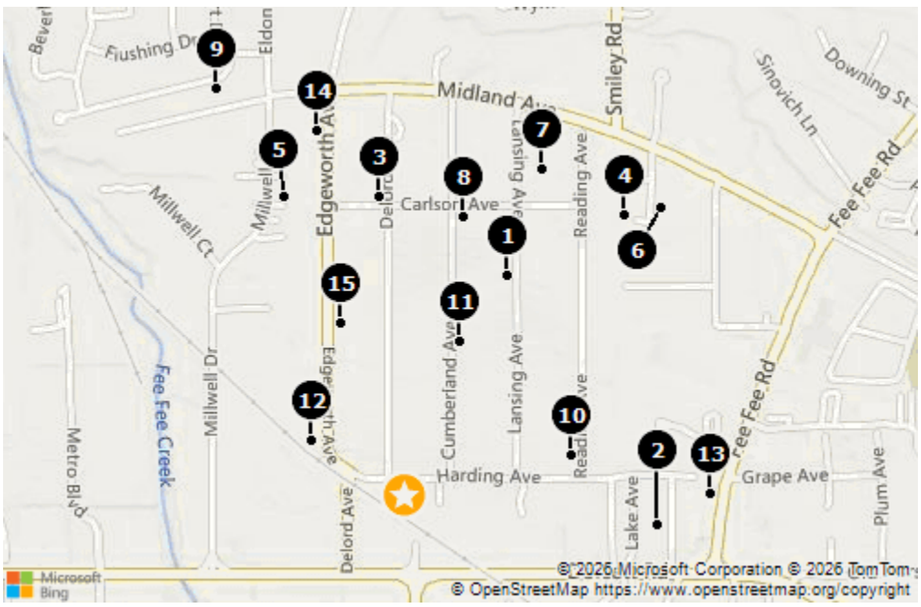
ICE SiteX Report

OrderID: 98677990

SiteX Property Information Report



Subject Property Location

414 HARDING AVE, MARYLAND HEIGHTS, MO 63043-2651

County:	**ST LOUIS MO**	Census Tract:	291892132.022010
Property Use:	Single Family Residential	Zoning:	104R-4
Parcel Number:	14N-4-4-025-1	Thomas Bros Pg-Grid:	

Valuation

Value:	**$126,000**	FSD:	28	Common Confidence Score:	26
Value Range:	$90,720 - $161,280	ICE Confidence Score:	72		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	126F
Assd Land Value:	$13,950	Market Land Value:	$73,400	Tax Year:	2024
Assd Improvement:	$14,630	Market Improvment Value:	$77,000	Total Taxable Value:	$1,717
Total Assessed Value:	$28,580	Total Assessor Market Value:	$150,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 104 Subdivision: SECTION 22-46-5 Map Ref: 05 0027 Sec/Twnship/Range: SEC 22 TWN 46 RNG 05
Abbreviated Description: SECTION 22-46-5 FRONTING 50 FT ON S SIDE OF HARDING AVE LOC 273.37 FT E OF R I R/W
City/Muni/Twp: MARYLAND HEIGHTS

Property Characteristics

Lot Size:	9,757 SF	Bedrooms:	2	Pool:	
Building Area:	624 SF	Baths:	1	Fireplace:	
Year Built:	1947	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	4	Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:		Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:		A/C:	Central
Style:	Bungalow	Basement:	Full	Roof Cover:	
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/27/2025	Sales Price:	$60,189
Document #:	2025022700079 BK-PG 18913-2128	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	08/16/2021	Loan Amount:	N/A
Document #:	2021081600222 BK-PG 25054-1362	Loan Type:	FHA
TD Due Date:	05/01/2040	Type Finance:	
Legal Description:			
Sec/Twnship/Range: S22T46NR05E			

Prior Transfer

Recording Date:	05/05/2010	Sales Price:	$61,000
Document #:	2010050500660 BK-PG 18913 -2124	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

District: 104 Subdivision: SECTION 22-46-5 Map Ref: 05 0027 Sec/Twnship/Range: SEC 22 TWN 46 RNG 05
Abbreviated Description: SECTION 22-46-5 FRONTING 50 FT ON S SIDE OF HARDING AVE LOC 273.37 FT E OF R I R/W
City/Muni/Twp: MARYLAND HEIGHTS

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Prior Transfer

Recording Date:	05/05/2010	Sales Price:	$61,000
Document #:	00660 BK-PG 18913-2124	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/30/2010		
Document Type:			

Legal Description:
Sec/Twnship/Range: S22T46NR05E

Prior Transfer

Recording Date:	11/03/2009	Sales Price:	N/A
Document #:	00810 BK-PG 18648-3223	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/27/2009		
Document Type:			

Legal Description:
Sec/Twnship/Range: S22T46NR05E

Prior Transfer

Recording Date:	03/11/1998	Sales Price:	N/A
Document #:	885 BK-PG 1491-2316	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/05/1998		
Document Type:			

Legal Description:
Map Ref: MB05 PG0027 Sec/Twnship/Range: SEC 22 TWN 46 RNG 05
Abbreviated Description: FRONTING 50 FT ON S SIDE OF HARDING AVE LOC 273.37 FT E OF R I R/W

Area Sales Analysis

Total Area Sales	$3,955,000	Median # of Bedrooms	3
Median Lot Size	16,117 SF	Median # of Baths	1
Median Living Area	1,096 SF	Median Year Built	1954
Price Range - 2 Yrs	$120,000 to $740,000	Age Range	4 years to 118 years
Median Value	$218,000	Median Age	72 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.3Mi.	**117 LANSING AVE** **MARYLAND HEIGHTS, MO 63043-2658**	05/20/2026	$250,000	$228	1096	7/3/1	1915	19,301 SF	
		APN: 13N-1-2-061-9 Document #: 2026052000493 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 12 Subdivision: MARYLAND HEIGHTS MapRef: MB 11 PG 14 Abbreviated Description: Lot:12 Subdivision:MARYLAND HEIGHTS Map Ref:MB 11 PG 14								
2	.3Mi.	**214 LAKE AVE** **MARYLAND HEIGHTS, MO 63043-2622**	05/08/2026	$185,000	$177	1040	5/2/2	1948	11,979 SF	
		APN: 14N-5-3-122-1 Document #: 2026050800294 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 9&10 Block: 2 Subdivision: SHUMATES SUBDIVISION MapRef: MB 1 PG 194 Abbreviated Description: Lot:9&10 Block:2 Subdivision:SHUMATES SUBDIVISION Map Ref:MB 1 PG 194								
3	.38Mi.	**25 DELORD AVE** **MARYLAND HEIGHTS, MO 63043-2639**	04/29/2026	$218,000	$201	1080	5/2/1	1952	18,099 SF	
		APN: 13N-1-4-018-1 Document #: 2026042900339 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 86 Subdivision: MARYLAND HEIGHTS MapRef: MB 11 PG 14 Abbreviated Description: Lot:86 Subdivision:MARYLAND HEIGHTS Map Ref:MB 11 PG 14								
4	.45Mi.	**27 LENNOX TER** **MARYLAND HEIGHTS, MO 63043-2624**	04/21/2026	$270,000	$253	1066	5/3/2	1962	7,100 SF	
		APN: 13N-2-3-010-5 Document #: 2026042100597 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 13 Subdivision: LENNOX TERRACE MapRef: MB 100 PG 12 Abbreviated Description: Lot:13 Subdivision:LENNOX TERRACE Map Ref:MB 100 PG 12								
5	.41Mi.	**28 MILLWELL DR** **MARYLAND HEIGHTS, MO 63043-2515**	04/17/2026	$740,000	$157	4712	9/4/4	2022	16,117 SF	
		APN: 13N-1-3-132-5 Document #: 2026041700187 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: A Subdivision: MILLAWELL DRIVE MapRef: MB 353 PG 1011 Abbreviated Description: Lot:A Subdivision:MILLAWELL DRIVE Map Ref:MB 353 PG 1011								
6	.49Mi.	**12 LENNOX TER** **MARYLAND HEIGHTS, MO 63043-2669**	03/05/2026	$269,900	$291	925	6/3/1	1964	7,501 SF	
		APN: 13N-2-3-013-2 Document #: 2026030500382 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 6 Subdivision: LENNOX TERRACE MapRef: MB 100 PG 12 Abbreviated Description: Lot:6 Subdivision:LENNOX TERRACE Map Ref:MB 100 PG 12								
7	.45Mi.	**16 LANSING AVE** **MARYLAND HEIGHTS, MO 63043-2657**	02/12/2026	$120,000	$91	1310	6/4/1	1954	19,301 SF	
		APN: 13N-2-3-035-2 Document #: 2026021200491 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 23 Subdivision: MARYLAND HEIGHTS MapRef: MB 11 PG 14 Abbreviated Description: Lot:23 Subdivision:MARYLAND HEIGHTS Map Ref:MB 11 PG 14								
8	.36Mi.	**100 CUMBERLAND AVE** **MARYLAND HEIGHTS, MO 63043-2638**	01/20/2026	$200,000	$138	1440	4/2/1	1958	19,301 SF	
		APN: 13N-1-4-013-4 Document #: 2026012000496 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 47 Subdivision: MARYLAND HEIGHTS MapRef: MB 11 PG 14 Abbreviated Description: Subdivision:MARYLAND HEIGHTS Map Ref:MB 11 PG 14Abbreviated Description:NORTH100FT LOT47								
9	.56Mi.	**11820 WEXFORD PLACE DR** **MARYLAND HEIGHTS, MO 63043-1763**	01/08/2026	$316,000	$306	1032	7/3/2	1977	10,607 SF	

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APN: 13N-1-3-072-0 Document #: 2026010800557
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 33 Subdivision: WEXFORD MapRef: MB 170 PG 95 Abbreviated Description: Lot:33 Subdivision:WEXFORD Map Ref:MB 170 PG 95

10	.21Mi.	**165 READING AVE** **MARYLAND HEIGHTS, MO 63043-2662**	01/05/2026	$210,000	$182	1148	6/4/2	1950	16,984 SF

APN: 14N-5-3-064-2 Document #: 2026010500718
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 12 Subdivision: MARYLAND HEIGHTS MapRef: MB 11 PG 14 Abbreviated Description: Lot:12 Subdivision:MARYLAND HEIGHTS Map Ref:MB 11 PG 14

11	.22Mi.	**134 CUMBERLAND AVE** **MARYLAND HEIGHTS, MO 63043-2638**	12/05/2025	$217,000	$294	738	5/2/1	1916	19,301 SF

APN: 13N-1-2-034-3 Document #: 2025120500544
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 51 Subdivision: MARYLAND HEIGHTS MapRef: MB 11 PG 14 Abbreviated Description: Subdivision:MARYLAND HEIGHTS Map Ref:MB 11 PG 14Abbreviated Description:NORTH100FT LOT51

12	.14Mi.	**167 EDGEWORTH AVE** **MARYLAND HEIGHTS, MO 63043-2617**	12/01/2025	$300,200	$166	1806	6/3/2	1993	12,632 SF

APN: 14N-4-3-046-1 Document #: 2025120100076
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: DORSETT WEST INDUSTRIAL PARK MapRef: MB 262 PG 90 Abbreviated Description: Lot:4 Subdivision:DORSETT WEST INDUSTRIAL PARK Map Ref:MB 262 PG 90

13	.38Mi.	**207 FEE FEE RD** **MARYLAND HEIGHTS, MO 63043-2711**	09/25/2025	$189,900	$150	1262	5/2/1	1908	10,337 SF

APN: 14N-5-4-057-1 Document #: 2025092500013
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 14 Block: 1 Subdivision: SHUMATE SUBDIVISION MapRef: MB 1 PG 194 Abbreviated Description: Lot:14 Block:1 Subdivision:SHUMATE SUBDIVISION Map Ref:MB 1 PG 194

14	.48Mi.	**5 DELORD AVE** **MARYLAND HEIGHTS, MO 63043-2639**	09/12/2025	$255,000	$295	864	6/3/1	1959	10,860 SF

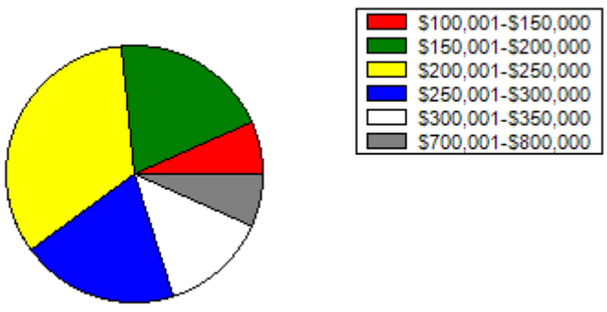
APN: 13N-1-4-050-1 Document #: 2025091200560
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: MARKE ESTATES MapRef: MB 91 PG 3 Abbreviated Description: Lot:4 Subdivision:MARKE ESTATES Map Ref:MB 91 PG 3

15	.23Mi.	**128 EDGEWORTH AVE** **MARYLAND HEIGHTS, MO 63043-2618**	09/08/2025	$214,000	$136	1568	6/3/1	1948	18,099 SF

APN: 13N-1-2-044-4 Document #: 2025090800295
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 91 Subdivision: MARYLAND HEIGHTS MapRef: MB 11 PG 14 Abbreviated Description: Lot:91 Subdivision:MARYLAND HEIGHTS Map Ref:MB 11 PG 14

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.	**414 HARDING AVE**	**05/05/2010**	$150,400	$28,580	624	4/2/1	1947	9,757 SF	
.01Mi.	**412 HARDING AVE**	**09/01/2016**	$169,200	$32,150	624	4/2/1	1948	11,700 SF	
.02Mi.	**420 HARDING AVE**	**07/21/2023**	$213,800	$40,620	864	5/2/2	1955	17,690 SF	
.02Mi.	**410 HARDING AVE**	**01/24/2019**	$185,000	$35,150	624	4/2/1	1948	13,617 SF	
.03Mi.	**408 HARDING AVE**	**08/14/2018**	$256,300	$48,700	1,326	7/3/2	1947	14,593 SF	
.03Mi.	**170 DELORD AVE**		$152,300	$28,940	672	4/2/1	1927	16,183 SF	
.04Mi.	**502 HARDING AVE**	**05/01/1990**	$157,900	$30,000	816	4/2/1	1955	8,102 SF	
.04Mi.	**406 HARDING AVE**	**10/13/2004**	$224,000	$42,560	1,094	5/2/2	1946	29,900 SF	
.05Mi.	**403 HARDING AVE**	**08/01/1989**	$204,800	$38,910	1,376	5/3/2	1950	19,301 SF	
.05Mi.	**164 DELORD AVE**	**08/24/2010**	$211,600	$40,200	1,296	6/3/1	1924	1 SF	
.06Mi.	**165 CUMBERLAND AVE**	**03/03/2016**	$379,400	$72,090	2,300	6/3/2	1990	14,667 SF	
.07Mi.	**165 DELORD AVE**	**02/17/2012**	$193,400	$36,750	1,056	5/3/1	1951	18,099 SF	
.07Mi.	**167 DELORD AVE**		$228,500	$43,420	2,100			21,780 SF	
.07Mi.	**163 CUMBERLAND AVE**		$235,400	$44,720	1,064	4/2/1	1985	16,553 SF	
.08Mi.	**168 CUMBERLAND AVE**		$208,600	$39,630	1,184	4/2/1	1954	17,598 SF	
.09Mi.	**163 DELORD AVE**	**03/01/1995**	$192,300	$36,540	860	5/2/1	1916	29,142 SF	

Rent vs. Own

Households Occupied by Renters:	26%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	39.9 years old	Households:	9,270
Median Household Income:	$86,989	Households w/Family:	60%
Household Income Per Capita:	$43,512	Households w/Family Married:	46%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	26%

School District

School District Zone:	Pattonville School District	Students:	6,201
Number of Schools:	11	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.45Mi.	**Parkwood Elementary School** Number of Students: 409 Student-Teacher Ratio: 12.48	C	Public	KG - 5
0.34Mi.	**Pattonville Heights Middle School** Number of Students: 680 Student-Teacher Ratio: 12.59	C+	Public	6 - 8
2.14Mi.	**Pattonville High School** Number of Students: 1,945 Student-Teacher Ratio: 15.33 Advanced Placement: Yes	A	Public	9 - 12

Flood Report

The Subject Property of **414 HARDING AVE, MARYLAND HEIGHTS, MO 63043-2651** is in **Zone A** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH NO BFES HAVE BEEN DETER-MINED.
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	110%	HIGHER
BURGLARY	96%	SIMILAR
MOTOR VEHICLE THEFT	88%	LOWER
FORCIBLE ROBBERY	77%	NOTABLY LOWER
AGGRAVATED ASSAULT	77%	NOTABLY LOWER
FORCIBLE RAPE	59%	NOTABLY LOWER
MURDER	105%	SIMILAR
OVERALL	87%	LOWER

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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ICE SiteX Report

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