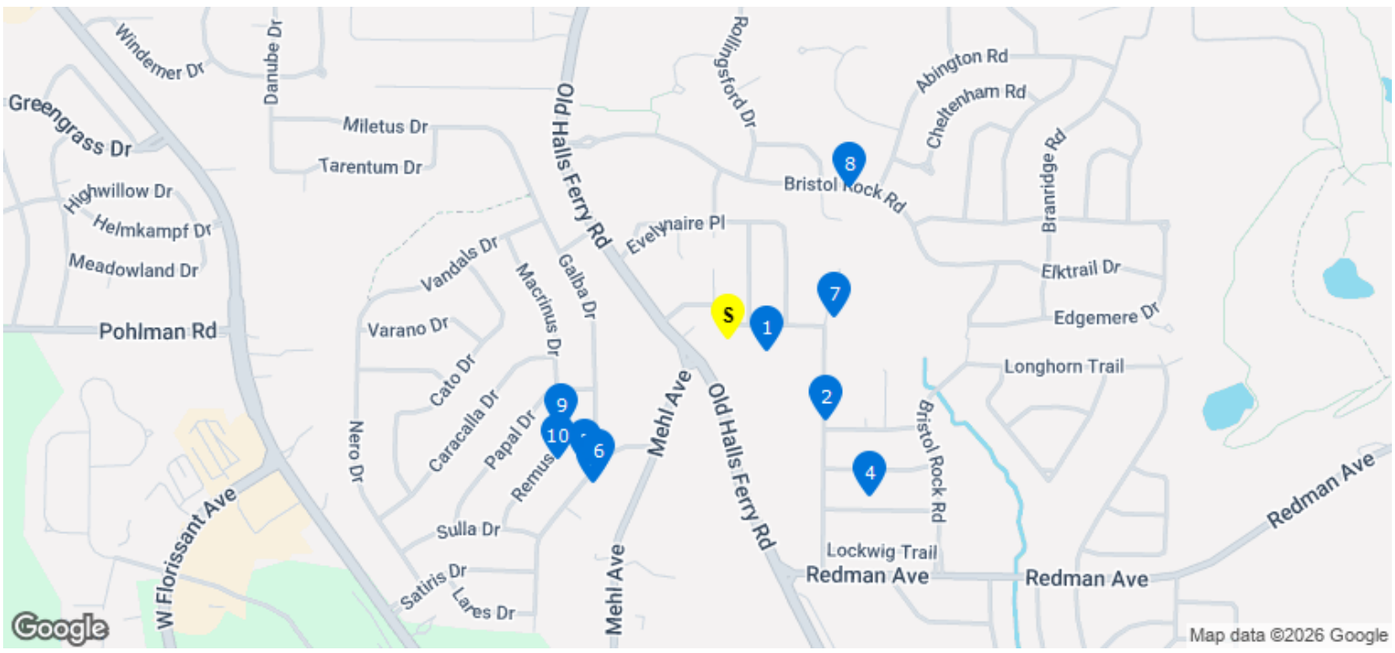
ICE SiteX Report

OrderID: 98808970

SiteX Property Information Report



Subject Property Location

4900 PATRICIA RIDGE DR, BLACK JACK, MO 63033-7219

County:	**ST LOUIS MO**	Census Tract:	2108.06
Property Use:	Single Family Residential	Zoning:	103R-3
Parcel Number:	09G-5-4-009-2	Thomas Bros Pg-Grid:	

Valuation

Value:	**$212,000**	FSD:	31	Common Confidence Score:	24
Value Range:	$146,280 - $277,720	ICE Confidence Score:	69		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	139BY
Assd Land Value:	$5,260	Market Land Value:	$27,700	Tax Year:	2024
Assd Improvement:	$30,890	Market Improvment Value:	$162,600	Total Taxable Value:	$2,685
Total Assessed Value:	$36,150	Total Assessor Market Value:	$190,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 27 District: 103 Subdivision: ROSE GARDEN ESTATES PLAT 2 Map Ref: 06 0540 B

Abbreviated Description:	ROSE GARDEN ESTATES PLAT 2
City/Muni/Twp:	BLACK JACK

Property Characteristics

Lot Size:	10,149 SF	Bedrooms:	3	Pool:	
Building Area:	1578 SF	Baths:	2	Fireplace:	1
Year Built:	1997	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Siding (Alum/Vinyl)
Number of Units:	1	Garage Type:	Underground/Basement	Heating:	Forced air unit
Number of Stories:	1+B	Number of Cars:	2	A/C:	Central
Style:		Basement:	Full Basement	Roof Cover:	
		Foundation:	Crawl/Raised	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	03/23/2017	Loan Amount:	N/A
Document #:	2017032300260 BK-PG 22451-00215	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	03/01/2017		
TD Due Date:	03/01/2047	Type Finance:	

Legal Description:
Subdivision: ROSEGARDEN ESTATES PLAT #2 Map Ref: 0

Prior Transfer

Recording Date:	12/18/1998	Sales Price:	$107,500
Document #:	640 BK-PG 1906-0728	Type of Sale:	Arms-Length Transfer
Contract Date:	12/10/1998		
Document Type:	Deed		

Legal Description:
Subdivision: ROSE GARDEN ESTATES PLAT 2 Map Ref: MB06 PG0540 B
Abbreviated Description: LOT 27

Mortgage Record

Recording Date:	12/18/1998	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	12/10/1998		
TD Due Date:	01/01/2029	Type Finance:	

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Legal Description:
Subdivision: ROSE GARDEN ESTATES PLAT 2 Map Ref: MB06 PG0540 B
Abbreviated Description: LOT 27

Prior Transfer

Recording Date:	08/26/1997	Sales Price:	N/A
Document #:	156 BK-PG 1268-1758	Type of Sale:	Arms-Length Transfer
Contract Date:	08/11/1997		
Document Type:	Deed		

Legal Description:
Subdivision: ROSE GARDEN ESTATES PLAT 2 Map Ref: MB06 PG0540 B
Abbreviated Description: LOT 27

Area Sales Analysis

Total Area Sales	$1,823,500	Median # of Bedrooms	3
Median Lot Size	9,500 SF	Median # of Baths	2
Median Living Area	1,471 SF	Median Year Built	1966
Price Range - 2 Yrs	$115,000 to $295,000	Age Range	40 years to 61 years
Median Value	$170,500	Median Age	60 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.05Mi.	**4950 PATRICIA RIDGE DR** **BLACK JACK, MO 63033-7219**	03/06/2026	$177,500	$158	1124	5/3/2	1984	10,080 SF	
		APN: 09G-5-4-042-1 Document #: 2026030600386 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 61448 Subdivision: WHITNEY CHASE SOUTH PLAT ONE MapRef: MB 199 PG 64&65 Abbreviated Description: Lot:61448 Subdivision:WHITNEY CHASE SOUTH PLAT ONE Map Ref:MB 199 PG 64&65								
2	.15Mi.	**11618 GALBA DR** **FLORISSANT, MO 63033-6811**	05/08/2026	$143,000	$108	1318	7/3/2	1966	10,010 SF	
		APN: 09G-5-3-030-1 Document #: 2026050800402 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 4121 Subdivision: 7 HILLS PLAT 4 SUBDIVISION MapRef: MB 117 PG 27 Abbreviated Description: Lot:4121 Subdivision:7 HILLS PLAT 4 SUBDIVISION Map Ref:MB 117 PG 27								
3	.15Mi.	**11648 GALBA DR** **FLORISSANT, MO 63033-6811**	02/20/2026	$169,000	$181	936	6/3/1	1966	10,759 SF	
		APN: 09G-5-3-048-8 Document #: 2026022000358 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 4124 Subdivision: SEVEN HILLS PLAT 4117 MapRef: PG 26&27 Abbreviated Description: Lot:4124 Subdivision:SEVEN HILLS PLAT 4117 Map Ref:PG 26&27								
4	.18Mi.	**11678 GALBA DR** **FLORISSANT, MO 63033-6811**	05/01/2026	$151,000	$117	1292	6/3/1	1966	9,396 SF	
		APN: 09G-5-3-064-2 Document #: 2026050100107 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 4127 Subdivision: SEVEN HILLS PLAT 4 MapRef: MB 117 PG 26 Abbreviated Description: Lot:4127 Subdivision:SEVEN HILLS PLAT 4 Map Ref:MB 117 PG 26								
5	.22Mi.	**4494 PAPAL DR** **FLORISSANT, MO 63033-7014**	05/08/2026	$138,000	$128	1080	7/3/2	1965	7,775 SF	
		APN: 09G-5-1-077-6 Document #: 2026050800393 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 2076 Subdivision: SEVEN HILLS PLAT 2 MapRef: MB 115 PG 99&100 Abbreviated Description: Lot:2076 Subdivision:SEVEN HILLS PLAT 2 Map Ref:MB 115 PG 99&100								
6	.25Mi.	**11755 OLD HALLS FERRY RD** **FLORISSANT, MO 63033-6824**	04/23/2026	$121,000	$107	1134	6/3/1	1967	7,553 SF	
		APN: 08G-2-1-008-0 Document #: 2026042300407 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 4141 Subdivision: SEVEN HILLS PLAT 4 MapRef: MB 117 PG 26&27 Abbreviated Description: Lot:4141 Subdivision:SEVEN HILLS PLAT 4 Map Ref:MB 117 PG 26&27								
7	.26Mi.	**4454 REMUS DR** **FLORISSANT, MO 63033-7019**	05/28/2026	$125,000	$88	1421	7/3/2	1966	8,002 SF	
		APN: 09G-5-1-051-2 Document #: 2026052800393 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 2046 Subdivision: SEVEN HILLS PLAT 2 MapRef: MB 115 PG 99&100 Abbreviated Description: Lot:2046 Subdivision:SEVEN HILLS PLAT 2 Map Ref:MB 115 PG 99&100								
8	.26Mi.	**11758 GALBA DR** **FLORISSANT, MO 63033-6813**	03/24/2026	$195,000	$148	1318	6/3/2	1966	7,553 SF	
		APN: 08G-2-1-001-3 Document #: 2026032400098 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 4136 Subdivision: SEVEN HILLS PLAT 4 MapRef: MB 117 PG 26&27 Abbreviated Description: Lot:4136 Subdivision:SEVEN HILLS PLAT 4 Map Ref:MB 117 PG 26&27								
9	.26Mi.	**4993 BRISTOL ROCK RD** **BLACK JACK, MO 63033-7553**	02/23/2026	$295,000	$204	1448	8/4/2	1965	10,528 SF	
		APN: 08G-2-2-021-0 Document #: 2026022300091 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 60 Subdivision: WHITNEY CHASE PLAT 2 MapRef: MB 113 PG 39 Abbreviated Description: Lot:60 Subdivision:WHITNEY CHASE PLAT 2 Map Ref:MB 113 PG 39								
10	.27Mi.	**4453 REMUS DR** **FLORISSANT, MO 63033-7018**	04/02/2026	$229,900	$174	1318	7/3/2	1965	8,002 SF	
		APN: 09G-5-1-057-8 Document #: 2026040200325 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 2053 Subdivision: SEVEN HILLS PLAT 2 MapRef: MB 115 PG 99&100 Abbreviated Description: Lot:2053 Subdivision:SEVEN HILLS PLAT 2 Map Ref:MB 115 PG 99&100								
11	.27Mi.	**4461 RHINE DR**	01/27/2026	$150,000	$93	1607	8/4/2	1966	9,500 SF	

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FLORISSANT, MO 63033-7023
APN: 09G-5-1-038-1 Document #: 2026012700052
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 2033 Subdivision: SEVEN HILL PLAT 2 MapRef: MB 115 PG 99 Abbreviated Description: Lot:2033 Subdivision:SEVEN HILL PLAT 2 Map Ref:MB 115 PG 99

12	.29Mi.	**4443 REMUS DR**	03/24/2026	$230,000	$170	1354	7/3/2	1965	8,250 SF

FLORISSANT, MO 63033-7018
APN: 09G-5-1-052-3 Document #: 2026032400206
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 2054 Subdivision: SEVEN HILLS PLAT 2 MapRef: MB 115 PG 99 Abbreviated Description: Lot:2054 Subdivision:SEVEN HILLS PLAT 2 Map Ref:MB 115 PG 99

13	.31Mi.	**11565 MEHL AVE**	02/19/2026	$72,000	$57	1270	5/2/1	1972	31,799 SF

FLORISSANT, MO 63033-7205
APN: 09G-5-1-010-5 Document #: 2026021900423
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: S30T47NR07E Abbreviated Description: Sec/Twnship/Range:S30T47NR07E

14	.33Mi.	**11875 OLD HALLS FERRY RD**	02/11/2026	$259,000	$162	1602	8/4/3	1967	9,775 SF

BLACK JACK, MO 63033-6825
APN: 08G-2-1-028-8 Document #: 2026021100122
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 5064 Subdivision: SEVEN HILLS PLAT 5 MapRef: MB 119 PG 28 Abbreviated Description: Lot:5064 Subdivision:SEVEN HILLS PLAT 5 Map Ref:MB 119 PG 28

15	.33Mi.	**29 BRIXWORTH CT**	02/10/2026	$216,000	$169	1280	8/3/2	1965	9,121 SF

BLACK JACK, MO 63033-7438
APN: 08G-2-2-049-6 Document #: 2026021000341
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 307 Subdivision: WHITNEY CHASE PLAT 3 MapRef: MB 115 PG 12 Abbreviated Description: Lot:307 Subdivision:WHITNEY CHASE PLAT 3 Map Ref:MB 115 PG 12

16	.35Mi.	**4384 REMUS DR**	05/07/2026	$215,000	$191	1128	5/3/2	1966	8,002 SF

FLORISSANT, MO 63033-7042
APN: 09G-5-1-021-5 Document #: 2026050700278
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 2039 Subdivision: SEVEN HILLS PLAT 2 MapRef: MB 115 PG 99 Abbreviated Description: Lot:2039 Subdivision:SEVEN HILLS PLAT 2 Map Ref:MB 115 PG 99

17	.36Mi.	**4429 PAPAL DR**	04/24/2026	$249,000	$228	1094	6/3/2	1965	8,638 SF

FLORISSANT, MO 63033-7013
APN: 09G-4-2-090-5 Document #: 2026042400063
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 2087 Subdivision: SEVEN HILLS PLAT 2 MapRef: MB 115 PG 99 Abbreviated Description: Lot:2087 Subdivision:SEVEN HILLS PLAT 2 Map Ref:MB 115 PG 99

18	.38Mi.	**4377 VARANO DR**	05/11/2026	$120,000	$104	1155	5/3/2	1966	7,867 SF

FLORISSANT, MO 63033-6922
APN: 09G-4-4-063-1 Document #: 2026051100163
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 4034 Subdivision: SEVEN HILLS PLAT 4 MapRef: MB 117 PG 26&27 Abbreviated Description: Lot:4034 Subdivision:SEVEN HILLS PLAT 4 Map Ref:MB 117 PG 26&27

19	.39Mi.	**4373 REMUS DR**	02/09/2026	$185,100	$123	1508	8/4/2	1965	9,875 SF

FLORISSANT, MO 63033-7017
APN: 09G-4-2-044-4 Document #: 2026020900245
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 144 Subdivision: SEVEN HILLS PLAT 1 MapRef: MB 113 PG 60-61 Abbreviated Description: Lot:144 Subdivision:SEVEN HILLS PLAT 1 Map Ref:MB 113 PG 60-61

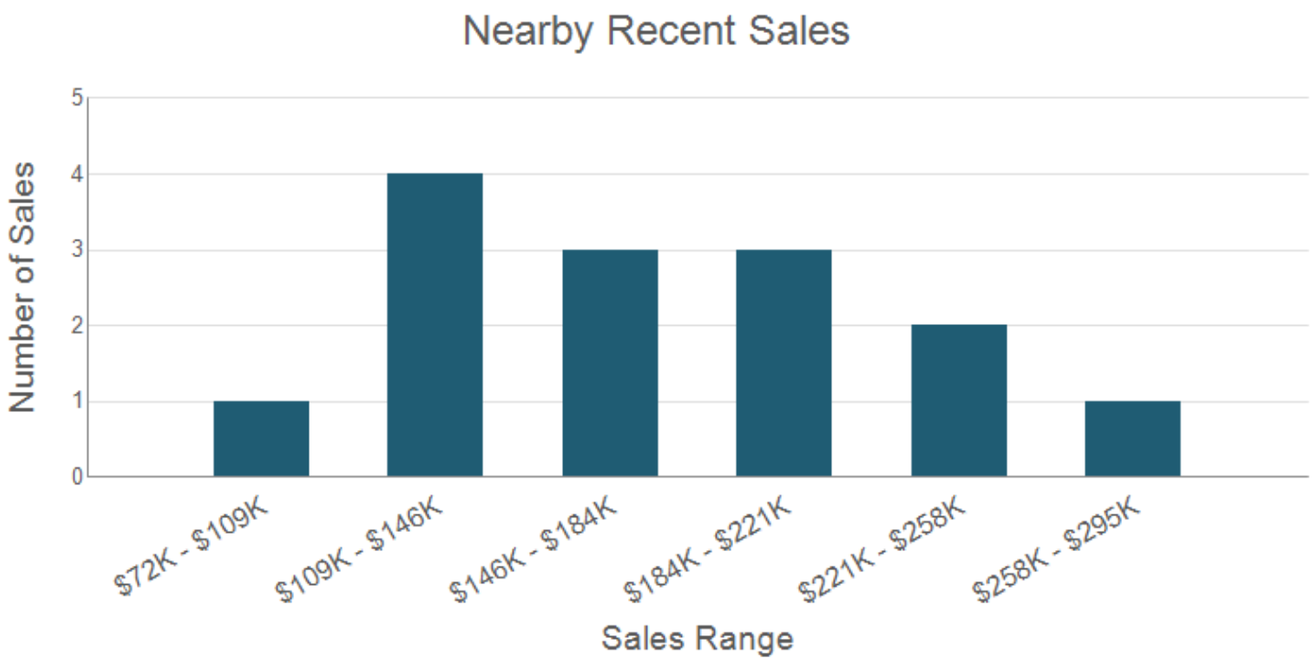
20	.42Mi.	**4358 RHINE DR**	05/08/2026	$200,800	$156	1286	6/3/2	1965	9,500 SF

FLORISSANT, MO 63033-7022
APN: 09G-2-3-021-0 Document #: 2026050800249
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 133 Subdivision: SEVEN HILLS PLAT 1 MapRef: MB 113 PG 60&61 Abbreviated Description: Lot:133 Subdivision:SEVEN HILLS PLAT 1 Map Ref:MB 113 PG 60&61

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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.

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.	**4900 PATRICIA RIDGE DR**	**12/18/1998**	$190,300	$36,150	1,578	6/3/2	1997	10,149 SF	
.02Mi.	**4880 PATRICIA RIDGE DR**	**05/15/2024**	$183,300	$34,830	1,500	7/3/2	1966	8,729 SF	
.02Mi.	**4930 PATRICIA RIDGE DR**	**01/03/2017**	$204,800	$38,910	2,138	8/4/3	1966	12,419 SF	
.03Mi.	**11550 OLD HALLS FERRY RD**	**01/01/1993**	$116,000	$22,040	1,285	6/3/1	1937	12,611 SF	
.03Mi.	**11540 OLD HALLS FERRY RD**	**01/07/2020**	$139,500	$26,500	1,172	4/2/1	1974	21,911 SF	
.03Mi.	**11610 CAROLVIEW DR**	**11/23/2016**	$192,800	$36,630	1,272	6/3/2	1979	15,098 SF	
.03Mi.	**11560 OLD HALLS FERRY RD**	**06/09/2025**	$143,800	$27,320	1,423	6/3/1	1929	12,197 SF	
.04Mi.	**11605 HAZELOAK DR**	**07/06/2023**	$180,900	$34,370	1,124	5/3/2	1984	9,483 SF	
.04Mi.	**4940 PATRICIA RIDGE DR**	**04/07/1999**	$181,400	$34,460	1,124	5/3/2	1984	10,080 SF	
.04Mi.	**11580 OLD HALLS FERRY RD**	**12/12/2002**	$153,400	$29,150	1,853	6/4/1	1880	20,473 SF	
.04Mi.	**11615 HAZELOAK DR**		$178,100	$33,840	1,124	5/3/2	1984	7,850 SF	
.05Mi.	**11623 CAROLVIEW DR**	**03/11/2024**	$234,800	$44,610	1,788	9/3/3	1988	10,354 SF	
.05Mi.	**11630 CAROLVIEW DR**	**04/18/2016**	$229,200	$43,550	2,032	8/3/2	1965	9,997 SF	
.05Mi.	**4950 PATRICIA RIDGE DR**	**06/29/2021**	$181,400	$34,460	1,124	5/3/2	1984	10,080 SF	
.05Mi.	**11625 HAZELOAK DR**	**09/01/2016**	$187,700	$35,660	1,124	5/3/2	1984	7,958 SF	
.06Mi.	**4875 PATRICIA RIDGE DR**	**02/06/2009**	$184,400	$35,040	1,506	8/3/2	1965	15,120 SF	

Rent vs. Own

Households Occupied by Renters:	30%	Households Occupied by Owners:	62%

Demographics & Income

Median Age:	40.5 years old	Households:	16,436
Median Household Income:	$72,700	Households w/Family:	59%
Household Income Per Capita:	$33,734	Households w/Family Married:	32%
Most Common Education Level:	Some College	Households w/Family Children:	29%

School District

School District Zone:	Hazelwood School District	Students:	16,321
Number of Schools:	32	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.45Mi.	**Keeven Elementary School** Number of Students: 331 Student-Teacher Ratio: 14.59	D-	Public	PK - 5
2.07Mi.	**East Early Childhood Center** Number of Students: 86 Student-Teacher Ratio: 5.93	NA	Public	PK - PK

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1.77Mi. **East Middle School** Number of Students: 167 Student-Teacher Ratio: 5.44		C-	Public	8 - 8
1.77Mi. **East High School** Number of Students: 1,310 Student-Teacher Ratio: 25.52 Advanced Placement: Yes		D	Public	9 - 12

Flood Report

The Subject Property of **4900 PATRICIA RIDGE DR, BLACK JACK, MO 63033-7219** 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	96%	SIMILAR
BURGLARY	102%	SIMILAR
MOTOR VEHICLE THEFT	77%	NOTABLY LOWER
FORCIBLE ROBBERY	59%	NOTABLY LOWER
AGGRAVATED ASSAULT	89%	LOWER
FORCIBLE RAPE	96%	SIMILAR
MURDER	84%	LOWER
OVERALL	95%	SIMILAR

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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