



**Cross Property 360 Property View**

**Plat 2 Lot 26 Country Ridge Drive, Camdenton, Missouri 65020**

Listing

**\*\*\*\*NOT FOR PUBLIC DISTRIBUTION: MEMBERS ONLY\*\*\*\***

**Lots/Land**  
**3539646 Pending**

**Plat 2 Lot 26 Country Ridge Dr**  
**Camdenton, MO 65020**

List: **\$39,900**



County: **Camden** MM Area:  
School: **Camdenton** MM #: **11**  
Sub/Vil/Proj: **Old Kinderhook** Acres: **0.99**  
Lot Dim: **81x210x81x210** Area: **G** LakeFrnt:  
Location: **Golf Course** Rd Frnt: **81**  
Hwy Accs: **No** Fence:  
\$/Acre: **\$40,303** Lien Holder Appr Req: **No**  
Foreclosure: **No**  
55+ Housing YN:

Remarks: **One of the few Golf Course frontage lots here at Old Kinderhook! Surrounded by million-dollar homes, your home values are secure! Views of #10 Fairway & Green and #14 Tee Boxes and Lake! ALMOST AN ACRE OF LAND!!!! Time to build that estate home with incredible views. Enjoy your life at Missouri's finest golf Course, Old Kinderhook!**

Water: **Community Water** Sewer: **Central Sewer** Electricity:  
Internet Prov: **Co-Mo**

**Features**

Assmt Inc: **Reserve, Road**  
Driveway: **None**  
St Const: **Blacktop/Asphalt**  
Buildings: **None**  
Subdiv: **Boat Ramp, Boat Trailer Parking, Club House, Community Pool, Data Or Internet, Dog Park, Exercise Or Workout Room, Gated Community, Reserves, Road Maintenance, Security, Sewer, Tennis Courts, Trash, Water/Well**

Directions: **54W from Camdenton across bridge to right on Old 54 Road to top of hill, thru guard gate to right on Country Ridge Drive to my sign. Lot is below the Kinderhook Castle.**

Legal: **Lot 26 Plat 2 Old Kinderhook, Camden County, Camdenton, MO 65020**

Assmt Fee: **\$157.00** Spec Assmt: **\$0.00** Annl Taxes: **\$360.00** Ownership: **Fee Simple**  
Assmt Per: **Quarter** Spc Assm Per: Tax Year: **2022** Survey:  
Assmt Year: **2022** Spc Assmt Yr: Zoning: **Pud, Residential**  
Parcel #: **1380280000003138000**

**Agent/Broker Info**

Licensee Personal Interest: **No** Agency Type: **Sellers Agent**  
Agency: **Exclusive Right To Sell** Possession:  
BA: **Yes** SubA: **No** TB: **No** Key Loc:  
BA Comm: **5%** SubA Comm: TB Comm: Lockbox Loc:  
Owner: **Seitzer Dennis R** Occupancy: Internet: **Yes**  
Spec Comp Info: **None** Seller Will Accept Love Letters:

ListBd/Firm/Lic#: **50752440 /2005005691** List Fax: **(573) 216-2525** Sold Date:  
List Firm: **OK Realty and Investments** List Fax: **(573) 552-0150** Cont Date:  
List Agent: **CINDY SKOLA** Agt ID/Lic: **cisk / 2000163391**  
LAgt Phone: **(573) 216-2525** LAgt Cell: **(573) 216-2525** Pend Date: **08/10/2022**  
LAgt Email: **cindyskola@gmail.com** DOM: **317**

**Sold Information**

Sell Firm: **OK Realty and Investments** Sell Firm ID: **50752440**  
Sell Agent: **CINDY SKOLA** Sell Agt ID: **cisk**  
Pers Prop Incl in Sale Price: Auction: **No**  
Boat Dock Incl in Sale Price:

--The properties were selected from the MLS database by the agent listed herein, who may not be the listing agent --

----Information herein deemed reliable but not guaranteed----

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Tax

**Owner Information**

Owner Name: **Seitzer Dennis R** Tax Billing Address: **2255 Chelmsford Ln**  
Tax Billing City & State: **Saint Cloud Mn** Tax Billing Zip: **56301**  
Tax Billing Zip+4: **9012** Mail Owner Name: **Dennis R Seitzer**

**Location Information**

Census Tract: **950301** Subdivision: **Old Kinderhook Plat 2**  
Municipality/Township: **Rural** Township #: **38N**  
Range: **17W** Section: **28**  
Township Range Sect: **381728** Spatial Flood Zone Code: **X**

Spatial Flood Panel: **29029C0220D**  
 Lot: **26**

Spatial Flood Zone Date: **04/18/2018**

**Estimated Value**

RealAVM™:	<b>\$167,200</b>	RealAVM™ Range High:	<b>\$217,400</b>
RealAVM™ Range Low:	<b>\$117,100</b>	Value As Of:	<b>08/15/2022</b>
Confidence Score:	<b>22</b>	Forecast Standard Deviation:	<b>30</b>

(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 ranges from 1 to 30.  
 (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 of values.

**Tax Information**

Tax ID 3:	<b>13802800000003138000</b>	Tax ID:	<b>13-8.0-28.0-000.0-003-138.000</b>
Tax Area:	<b>05Z</b>		
Legal Description:	<b>LOT 26</b>		

**Assessment & Taxes**

Assessment Year	2021	2020	2019
Assessed Value - Total	<b>\$8,360</b>	<b>\$8,360</b>	<b>\$8,360</b>
YOY Assessed Change (\$)	<b>\$</b>	<b>\$</b>	
YOY Assessed Change (%)	<b>0%</b>	<b>0%</b>	
Market Value - Total	<b>\$44,000</b>	<b>\$44,000</b>	<b>\$44,000</b>
Tax Year	<b>2021</b>	<b>2020</b>	<b>2019</b>
Total Tax	<b>\$357.49</b>	<b>\$359.68</b>	<b>\$359.64</b>
Change (\$)	<b>-\$2</b>	<b>\$</b>	
Change (%)	<b>-1%</b>	<b>0%</b>	

**Characteristics**

Land Use - Corelogic:	<b>Residential (Nec)</b>	Land Use - County:	<b>Residential</b>
Lot Acres:	<b>0.997</b>	Lot Area:	<b>43,429</b>
Lot Frontage:	<b>120</b>	Lot Depth:	<b>200</b>
Garage Capacity:	<b>0</b>		

History

**Listing History from MLS**

MLS® #: **3539646** **Plat 2 Lot 26 Country Ridge Dr** **Lots/Land** **DOM: 317**

Price	Activity	Price History	Price Change	Effective Date	Modified By
\$39,900	Pending		A -> P	08/10/2022	cisk
\$39,900	Price Decrease	\$39,900	57000.00 -> 39900	07/01/2022	cisk
\$57,000	New Listing	<b>\$57,000</b>	A -> \$57,000	09/27/2021	cisk



MLS® #: **3530482** **Lot 26 Plat 2 Country Ridge Dr** **Lots/Land** **DOM: 330**

Price	Activity	Price History	Price Change	Effective Date	Modified By
\$41,900	Withdrawn		A -> W	09/24/2021	ccribb
\$41,900	Price Decrease	\$41,900	44900.00 -> 41900	04/07/2021	edward
\$44,900	New Listing	<b>\$44,900</b>	A -> \$44,900	10/29/2020	edward



MLS® #: **3519686** **TBD Country Ridge Dr** **Lots/Land** **DOM: 366**

Price	Activity	Price History	Price Change	Effective Date	Modified By
\$44,600	Expired		A -> X	09/23/2020	MatrixSystem
\$44,600	Price Decrease	\$44,600	49900.00 -> 44600	08/26/2020	whjas
\$49,900	New Listing	<b>\$49,900</b>	A -> \$49,900	09/23/2019	whjas



MLS® #: **3517453** **Lot 26 Country Ridge Dr** **Lots/Land** **DOM: 68**

Price	Activity	Price History	Price Change	Effective Date	Modified By
\$49,900	Withdrawn		A -> W	09/19/2019	kub
\$49,900	New Listing	<b>\$49,900</b>	A -> \$49,900	07/13/2019	gusu



MLS® #: **3503612** **Lot 26 Country Ridge Dr** **Lots/Land** **DOM: 365**

Price	Activity	Price History	Price Change	Effective Date	Modified By
\$49,900	Expired		A -> X	04/10/2019	MatrixSystem
\$49,900	Price Decrease	\$49,900	54900.00 -> 49900	09/01/2018	faju
\$54,900	New Listing	<b>\$54,900</b>	A -> \$54,900	04/10/2018	faju



MLS® #: **3503601** **Lot 26 Country Ridge Dr** **Lots/Land** **DOM: 0**

Price	Activity	Price History	Price Change	Effective Date	Modified By
\$54,900	Withdrawn		A -> W	04/10/2018	kub
\$54,900	New Listing	<b>\$54,900</b>	A -> \$54,900	04/10/2018	kub



MLS® #: **3503596**

**Lot 26 Country Ridge Dr**

**Lots/Land**

**DOM: 0**



Price	Activity	Price History	Price Change	Effective Date	Modified By
\$549,000	Withdrawn		A -> W	04/10/2018	kub
\$549,000	New Listing	\$549,000	A -> \$549,000	04/10/2018	kub

MLS® #: **3126186**

**Lot 26 Country Ridge Dr**

**Lots/Land**

**DOM: 182**



Price	Activity	Price History	Price Change	Effective Date	Modified By
\$54,900	Expired		A -> X	04/06/2018	MatrixSystem
\$54,900	New Listing	\$54,900	A -> \$54,900	10/06/2017	faju

MLS® #: **3124417**

**TBD Country Ridge Dr**

**Lots/Land**

**DOM: 58**



Price	Activity	Price History	Price Change	Effective Date	Modified By
\$49,900	Withdrawn		A -> W	09/06/2017	whjas
\$49,900	New Listing	\$49,900	A -> \$49,900	07/11/2017	whjas

MLS® #: **3114617**

**Country Rdg**

**Lots/Land**

**DOM: 181**



Price	Activity	Price History	Price Change	Effective Date	Modified By
\$0	Expired		A -> X	10/02/2016	whjas
\$32,900	New Listing	\$32,900	A -> \$32,900	04/05/2016	whjas

MLS® #: **3110922**

**Country Ridge-Old Kinderh**

**Lots/Land**

**DOM: 183**



Price	Activity	Price History	Price Change	Effective Date	Modified By
\$0	Expired		A -> X	04/02/2016	whjas
\$32,900	New Listing	\$32,900	A -> \$32,900	10/02/2015	whjas

MLS® #: **3104682**

**Country Ridge-Old Kinderh**

**Lots/Land**

**DOM: 264**



Price	Activity	Price History	Price Change	Effective Date	Modified By
\$0	Expired		A -> X	10/01/2015	whjas
\$32,900	Price Decrease	\$32,900	37000 -> 32900	07/10/2015	whjas
\$37,000	Price Decrease	\$37,000	47000 -> 37000	06/22/2015	whjas
\$47,000	New Listing	\$47,000	A -> \$47,000	01/12/2015	

**Sale History from Public Records**

Rec. Date	Sale Date	Sale Price	Nom.	Buyer Name(s)	Buyer Name(s)2	Seller Name(s)	Document Type	Doc. #	Title Company
				Seitzer Dennis R		Owner Record	Deed (Reg)	580-965	