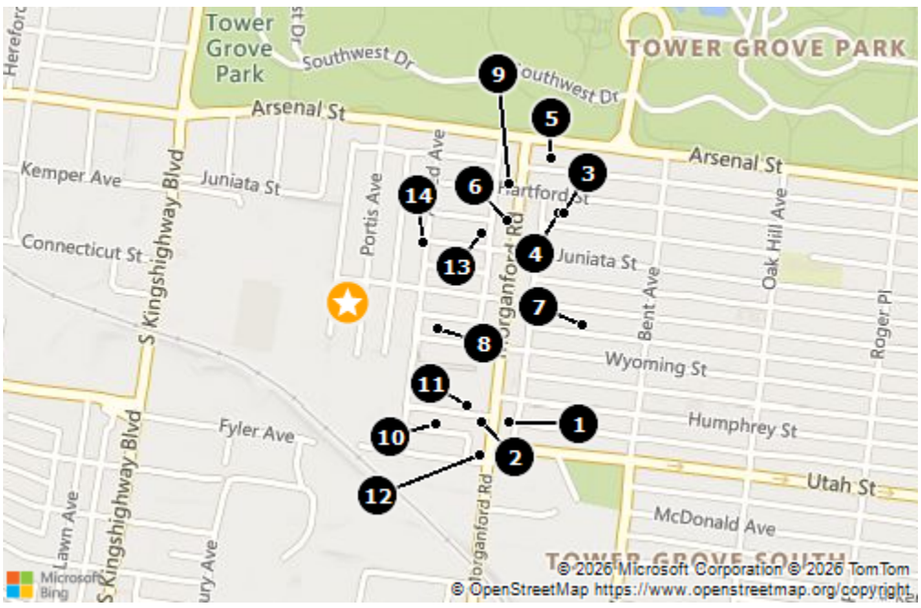
ICE SiteX Report

OrderID: 98714800

SiteX Property Information Report



Subject Property Location

3211 PORTIS AVE, SAINT LOUIS, MO 63116-2025

County:	**ST LOUIS CITY MO**	Census Tract:	295101162.004006
Property Use:	Single Family Residential	Zoning:	B
Parcel Number:	527900-00400	Thomas Bros Pg-Grid:	

Valuation

Value:	**$210,000**	FSD:	15	Common Confidence Score:	49
Value Range:	$178,500 - $241,500	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$2,390	Market Land Value:	$12,600	Tax Year:	2025
Assd Improvement:	$11,290	Market Improvment Value:	$59,436	Total Taxable Value:	$1,148
Total Assessed Value:	$13,680	Total Assessor Market Value:	$72,036	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 4 Block: 2 District: WARD 15 Subdivision: TOWER GROVE SOUTH
Abbreviated Description: C. B. 5279 PORTIS 35 FT X 152 FT 1 IN ALFRED PLACE ADDN BLOCK 2 LOT 4
City/Muni/Twp: ST LOUIS CITY

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	600 SF	Baths:	1	Fireplace:	
Year Built:	1912	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:	1	Garage Type:		Heating:	Central
Number of Stories:	1.5+B	Number of Cars:		A/C:	Central
Style:		Basement:	Unfinished	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/30/2026	Sales Price:	N/A
Document #:	03302026-0103 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/26/2023	Loan Amount:	N/A
Document #:	10262023-0123 BK-PG -	Loan Type:	Purchase Money Mortgage
TD Due Date:	11/01/2053	Type Finance:	

Legal Description:
Lot: 4 Block: 2 Subdivision: ALFRED PLACE
City/Muni/Twp: ST LOUIS

Prior Transfer

Recording Date:	01/17/2023	Sales Price:	$110,000
Document #:	159 BK-PG 1858 -541	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 4 Block: 2 District: WARD 15 Subdivision: TOWER GROVE SOUTH
Abbreviated Description: C. B. 5279 PORTIS 35 FT X 152 FT 1 IN ALFRED PLACE ADDN BLOCK 2 LOT 4
City/Muni/Twp: ST LOUIS CITY

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Prior Transfer

Recording Date:	01/17/2023	Sales Price:	$110,000
Document #:	01172023-0159 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	01/13/2023		
Document Type:			

Legal Description:
Lot: 4 Block: 2 Subdivision: ALFRED PLACE
City/Muni/Twp: ST LOUIS

Prior Transfer

Recording Date:	10/02/1998	Sales Price:	N/A
Document #:	10021998-0049 BK-PG 11437-1485	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/21/1998		
Document Type:			

Legal Description:
Subdivision: ALFRED PLACE
Abbreviated Description: C. B. 5279 PORTIS 35 FT X 152 FT 1 IN ALFRED PLACE ADDN BLOCK 2 LOT 4
City/Muni/Twp: SAINT LOUIS

Prior Transfer

Recording Date:	06/18/1998	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	06181998-0146 BK-PG 11403-0591	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/02/1998		
Document Type:			

Legal Description:
Subdivision: ALFRED PLACE
Abbreviated Description: C. B. 5279 PORTIS 35 FT X 152 FT 1 IN ALFRED PLACE ADDN BLOCK 2 LOT 4
City/Muni/Twp: SAINT LOUIS

Area Sales Analysis

Total Area Sales	$3,148,642	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	1
Median Living Area	1,119 SF	Median Year Built	1901
Price Range - 2 Yrs	$87,500 to $385,000	Age Range	49 years to 134 years
Median Value	$216,000	Median Age	125 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.25Mi.	**3246 MORGANFORD RD** **SAINT LOUIS, MO 63116-1829**	09/16/2026	$87,500	$131	666	//1	1921	SF	
		APN: 415200-04600 Document #: 09162026-0037 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 19&20 Block: 4152 Subdivision: OAK HILL IMPROVEMENT COMPANYS SUBDIVISION Abbreviated Description: Lot:19&20 Block:4152 Subdivision:OAK HILL IMPROVEMENT COMPANYS SUBDIVISION Abbreviated Description:NORTH18FT LOT19&S8FT LOT20 City/Muni/Twp:ST LOUIS City/Muni/Twp: ST LOUIS								
2	.22Mi.	**3247 MORGANFORD RD** **SAINT LOUIS, MO 63116-1830**	09/15/2026	$320,000	$186	1716	//1	1901	SF	
		APN: 511500-01600 Document #: 09152026-0077 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 4 Block: 5115 Subdivision: DOWLING HEIGHTS Abbreviated Description: Lot:4 Block:5115 Subdivision:DOWLING HEIGHTS City/Muni/Twp:ST LOUIS City/Muni/Twp: ST LOUIS								
3	.29Mi.	**4262 HARTFORD ST** **SAINT LOUIS, MO 63116-1906**	09/04/2026	$385,000	$291	1320	//1	1897	SF	
		APN: 506200-00400 Document #: 09042026-0108 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 25 Block: 5062 Subdivision: JW RUSSELLS ESTATE Abbreviated Description: Lot:25 Block:5062 Subdivision:JW RUSSELLS ESTATE Abbreviated Description:WEST33FT LOT23 City/Muni/Twp:ST LOUIS City/Muni/Twp: ST LOUIS								
4	.29Mi.	**4264 HARTFORD ST** **SAINT LOUIS, MO 63116-1906**	07/06/2026	$215,000	$162	1320	//1	1897	SF	
		APN: 506200-00300 Document #: 07062026-0250 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 24 Block: 5062 Subdivision: JW RUSSELLS ESTATE Abbreviated Description: Lot:24 Block:5062 Subdivision:JW RUSSELLS ESTATE City/Muni/Twp:ST LOUIS City/Muni/Twp: ST LOUIS								
5	.32Mi.	**4272 ARSENAL ST** **SAINT LOUIS, MO 63116-1902**	05/13/2026	$300,000	$173	1734	//1	1911	SF	
		APN: 509200-00400 Document #: 05132026-0181 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 5 Subdivision: MORRISON AND PEUGNETS SUBDIVISION Abbreviated Description: Lot:5 Subdivision:MORRISON AND PEUGNETS SUBDIVISION City/Muni/Twp:ST LOUIS City/Muni/Twp: ST LOUIS								
6	.22Mi.	**3141 MORGANFORD RD** **SAINT LOUIS, MO 63116-1933**	05/08/2026	$100,000	$124	805	//1	1977	SF	
		APN: 505500-01700 Document #: 05082026-0015 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 4 Block: 5055 Subdivision: SCULLINS SUBDIVISION Abbreviated Description: Lot:4 Block:5055 Subdivision:SCULLINS SUBDIVISION City/Muni/Twp:ST LOUIS City/Muni/Twp: ST LOUIS								
7	.28Mi.	**4250 CONNECTICUT ST** **SAINT LOUIS, MO 63116-1904**	04/07/2026	$217,000	$244	886	//1	1909	SF	
		APN: 416100-00800 Document #: 04072026-0136 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 27 Block: 4161 Subdivision: OAK HILL IMPROVEMENT COMPANYS SUBDIVISION Abbreviated Description: Lot:27 Block:4161 Subdivision:OAK HILL IMPROVEMENT COMPANYS SUBDIVISION								
8	.12Mi.	**4337 WYOMING ST** **SAINT LOUIS, MO 63116-1835**	03/09/2026	$228,500	$226	1007	//1	1922	SF	
		APN: 511800-02700 Document #: 03092026-0070								

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Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 16 Block: 5118 Subdivision: JAMES REESES SUBDIVISION Abbreviated Description: Block:5118 Subdivision:JAMES REESES SUBDIVISION Abbreviated Description:PORTION LOT16 City/Muni/Twp:SAINT LOUIS City/Muni/Twp: SAINT LOUIS

9	.25Mi.	**3125 MORGANFORD RD** **SAINT LOUIS, MO 63116-1909**	02/24/2026	$380,000	$179	2112	//1	1895	SF

APN: 505400-01900 Document #: 02242026-0088
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 6 Block: 5054 Subdivision: JOHN SCULLINS SUBDIVISION Abbreviated Description: Lot:6 Block:5054 Subdivision:JOHN SCULLINS SUBDIVISION City/Muni/Twp:ST LOUIS City/Muni/Twp: ST LOUIS

10	.19Mi.	**4336 HUMPHREY ST** **SAINT LOUIS, MO 63116-1813**	01/12/2026	$123,200	$200	616	//1	1892	SF

APN: 511500-00800 Document #: 01122026-0014
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 13 Block: 5115 Subdivision: DOWLING HEIGHTS ADDITION Abbreviated Description: Lot:13 Block:5115 Subdivision:DOWLING HEIGHTS ADDITION

11	.2Mi.	**4315 HUMPHREY ST** **SAINT LOUIS, MO 63116-1812**	12/12/2025	$87,500	$71	1230	//1	1901	SF

APN: 511900-02100 Document #: 12122025-0094
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: A Block: 5119 Abbreviated Description: Lot:A Block:5119 City/Muni/Twp:ST LOUIS City/Muni/Twp: ST LOUIS

12	.25Mi.	**3267 MORGANFORD RD** **SAINT LOUIS, MO 63116-1830**	12/12/2025	$163,900	$273	600	//1	1906	SF

APN: 511500-02300 Document #: 12122025-0058
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Block: 5115 Abbreviated Description: Block:5115 City/Muni/Twp:ST LOUIS City/Muni/Twp: ST LOUIS

13	.19Mi.	**4321 JUNIATA ST** **SAINT LOUIS, MO 63116-1918**	12/03/2025	$213,542	$237	900	//1	1902	SF

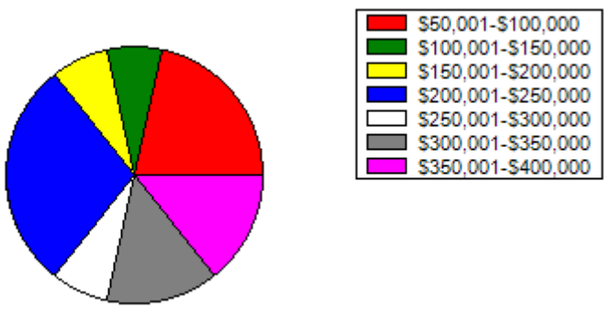
APN: 505500-02500 Document #: 12032025-0126
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 9 Block: 5055 Subdivision: JOHN SCULLINS SUBDIVISION Abbreviated Description: Block:5055 Subdivision:JOHN SCULLINS SUBDIVISION Abbreviated Description:WEST2 LOT9 City/Muni/Twp:ST LOUIS City/Muni/Twp: ST LOUIS

14	.11Mi.	**3173 ALFRED AVE** **SAINT LOUIS, MO 63116-1911**	11/03/2025	$327,500	$163	2000	//1	1896	SF

APN: 501600-05500 Document #: 11032025-0162
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 29 Block: 5016 Subdivision: GARTSIDES SUBDIVISION AMENDED PLAT Abbreviated Description: Block:5016 Subdivision:GARTSIDES SUBDIVISION AMENDED PLAT Abbreviated Description:SOUTH2 LOT29 City/Muni/Twp:ST LOUIS City/Muni/Twp: ST LOUIS

Comparable Sales Chart

% Distribution Sales for Two Years



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.

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.

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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.	**3211 PORTIS AVE**	**01/17/2023**	$72,036	$13,680	600	//1	1912		
.01Mi.	**3217 PORTIS AVE**	**09/14/2022**	$200,583	$38,110	1,108	//1	1912		
.01Mi.	**3203 PORTIS AVE**	**08/18/2017**	$140,411	$26,670	1,232	//1	1904		
.01Mi.	**3219 PORTIS AVE**	**07/11/2024**	$209,710	$39,840	816	//1	1953		
.02Mi.	**3223 PORTIS AVE**	**11/09/2018**	$81,900	$15,560	1,424	//1	1911		
.03Mi.	**3225 PORTIS AVE**	**08/06/2024**	$144,507	$27,450	1,176	//1	1911		
.04Mi.	**3233 PORTIS AVE**	**09/25/2020**	$184,955	$35,140	1,350	//1	1910		
.04Mi.	**3197 PORTIS AVE**	**09/22/2008**	$499,358	$94,880	3,420	//1	1897		
.04Mi.	**3210 PORTIS AVE**	**03/02/2011**	$131,066	$24,900	1,058	//1	1905		
.04Mi.	**3208 PORTIS AVE**	**09/13/2017**	$195,840	$37,210	816	//1	1910		
.04Mi.	**3214 PORTIS AVE**	**06/24/2015**	$128,552	$24,420	1,058	//1	1905		
.04Mi.	**3204 PORTIS AVE**	**10/30/2019**	$235,660	$44,780	1,302	//1	1906		
.04Mi.	**3218 PORTIS AVE**	**01/18/2000**	$100,510	$19,100	1,058	//1	1912		
.04Mi.	**3220 PORTIS AVE**	**06/01/2006**	$104,296	$19,820	1,116	//1	1912		
.05Mi.	**3228 PORTIS AVE**	**08/23/2023**	$193,921	$36,840	1,058	//1	1908		
.05Mi.	**3241 PORTIS AVE**	**03/19/2024**	$254,527	$48,360	1,470	//1	1911		

Rent vs. Own

Households Occupied by Renters:	38%	Households Occupied by Owners:	51%

Demographics & Income

Median Age:	37.1 years old	Households:	16,399
Median Household Income:	$62,159	Households w/Family:	44%
Household Income Per Capita:	$33,732	Households w/Family Married:	30%
Most Common Education Level:	High School Graduate	Households w/Family Children:	22%

School District

School District Zone:	St. Louis City School District	Students:	17,933
Number of Schools:	68	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.53Mi.	**Roosevelt High School** Number of Students: 734 Student-Teacher Ratio: 12.06	F	Public	9 - 12
0.57Mi.	**Mann Elementary School** Number of Students: 261 Student-Teacher Ratio: 13.74	F	Public	EE - 5

Flood Report

The Subject Property of **3211 PORTIS AVE, SAINT LOUIS, MO 63116-2025** 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	97%	SIMILAR
BURGLARY	74%	NOTABLY LOWER
MOTOR VEHICLE THEFT	96%	SIMILAR
FORCIBLE ROBBERY	111%	HIGHER
AGGRAVATED ASSAULT	73%	NOTABLY LOWER
FORCIBLE RAPE	103%	SIMILAR
MURDER	90%	LOWER
OVERALL	76%	NOTABLY LOWER

Disaster Alerts

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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ICE SiteX Report

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Data deemed reliable, but not guaranteed.

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