESSMENT & TAX**

<b>Assessment Year</b>	2025	2024	2023
<b>Assessed Value - Total</b>	\$5,470	\$5,470	\$5,470
<b>Assessed Value - Land</b>	\$2,900	\$2,900	\$2,900
<b>Assessed Value - Improved</b>	\$2,570	\$2,570	\$2,570
<b>Market Value - Total</b>	\$31,840	\$31,840	\$31,840
<b>Market Value - Land</b>	\$17,140	\$17,140	\$17,140
<b>Market Value - Improved</b>	\$14,700	\$14,700	\$14,700
<b>Total Tax</b>	<b>Tax Year</b>	<b>Change (\$)</b>	<b>Change (%)</b>
\$303	2023		
\$305	2024	\$2	0.61%
\$306	2025	\$1	0.16%

**CHARACTERISTICS**

<b>Lot Acres</b>	31	<b>Above Gnd Sq Ft</b>	789
<b>Lot Sq Ft</b>	1,350,360	<b>Heat Type</b>	Gravity
<b>Land Use - Universal</b>	Residential (NEC)	<b>Floor Cover</b>	Carpet
<b>Land Use - County</b>	Residential	<b>Interior Wall</b>	Drywall
<b># of Buildings</b>	1	<b>Exterior</b>	Wood
<b>Stories</b>	1	<b>Roof Material</b>	Asphalt
<b>Year Built</b>	1934	<b>Water</b>	Type Unknown
<b>Effective Year Built</b>	1934	<b>Foundation</b>	Concrete
<b>Bedrooms</b>	2	<b>Construction</b>	Frame
<b>Total Living Area</b>	789	<b>Condition</b>	Poor

**FEATURES**

<b>Feature Type</b>	<b>Unit</b>	<b>Size/Qty</b>	<b>Year Built</b>
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SELL SCORE			
Rating	Low	Value As Of	2026-05-10 06:33:08
Sell Score	436		

ESTIMATED VALUE			
RealAVM™	\$284,200	Confidence Score	72
RealAVM™ Range	\$198,900 - \$369,400	Forecast Standard Deviation	30
Value As Of	04/27/2026		

(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	1551	Cap Rate	4.6%
Estimated Value High	1897	Forecast Standard Deviation (FSD)	0.22
Estimated Value Low	1205		

(1) Rental Trends is a CoreLogic® derived value and should be used for informational purposes only. Rental Trends is not intended to provide recommendations regarding rental prices, lease renewal terms, or occupancy levels to landlords.

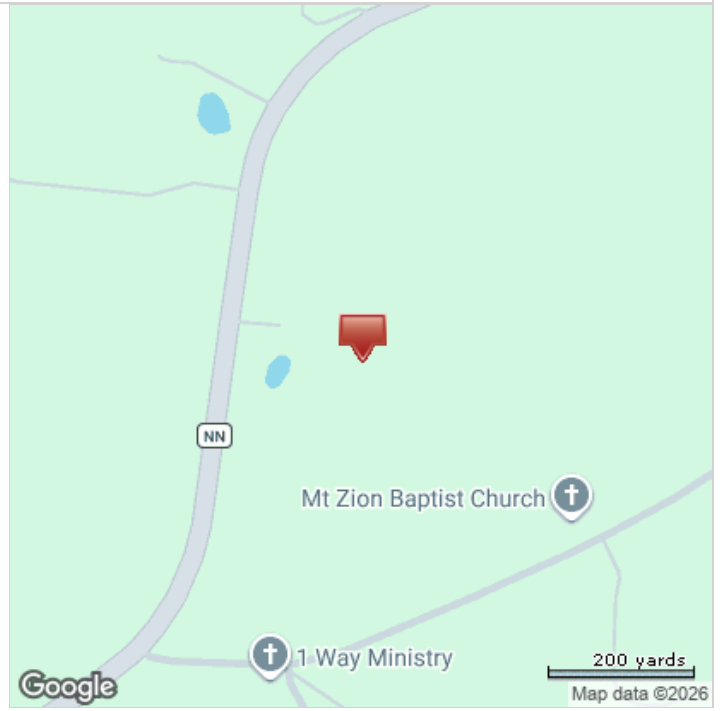
(2) The FSD denotes confidence in a Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Trends estimate will fall within, based on the consistency of the information available at the time of estimation. The FSD can be used to create confidence that the displayed value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing Number	<a href="#">26012782</a>	MLS Pending Date	03/07/2026
MLS Area	552 - PIKE R-1 - BOWLING G	Closing Date	04/03/2026
MLS Status	Closed	Closing Price	\$296,000
MLS Status Change Date	04/13/2026	MLS Listing Agent	33669075-Tiffany Mehler-Survant
MLS Listing Date	03/05/2026	MLS Listing Broker	NETWORK GLOBAL
MLS Current List Price	\$294,500	MLS Selling Agent	Josogden-Joseph Ogden
MLS Orig. List Price	\$294,500	MLS Selling Broker	TROPHY PROPERTIES & AUCTION

LAST MARKET SALE & SALES HISTORY			
Recording Date	03/20/2026	Owner Name	Preferred Ag Assets LLC
Settle Date	Tax: 03/20/2026 MLS: 04/03/2026	Owner Name 2	Vitale Holdings LLC
Document Number	334-7304	Seller	Boyd John
Deed Type	Warranty Deed		

Recording Date	03/20/2026		
Nominal		Y	
Buyer Name	Preferred Ag Assets LLC	Boyd John	Woods Clarissa J
Seller Name	Boyd John	Owner Record	Owner Record
Document Number	334-7304	330-4988	324-7207
Document Type	Warranty Deed	Deed (Reg)	Deed (Reg)

PROPERTY MAP



\*Lot Dimensions are Estimated