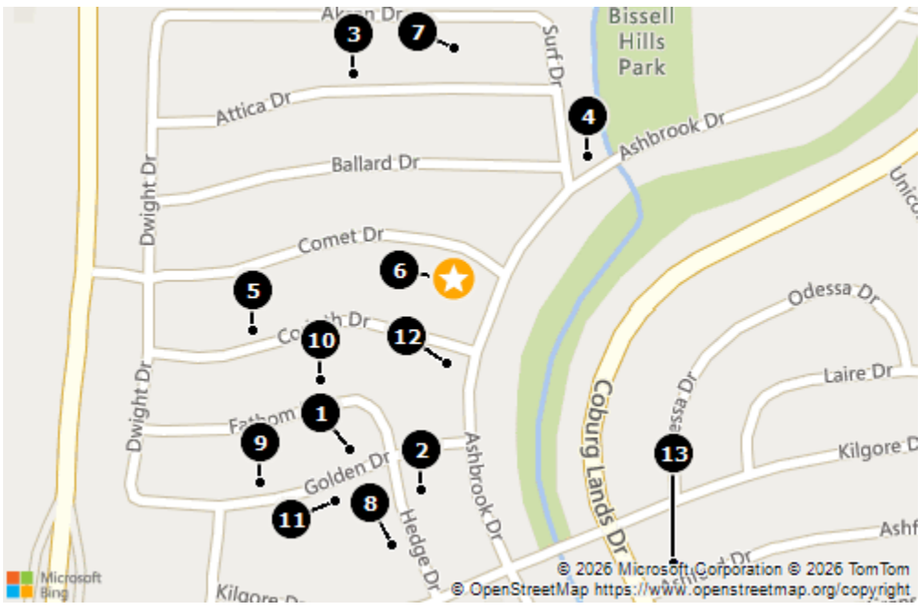
ICE SiteX Report

OrderID: 98655725

SiteX Property Information Report



Subject Property Location

1408 COMET DR, SAINT LOUIS, MO 63137-1533

County:	**ST LOUIS MO**	Census Tract:	291892106.005000
Property Use:	Single Family Residential	Zoning:	88R-3
Parcel Number:	11F-6-1-122-0	Thomas Bros Pg-Grid:	

Valuation

Value:	**$145,000**	FSD:	18	Common Confidence Score:	38
Value Range:	$118,900 - $171,100	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	128J
Assd Land Value:	$2,810	Market Land Value:	$14,800	Tax Year:	2024
Assd Improvement:	$19,110	Market Improvment Value:	$100,600	Total Taxable Value:	$2,098
Total Assessed Value:	$21,920	Total Assessor Market Value:	$115,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 4 Block: 27 District: 88 Subdivision: BISSELL HILLS PLAT 10 Map Ref: 01 0017 J
Abbreviated Description: BISSELL HILLS PLAT 10
City/Muni/Twp: BELLEFONTAINE NEIGHBORS

Property Characteristics

Lot Size:	7,810 SF	Bedrooms:	3	Pool:	
Building Area:	1192 SF	Baths:	2	Fireplace:	
Year Built:	1954	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:	1	A/C:	Central
Style:	Ranch	Basement:	Full	Roof Cover:	
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	05/06/2025	Loan Amount:	N/A
Document #:	2025050600081 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2051	Type Finance:	

Legal Description:
Lot: 4 Block: 27 Subdivision: BISSELL HILLS PLAT NO 10
City/Muni/Twp: SAINT LOUIS

Mortgage Record

Recording Date:	04/30/2024	Loan Amount:	N/A
Document #:	2024043000117 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2051	Type Finance:	

Legal Description:
Lot: 4 Block: 27 Subdivision: BISSELL HILLS PLAT NO 10
City/Muni/Twp: SAINT LOUIS

Mortgage Record

Recording Date:	06/28/2023	Loan Amount:	N/A
Document #:	2023062800032 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2023	Type Finance:	

Legal Description:
Lot: 4 Block: 27 Subdivision: BISSELL HILLS PLAT 10
City/Muni/Twp: SAINT LOUIS

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Prior Transfer

Recording Date:	02/23/2022	Sales Price:	$3,220
Document #:	2022022300699 BK-PG 23456-1372	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/18/2021	Sales Price:	$121,000
Document #:	2021111801085 BK-PG 25234 -2579	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 4 Block: 27 District: 88 Subdivision: BISSELL HILLS PLAT 10 Map Ref: 01 0017 J
Abbreviated Description: BISSELL HILLS PLAT 10
City/Muni/Twp: BELLEFONTAINE NEIGHBORS

Prior Transfer

Recording Date:	11/18/2021	Sales Price:	$121,000
Document #:	2021111801085 BK-PG 25234-2579	Type of Sale:	Verified Sale Price
Contract Date:	10/29/2021		
Document Type:			

Legal Description:
Lot: 4 Block: 27 Subdivision: BISSELL HILLS PLAT NO 10 Map Ref: MB 53 PG 22&23

Prior Transfer

Recording Date:	04/30/2019	Sales Price:	N/A
Document #:	2019043000047 BK-PG 17059-894	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/22/2019	Sales Price:	N/A
Document #:	2019042200159 BK-PG 23492-00781	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/19/2019		
Document Type:			

Legal Description:
Lot: 4 Block: 27 Subdivision: BISSELL HILLS PLAT NO 10 Map Ref: MB 53 PG 22&23

Mortgage Record

Recording Date:	03/27/2019	Loan Amount:	N/A
Document #:	2019032700337 BK-PG 23456-01372	Loan Type:	Stand Alone Second
TD Due Date:		Type Finance:	

Legal Description:
Lot: 4 Block: 27 Subdivision: BISSELL HILLS PLAT NO 10

Prior Transfer

Recording Date:	03/27/2019	Sales Price:	$82,000
Document #:	2019032700335 BK-PG 23456-01353	Type of Sale:	Full Amount on Deed
Contract Date:	03/20/2019		
Document Type:			

Legal Description:
Lot: 4 Block: 27 Subdivision: BISSELL HILLS PLAT NO 10 Map Ref: MB 53 PG 22&23

Mortgage Record

Recording Date:	02/08/2006	Loan Amount:	N/A
Document #:	893 BK-PG 17059-0894	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	02/01/2036	Type Finance:	

Legal Description:
Lot: 4 Block: 27 Subdivision: BISSEL HILLS PLAT #10

Area Sales Analysis

Total Area Sales	$1,311,500	Median # of Bedrooms	3
Median Lot Size	6,534 SF	Median # of Baths	1
Median Living Area	1,008 SF	Median Year Built	1955
Price Range - 2 Yrs	$45,000 to $159,600	Age Range	71 years to 74 years
Median Value	$99,900	Median Age	71 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.13Mi.	**1423 GOLDEN DR** **SAINT LOUIS, MO 63137-1553**	04/29/2026	$76,000	$95	792	5/2/1	1955	5,998 SF	
		APN: 11F-6-1-053-3 Document #: 2026042900368 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 2 Block: 25 Subdivision: BISSELL HILLS PALT NO 10 MapRef: MB 63 PG 22 Abbreviated Description: Lot:2 Block:25 Subdivision:BISSELL HILLS PALT NO 10 Map Ref:MB 63 PG 22								
2	.13Mi.	**10054 HEDGE DR** **SAINT LOUIS, MO 63137-1561**	04/10/2026	$91,000	$66	1376	5/4/2	1955	6,700 SF	
		APN: 11F-6-1-037-3 Document #: 2026041000111 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 11 Block: 22 Subdivision: BISSELL HILLS PLAT NO 10 MapRef: MB 63 PG 22 Abbreviated Description: Lot:11 Block:22 Subdivision:BISSELL HILLS PLAT NO 10 Map Ref:MB 63 PG 22								
3	.15Mi.	**1443 ATTICA DR** **SAINT LOUIS, MO 63137-1524**	03/24/2026	$159,600	$175	912	6/3/1	1954	6,534 SF	
		APN: 11F-6-3-082-9 Document #: 2026032400488 Document Type: Price Code: V Land Use: Single Family Residential								

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Legal: Lot: 33 Block: 30 Subdivision: BISSELL HILLS MapRef: MB 61 Abbreviated Description: Lot:33 Block:30 Subdivision:BISSELL HILLS Map Ref:MB 61

4	.11Mi.	**10129 ASHBROOK DR** **SAINT LOUIS, MO 63137-1520**	02/26/2026	$90,000	$113	792	5/2/1	1954	8,712 SF

APN: 11F-6-3-038-2 Document #: 2026022600031
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: I Block: 31 Subdivision: BISSELL HILLS PLAT NO 9 MapRef: MB 61 PG 13 Abbreviated Description: Lot:I Block:31 Subdivision:BISSELL HILLS PLAT NO 9 Map Ref:MB 61 PG 13

5	.14Mi.	**1521 CORINTH DR** **SAINT LOUIS, MO 63137-1540**	12/23/2025	$65,000	$71	912	6/3/1	1955	5,998 SF

APN: 11F-6-1-102-2 Document #: 2025122300220
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 25 Block: 27 Subdivision: BISSELL HILLS PLAT NO 10 MapRef: MB 63 PG 22 Abbreviated Description: Lot:25 Block:27 Subdivision:BISSELL HILLS PLAT NO 10 Map Ref:MB 63 PG 22

6	.01Mi.	**1414 COMET DR** **SAINT LOUIS, MO 63137-1533**	12/03/2025	$45,000	$50	888	5/2/1	1954	7,810 SF

APN: 11F-6-1-124-2 Document #: 2025120300331
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 5 Block: 27 Subdivision: BISSELL HILLS PLAT 10 MapRef: MB 63 PG 22 Abbreviated Description: Lot:5 Block:27 Subdivision:BISSELL HILLS PLAT 10 Map Ref:MB 63 PG 22

7	.15Mi.	**1422 AKRON DR** **SAINT LOUIS, MO 63137-1514**	11/26/2025	$150,000	$148	1008	7/3/1	1954	6,098 SF

APN: 11F-6-3-093-9 Document #: 2025112600600
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 6 Block: 30 Subdivision: BISSELL HILLS PLAT NO 9 MapRef: MB 61 PG 13 Abbreviated Description: Lot:6 Block:30 Subdivision:BISSELL HILLS PLAT NO 9 Map Ref:MB 61 PG 13

8	.17Mi.	**10043 HEDGE DR** **SAINT LOUIS, MO 63137-1562**	11/20/2025	$135,000	$121	1112	6/2/1	1955	7,004 SF

APN: 11F-6-1-017-5 Document #: 2025112000518
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 3 Block: 23 Subdivision: BISSELL HILLS MapRef: MB 63 PG 22 Abbreviated Description: Lot:3 Block:23 Subdivision:BISSELL HILLS Map Ref:MB 63 PG 22

9	.17Mi.	**1507 GOLDEN DR** **SAINT LOUIS, MO 63137-1555**	11/10/2025	$60,000	$65	912	5/3/1	1955	6,242 SF

APN: 11F-6-1-043-2 Document #: 2025111000416
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 7 Block: 25 Subdivision: BISSELL HILLS PLAT NO 10 MapRef: MB 63 PG 22 Abbreviated Description: Lot:7 Block:25 Subdivision:BISSELL HILLS PLAT NO 10 Map Ref:MB 63 PG 22

10	.11Mi.	**1509 FATHOM DR** **SAINT LOUIS, MO 63137-1549**	10/02/2025	$105,000	$95	1096	5/3/1	1955	6,399 SF

APN: 11F-6-1-078-0 Document #: 2025100200598
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 29 Block: 26 Subdivision: BISSELL HILLS PLAT 10 MapRef: MB 63 PG 22 Abbreviated Description: Lot:29 Block:26 Subdivision:BISSELL HILLS PLAT 10 Map Ref:MB 63 PG 22

11	.16Mi.	**1430 GOLDEN DR** **SAINT LOUIS, MO 63137-1552**	09/16/2025	$115,000	$93	1232	8/3/1	1955	11,164 SF

APN: 11F-6-1-030-4 Document #: 2025091600483
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 8 Block: 23 Subdivision: BISSELL HILLS PLAT NO 10 MapRef: MB 63 PG 22 Abbreviated Description: Lot:8 Block:23 Subdivision:BISSELL HILLS PLAT NO 10 Map Ref:MB 63 PG 22

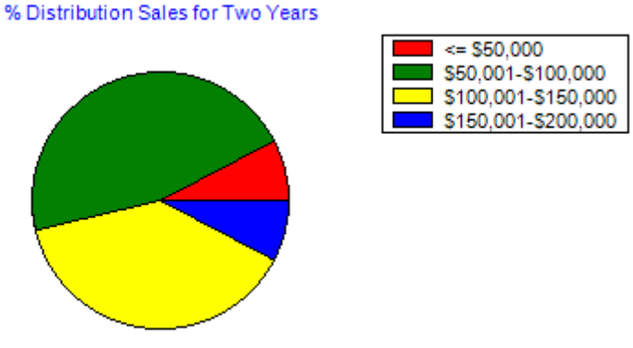
12	.05Mi.	**1400 CORINTH DR** **SAINT LOUIS, MO 63137-1537**	09/03/2025	$120,000	$107	1112	7/3/1	1955	8,342 SF

APN: 11F-6-1-091-9 Document #: 2025090300174
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 4 Block: 26 Subdivision: BISSELL HILLS PLAT 10 MapRef: MB 63 PG 22 Abbreviated Description: Lot:4 Block:26 Subdivision:BISSELL HILLS PLAT 10 Map Ref:MB 63 PG 22

13	.23Mi.	**1247 ASHFORD DR** **SAINT LOUIS, MO 63137-1910**	08/26/2025	$99,900	$96	1032	7/3/1	1952	6,499 SF

APN: 11F-6-2-024-0 Document #: 2025082600473
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 23 Block: 7 Subdivision: BISSELL HILS PLAT NO 2 MapRef: MB 52 PG 36 Abbreviated Description: Lot:23 Block:7 Subdivision:BISSELL HILS PLAT NO 2 Map Ref:MB 52 PG 36

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

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Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**1408 COMET DR**	**11/18/2021**	$115,400	$21,920	1,192	6/3/2	1954	7,810 SF	
.01Mi.	**1414 COMET DR**	**08/03/2012**	$92,600	$17,590	888	5/2/1	1954	7,810 SF	
.02Mi.	**1400 COMET DR**	**07/13/2016**	$91,000	$17,290	1,112	6/3/1	1954	7,819 SF	
.02Mi.	**10093 ASHBROOK DR**	**12/06/2024**	$108,900	$20,690	1,144	8/3/1	1955	7,453 SF	
.02Mi.	**1420 COMET DR**	**11/10/2021**	$118,900	$22,590	912	6/3/1	1955	7,771 SF	
.02Mi.	**1409 CORINTH DR**	**06/01/1996**	$74,600	$14,180	804	5/2/1	1955	6,839 SF	
.03Mi.	**1413 CORINTH DR**	**12/05/2017**	$93,200	$17,710	912	6/3/1	1956	6,839 SF	
.03Mi.	**1401 CORINTH DR**	**08/28/2019**	$94,100	$17,880	912	6/3/1	1954	7,902 SF	
.03Mi.	**1426 COMET DR**	**03/27/2018**	$94,100	$17,880	1,008	5/3/1	1954	7,440 SF	
.03Mi.	**1401 COMET DR**	**10/02/2019**	$109,700	$20,840	912	7/3/2	1954	7,405 SF	
.03Mi.	**1413 COMET DR**	**07/18/2017**	$107,600	$20,440	1,152	7/3/1	1954	8,276 SF	
.04Mi.	**1417 COMET DR**	**07/31/2001**	$113,200	$21,510	1,272	7/3/1	1954	6,970 SF	
.04Mi.	**1409 COMET DR**	**11/02/2004**	$99,700	$18,950	1,235	7/3/1	1955	10,454 SF	
.04Mi.	**1417 CORINTH DR**	**08/27/2024**	$107,500	$20,430	1,008	6/3/1	1955	6,839 SF	
.04Mi.	**1421 COMET DR**	**08/11/2015**	$99,400	$18,890	1,121	6/3/1	1954	6,534 SF	
.04Mi.	**1430 COMET DR**	**06/30/2009**	$91,500	$17,390	1,112	7/3/1	1954	6,721 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Flood Report

The Subject Property of **1408 COMET DR, SAINT LOUIS, MO 63137-1533** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

Disaster Alerts

3/14/2025 - Severe Storm, Tornados 5/16/2025 - Severe Tornados, Flooding

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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