


2532 N Franklin Ave, Springfield, MO 65803-1262, Greene County

APN: 13-02-311-025 CLIP: 5221922424

	<b>Beds</b>	<b>Full Baths</b>	<b>Half Baths</b>	<b>Sale Price</b>	<b>Sale Date</b>
	<b>3</b>	<b>1</b>	<b>1</b>	<b>N/A</b>	<b>N/A</b>
	<b>Bldg Sq Ft</b>	<b>Lot Sq Ft</b>	<b>Yr Built</b>	<b>Type</b>	
	<b>1,612</b>	<b>8,398</b>	<b>1961</b>	<b>SFR</b>	

OWNER INFORMATION			
Owner Name	Phillips Pamela G	Tax Billing Zip+4	1262
Owner Name 2		Tax Billing Carrier Route	C003
Mailing Address	2532 N Franklin Ave	Owner Occupied	Yes
Tax Billing Address	2532 N Franklin Ave	No Mail Flag	
Tax Billing City & State	Springfield, MO	Mail Owner Name	Pamela G Phillips
Tax Billing Zip	65803		

COMMUNITY INSIGHTS			
Median Home Value	\$193,334	School District	SPRINGFIELD R-XII
Median Home Value Rating	2 / 10	Family Friendly Score	19 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	14 / 100	Walkable Score	63 / 100
Total Incidents (1 yr)	167	Q1 Home Price Forecast	\$192,249
Standardized Test Rank	35 / 100	Last 2 Yr Home Appreciation	12%

LOCATION INFORMATION			
School District Name	Springfield School Dist	Range	22W
Subdivision	Hil Crescent Sub	Section	02
Census Tract	56.00	Quarter	
Carrier Route	C003	Block	
Old Map		Lot	11
Neighborhood Code	1150-1150	Flood Zone Code	X
Zoning		Flood Zone Panel	29077C0331F
Township	Springfield R12	Flood Zone Date	09/19/2025
Topography		Within 250 Feet of Multiple Flood Zone	No
Township #	29N		

TAX INFORMATION			
Parcel	13-02-311-025	Lot	11
KUP #		% Improved	79%
Reference #	1302311025	Exemption(s)	
Tax Area	105		
Legal Description	HIL CRES SUB DIV LOT 11		

ASSESSMENT & TAX			
Assessment Year	2025	2024	2023
Assessed Value - Total	\$27,780	\$22,740	\$22,740
Assessed Value - Land	\$5,700	\$1,900	\$1,900
Assessed Value - Improved	\$22,080	\$20,840	\$20,840
Market Value - Total	\$146,200	\$119,700	\$119,700
Market Value - Land	\$30,000	\$10,000	\$10,000
Market Value - Improved	\$116,200	\$109,700	\$109,700
YOY Assessed Change (\$)	\$5,040	\$0	
YOY Assessed Change (%)	22.16%	0%	
Tax Year	Total Tax	Change (\$)	Change (%)
2023	\$1,213		
2024	\$1,220	\$7	0.57%
2025	\$1,384	\$164	13.44%

CHARACTERISTICS			
Land Use - County	Single Fam Dwelling Plated Lot	Sewer	
Land Use - CoreLogic	SFR	Cooling Type	
Style	Ranch	Heat Type	

Year Built	1961
Effective Year Built	
# of Buildings	1
Building Sq Ft	1,612
Gross Area	
Ground Floor Area	
Above Gnd Sq Ft	
Stories	1
Total Units	
Total Rooms	6
Bedrooms	3
Total Baths	2
MLS Total Baths	
Full Baths	1
Half Baths	1
Bath Fixtures	
Basement Type	Full
Basement Sq Feet	
Finished Basement Area	
Unfinished Basement Area	
Parking Type	
Garage Type	
Garage Capacity	
Garage Sq Ft	
No. Parking Spaces	
Other Rooms	
Fireplaces	
Water	

Porch	
No. of Porches	
Porch Type	
Porch 1 Area	
Patio Type	
No. of Patios	
Patio/Deck 1 Area	
Patio/Deck 2 Area	
Roof Type	
Roof Material	
Roof Frame	
Roof Shape	
Construction	Frame
Interior Wall	
Exterior	
Floor Cover	
Foundation	
Pool	
Pool Size	
Other Impvs	
Quality	
Lot Sq Ft	8,398
Condition	
Lot Acres	0.1928
Lot Frontage	60
Lot Depth	140
Lot Shape	

FEATURES					
Feature Type	Unit	Sq Ft or Qty	Width	Depth	Year Built
Feature Type			Value		
Building Description			Building Size		

SELL SCORE			
Rating	Very Low	Value As Of	2026-01-18 06:33:06
Sell Score	240		

ESTIMATED VALUE			
RealAVM™	\$186,100	Confidence Score	78
RealAVM™ Range	\$166,500 - \$205,800	Forecast Standard Deviation	11
Value As Of	01/12/2026		

(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	1641	Cap Rate	7.1%
Estimated Value High	1817	Forecast Standard Deviation (FSD)	0.11
Estimated Value Low	1465		

(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		Contingency Date	
MLS Status		Pending Date	
Listing Date		Cancellation Date	
Current Listing Price		Listing Agent Name	
Original Listing Price		Listing Broker Name	

MLS Status Change Date		Selling Agent Name	
Closing Date		Selling Broker Name	
Closing Price			

MLS Listing #  
 MLS Status  
 MLS Listing Date  
 MLS Listing Price  
 MLS Orig Listing Price  
 MLS Close Date  
 MLS Listing Close Price  
 MLS Listing Expiration Date  
 MLS Listing Cancellation Date

**LAST MARKET SALE & SALES HISTORY**

Recording Date		Owner Name 2	
Settle Date		Seller	
Sale Price		Document Number	
Price Per Square Feet		Deed Type	
Multi/Split Sale		Title Company	
Owner Name	<b>Phillips Pamela G</b>	Lender	

Recording Date 04/11/2025  
 Sale/Settlement Date 04/03/2025  
 Sale Price  
 Nominal Y  
 Buyer Name **Phillips Pamela G**  
 Seller Name **Hudson Essie L**  
 Document Number 10929  
 Document Type **Affidavit**  
 Title Company **Attorney Only**

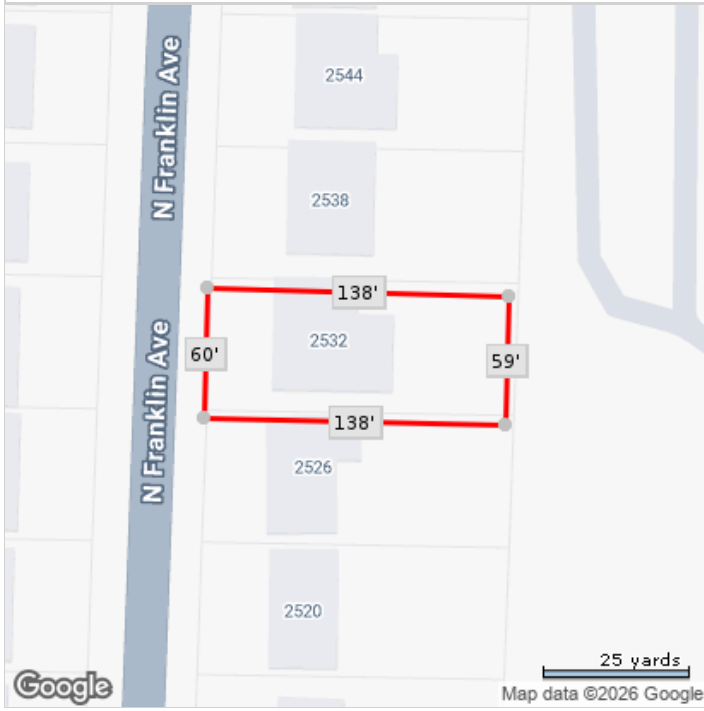
**MORTGAGE HISTORY**

Mortgage Date  
 Mortgage Amount  
 Mortgage Lender  
 Mortgage Code  
 Mortgage Type  
 Mortgage Int Rate  
 Mortgage Int Rate Type  
 Mortgage Term  
 Mortgage Term Code  
 Borrower Name  
 Borrower Name 2

**FORECLOSURE HISTORY**

Document Type  
 Default Date  
 Foreclosure Filing Date  
 Recording Date  
 Document Number  
 Book Number  
 Page Number  
 Default Amount  
 Final Judgment Amount  
 Original Doc Date  
 Original Document Number  
 Original Book Page

PROPERTY MAP



\*Lot Dimensions are Estimated

