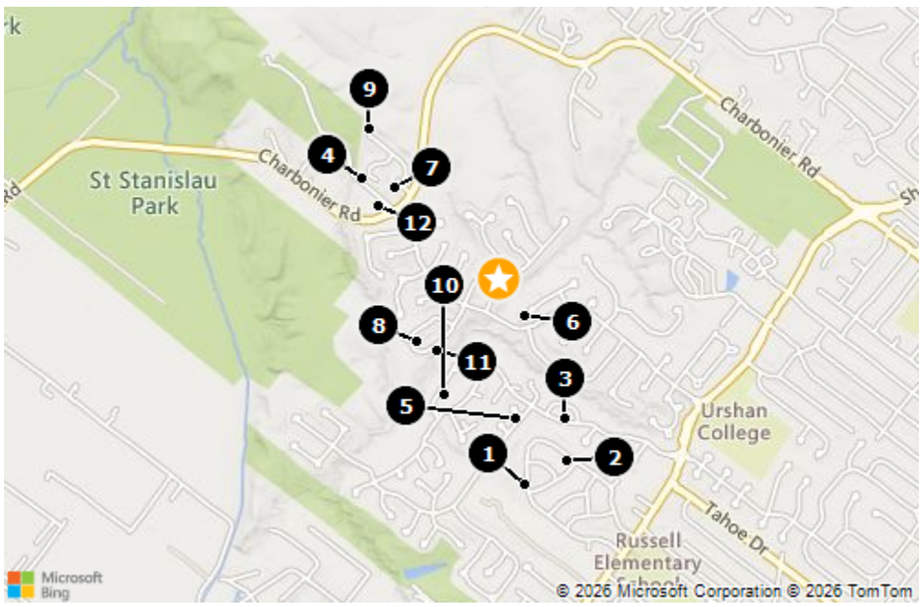
ICE SiteX Report

OrderID: 98697770

SiteX Property Information Report



Subject Property Location

57 MOSELLE CT, FLORISSANT, MO 63031-8625

County:	**ST LOUIS MO**	Census Tract:	291892113.333002
Property Use:	Single Family Residential	Zoning:	80B
Parcel Number:	07L-2-3-084-1	Thomas Bros Pg-Grid:	

Valuation

Value:	**$357,000**	FSD:	7	Common Confidence Score:	77
Value Range:	$332,010 - $381,990	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	139XA
Assd Land Value:	$7,700	Market Land Value:	$40,500	Tax Year:	2024
Assd Improvement:	$55,540	Market Improvment Value:	$292,300	Total Taxable Value:	$4,672
Total Assessed Value:	$63,240	Total Assessor Market Value:	$332,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 275 District: 80 Subdivision: RIVERWOOD ESTATES PLAT 8 Map Ref: 03 0161 P
Abbreviated Description: RIVERWOOD ESTATES PLAT 8 07L510129 3 1 88
City/Muni/Twp: HAZELWOOD

Property Characteristics

Lot Size:	10,454 SF	Bedrooms:	4	Pool:	
Building Area:	2528 SF	Baths:	2	Fireplace:	1
Year Built:	1989	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Other
Number of Units:	1	Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:	2	A/C:	Central
Style:	Convention	Basement:	Full	Roof Cover:	
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/22/2026	Sales Price:	$363,298
Document #:	2026052200120 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/30/2025	Sales Price:	N/A
Document #:	2025103000086 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/14/2025	Loan Amount:	N/A
Document #:	2025041400070 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	05/01/2035	Type Finance:	
Legal Description:			

Lot: 275 Subdivision: RIVERWOOD ESTATES PLAT 8

Prior Transfer

Recording Date:	04/14/2025	Sales Price:	N/A
Document #:	2025041400068 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	04/11/2025		

ICE SiteX Report

OrderID: 98697770

Document Type:
Legal Description:
Lot: 275 Subdivision: RIVERWOOD ESTATES PLAT 8 Map Ref: MB 260 PG 47

Prior Transfer

Recording Date:	08/01/1989	Sales Price:	$151,100
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 275 District: 80 Subdivision: RIVERWOOD ESTATES PLAT 8 Map Ref: 03 0161 P
Abbreviated Description: RIVERWOOD ESTATES PLAT 8 07L510129 3 1 88
City/Muni/Twp: HAZELWOOD

Area Sales Analysis

Total Area Sales	$4,336,235	Median # of Bedrooms	3
Median Lot Size	10,673 SF	Median # of Baths	2
Median Living Area	1,899 SF	Median Year Built	1985
Price Range - 2 Yrs	$226,000 to $675,000	Age Range	20 years to 60 years
Median Value	$312,500	Median Age	41 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.52Mi.	**2360 CALLE VISTA DR** **FLORISSANT, MO 63031-7618**	05/12/2026	$230,000	$178	1285	6/3/2	1966	7,980 SF	
		APN: 08L-5-3-025-0 Document #: 2026051200444 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 98 Subdivision: MISSION PARK PLAT NO 2 MapRef: MB 118 PG 18 Abbreviated Description: Lot:98 Subdivision:MISSION PARK PLAT NO 2 Map Ref:MB 118 PG 18								
2	.49Mi.	**2318 LA CUESTA DR** **FLORISSANT, MO 63031-7638**	05/01/2026	$226,000	$201	1120	7/3/2	1966	7,980 SF	
		APN: 07L-2-2-002-6 Document #: 2026050100097 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 123 Subdivision: MISSION PARK PLAT 2 MapRef: MB 118 PG 18 Abbreviated Description: Lot:123 Subdivision:MISSION PARK PLAT 2 Map Ref:MB 118 PG 18								
3	.39Mi.	**2154 RIVERWOOD TRAILS DR** **FLORISSANT, MO 63031-6544**	01/27/2026	$315,000	$215	1459	6/3/2	1984	7,405 SF	
		APN: 07L-2-2-063-1 Document #: 2026012700267 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 18 Subdivision: RIVERWOOD PLACE PLAT 1 MapRef: MB 230 PG 34 Abbreviated Description: Lot:18 Subdivision:RIVERWOOD PLACE PLAT 1 Map Ref:MB 230 PG 34								
4	.43Mi.	**121 KENDL CT** **FLORISSANT, MO 63031-5666**	01/26/2026	$407,235	$178	2284	7/3/2	2006	11,326 SF	
		APN: 07L-4-3-005-0 Document #: 2026012600278 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 15 Subdivision: CHARBONIER ON THE PARK PHASE 1 MapRef: MB 353 PG 680 Abbreviated Description: Lot:15 Subdivision:CHARBONIER ON THE PARK PHASE 1 Map Ref:MB 353 PG 680								
5	.35Mi.	**2 TAYLOR TRAIL PL** **FLORISSANT, MO 63031-8502**	12/02/2025	$262,500	$222	1178	6/2/2	1985	10,019 SF	
		APN: 07L-2-1-043-4 Document #: 2025120200424 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 44 Subdivision: RIVERWOOD PLACE PLAT ONE MapRef: MB 230 PG 34 Abbreviated Description: Lot:44 Subdivision:RIVERWOOD PLACE PLAT ONE Map Ref:MB 230 PG 34								
6	.12Mi.	**248 CHIANTI CT** **FLORISSANT, MO 63031-6538**	11/17/2025	$310,000	$142	2170	5/2/2	1984	26,572 SF	
		APN: 07L-2-3-021-2 Document #: 2025111700211 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 169 Subdivision: RIVERWOOD ESTATES PLAT 4 MapRef: MB 228 PG 1 Abbreviated Description: Lot:169 Subdivision:RIVERWOOD ESTATES PLAT 4 Map Ref:MB 228 PG 1								
7	.35Mi.	**60 CHARBONIER BLUFFS DR** **FLORISSANT, MO 63031-5658**	10/29/2025	$675,000	$157	4277	11/4/4	2006	13,504 SF	
		APN: 07L-4-2-077-6 Document #: 2025102900162 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 3 Subdivision: CHARBONIER ON THE PARK MapRef: MB 353 PG 680 Abbreviated Description: Lot:3 Subdivision:CHARBONIER ON THE PARK Map Ref:MB 353 PG 680								
8	.26Mi.	**12 MIRACLAIR DR** **FLORISSANT, MO 63031-8608**	10/29/2025	$285,000	$136	2084	8/4/3	1986	12,197 SF	
		APN: 07L-1-4-020-1 Document #: 2025102900352 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 426 Subdivision: RIVERWOOD ESTATES PLAT 5 MapRef: MB 239 PG 92 Abbreviated Description: Lot:426 Subdivision:RIVERWOOD ESTATES PLAT 5 Map Ref:MB 239 PG 92								
9	.5Mi.	**95 CHARBONIER BLUFFS DR** **FLORISSANT, MO 63031-5652**	10/28/2025	$617,500	$270	2284	7/3/3	2006	12,632 SF	Yes
		APN: 07L-4-3-009-4 Document #: 2025102800015 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 24 Subdivision: CHARBONIER ON THE PARK PHASE 1 MapRef: MB 353 PG 680 Abbreviated Description: Lot:24 Subdivision:CHARBONIER ON THE PARK PHASE 1 Map Ref:MB 353 PG 680								
10	.32Mi.	**924 ZOHNER CT** **FLORISSANT, MO 63031-8549**	10/28/2025	$283,000	$160	1768	7/3/2	1991	9,148 SF	
		APN: 07L-1-2-053-1 Document #: 2025102800551 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 364 Subdivision: RIVERWOOD PLACE PLAT ELEVEN A MapRef: MB 298 PG 41&42 Abbreviated Description: Lot:364 Subdivision:RIVERWOOD PLACE PLAT ELEVEN A Map Ref:MB 298 PG 41&42								
11	.24Mi.	**134 BEAUJOLAIS DR**	10/22/2025	$350,000	$172	2030	8/4/3	1986	10,019 SF	

ICE SiteX Report

OrderID: 98697770

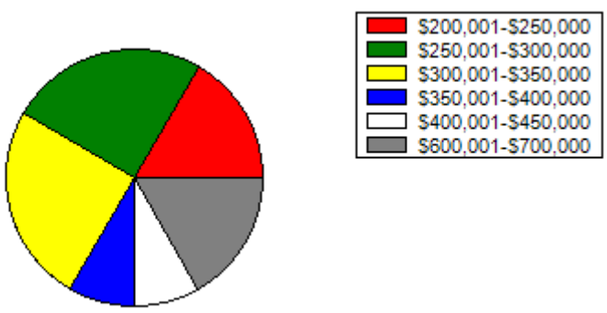
FLORISSANT, MO 63031-8602
APN: 07L-1-4-030-2 Document #: 2025102200246
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 436 Subdivision: RIVERWOOD ESTATES PLAT 5 MapRef: MB 239 PG 92 Abbreviated Description: Lot:436 Subdivision:RIVERWOOD ESTATES PLAT 5 Map Ref:MB 239 PG 92

12	.37Mi.	**3911 CHARBONIER RD**	10/08/2025	$375,000	$242	1548	5/3/2	1983	121,968 SF

FLORISSANT, MO 63031-5646
APN: 07L-4-2-002-8 Document #: 2025100800675
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: MapRef: MB 1119 PG 419 Abbreviated Description: Map Ref:MB 1119 PG 419

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.

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.	**57 MOSELLE CT**	**08/01/1989**	$332,800	$63,240	2,528	8/4/2	1989	10,454 SF	
.02Mi.	**53 MOSELLE CT**	**02/23/2024**	$325,200	$61,790	2,464	8/4/2	1988	10,454 SF	
.02Mi.	**61 MOSELLE CT**	**04/27/2005**	$361,800	$68,750	2,934	9/4/3	1990	10,019 SF	
.02Mi.	**8 BEAUJOLAIS DR**	**05/09/2007**	$346,600	$65,850	1,997	8/3/3	1986	13,504 SF	
.03Mi.	**10 CYNTHIANA CT**	**08/02/2017**	$346,800	$65,890	2,064	8/3/3	1987	11,326 SF	
.03Mi.	**49 MOSELLE CT**	**03/15/2018**	$342,600	$65,100	2,080	8/3/3	1987	12,632 SF	
.03Mi.	**65 MOSELLE CT**	**12/15/2016**	$328,900	$62,500	2,464	8/4/2	1989	10,019 SF	
.03Mi.	**60 MOSELLE CT**	**03/01/1992**	$339,000	$64,410	2,043	8/3/3	1987	10,454 SF	
.03Mi.	**16 BEAUJOLAIS DR**	**03/14/2016**	$338,800	$64,380	2,002	8/3/3	1986	10,019 SF	
.04Mi.	**56 MOSELLE CT**	**03/22/2011**	$300,600	$57,120	1,732	7/3/2	1988	10,454 SF	
.04Mi.	**18 CYNTHIANA CT**	**06/10/2019**	$349,000	$66,310	2,628	9/4/3	1987	10,019 SF	Yes
.04Mi.	**64 MOSELLE CT**	**12/01/1988**	$305,300	$58,010	2,060	6/3/2	1988	10,454 SF	
.04Mi.	**1 BEAUJOLAIS DR**		$336,300	$63,900	1,976	8/3/3	1986	10,019 SF	
.05Mi.	**24 BEAUJOLAIS DR**	**09/12/2019**	$366,000	$69,540	2,002	8/3/3	1986	10,454 SF	Yes
.05Mi.	**52 MOSELLE CT**	**05/30/2001**	$350,100	$66,520	2,375	8/3/2	1987	10,019 SF	Yes
.05Mi.	**69 MOSELLE CT**	**04/01/1993**	$343,300	$65,230	2,576	9/4/3	1990	10,019 SF	

Rent vs. Own

Households Occupied by Renters:	30%	Households Occupied by Owners:	64%

Demographics & Income

Median Age:	37.0 years old	Households:	18,994
Median Household Income:	$72,046	Households w/Family:	63%
Household Income Per Capita:	$36,333	Households w/Family Married:	40%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.97Mi.	**West Early Childhood Center** Number of Students: 68 Student-Teacher Ratio: 7.56	NA	Public	PK - PK
2.64Mi.	**West Middle School** Number of Students: 724 Student-Teacher Ratio: 17.3	D+	Public	6 - 8

ICE SiteX Report

OrderID: 98697770

1.42Mi. **West High School** Number of Students: 1,994 Student-Teacher Ratio: 20.17 Advanced Placement: Yes		C	Public	9 - 12
0.81Mi. **Russell Elementary School** Number of Students: 373 Student-Teacher Ratio: 13.74		C-	Public	PK - 5

Flood Report

The Subject Property of **57 MOSELLE CT, FLORISSANT, MO 63031-8625** 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	105%	SIMILAR
BURGLARY	98%	SIMILAR
MOTOR VEHICLE THEFT	90%	LOWER
FORCIBLE ROBBERY	88%	LOWER
AGGRAVATED ASSAULT	59%	NOTABLY LOWER
FORCIBLE RAPE	104%	SIMILAR
MURDER	100%	SIMILAR
OVERALL	94%	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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