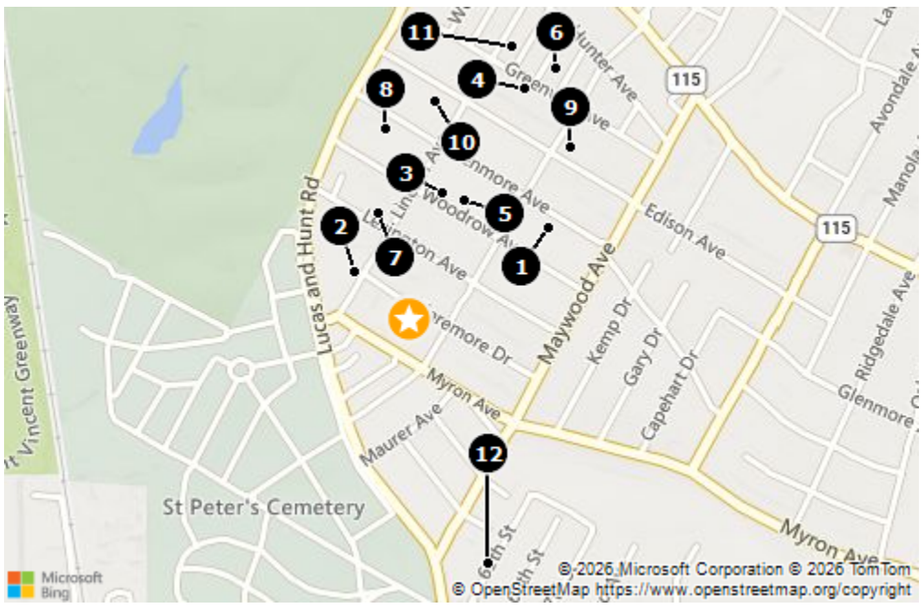
ICE SiteX Report

OrderID: 98273861

SiteX Property Information Report



Subject Property Location

7020 CLAREMORE DR, SAINT LOUIS, MO 63121-5204

County:	**ST LOUIS MO**	Census Tract:	291892138.006013
Property Use:	Single Family Residential	Zoning:	59R
Parcel Number:	15H-2-3-006-1	Thomas Bros Pg-Grid:	

Valuation

Value:	**$69,000**	FSD:	18	Common Confidence Score:	40
Value Range:	$56,580 - $81,420	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	123BG
Assd Land Value:	$1,540	Market Land Value:	$8,100	Tax Year:	2024
Assd Improvement:	$13,380	Market Improvment Value:	$70,400	Total Taxable Value:	$995
Total Assessed Value:	$14,920	Total Assessor Market Value:	$78,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 13 Block: 17 District: 59 Subdivision: GLEN ECHO PARK 2ND Map Ref: 02 0160
Abbreviated Description: GLEN ECHO PARK 2ND & LOT PTS 12 & 14
City/Muni/Twp: VELDA CITY

Property Characteristics

Lot Size:	5,680 SF	Bedrooms:	2	Pool:	
Building Area:	918 SF	Baths:	1	Fireplace:	
Year Built:	1941	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Rock, Stone
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:	04/11/2025	Sales Price:	N/A
Document #:	2025041100275 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/05/2024	Sales Price:	$77,000
Document #:	2024030500379 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 13 Block: 17 District: 59 Subdivision: GLEN ECHO PARK 2ND Map Ref: 02 0160
Abbreviated Description: GLEN ECHO PARK 2ND & LOT PTS 12 & 14
City/Muni/Twp: VELDA CITY

Prior Transfer

Recording Date:	03/05/2024	Sales Price:	$77,000
Document #:	2024030500379 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	02/26/2024		
Document Type:			

Legal Description:
Lot: 12-14 Block: 17 Subdivision: GLEN ECHO PARK SECOND SUBDIVISION Map Ref: MB 11 PG 6
Abbreviated Description: PORTION LOTS12&14

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Prior Transfer

Recording Date:	09/20/2019	Sales Price:	$30,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/20/2019	Sales Price:	$30,000
Document #:	2019092000711 BK-PG 23706-03593	Type of Sale:	Full Amount on Deed
Contract Date:	09/17/2019		
Document Type:			

Legal Description:
Lot: 12-14 Block: 17 Subdivision: GLEN ECHO PARK SECOND SUBDIVISION Map Ref: MB 11 PG 6
Abbreviated Description: EAST5FT LOT12&W5FT LOT14

Prior Transfer

Recording Date:	05/14/2018	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	2018051400380 BK-PG 23024-02246	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/12/2018		
Document Type:			

Legal Description:
Lot: 12-14 Block: 17 Subdivision: GLEN ECHO PARK SECOND SUBDIVISION Map Ref: MB 11 PG 6
Abbreviated Description: EAST5FT LOT12&W5FT LOT14

Prior Transfer

Recording Date:	05/14/2018	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	2018051400379 BK-PG 23024-02209	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/12/2018		
Document Type:			

Legal Description:
Lot: 12-14 Block: 17 Subdivision: GLEN ECHO PARK SECOND SUBDIVISION Map Ref: MB 11 PG 6
Abbreviated Description: EAST5FT LOT12&W5FT LOT14

Prior Transfer

Recording Date:	02/26/2014	Sales Price:	N/A
Document #:	00347 BK-PG 17872-00199	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/24/2008	Loan Amount:	N/A
Document #:	824 BK-PG 17872-0199	Loan Type:	Credit Line (Revolving)
TD Due Date:	04/14/2009	Type Finance:	

Legal Description:
Lot: 12-14 Block: 17 Subdivision: GLEN ECHO PARK SECOND SUBDIVISION
Abbreviated Description: EAST5 FT LOT12 & W5 FT LOT14

Prior Transfer

Recording Date:	04/03/2008	Sales Price:	$22,000
Document #:	1143 BK-PG 17838-0362	Type of Sale:	Verified Sale Price
Contract Date:	03/27/2008		
Document Type:			

Legal Description:
Lot: 30&31 Block: 12 Subdivision: GLEN ECHO PARK SECOND SUBDIVISION Map Ref: MB11 PG6
Abbreviated Description: EASTERN23 FT LOT31 & W11 FT LOT30

Prior Transfer

Recording Date:	01/22/2008	Sales Price:	$20,000
Document #:	721 BK-PG 17773-1687	Type of Sale:	Verified Sale Price
Contract Date:	01/11/2008		
Document Type:			

Legal Description:
Lot: 12-14 Block: 17 Subdivision: GLEN ECHO PARK SECOND SUBDIVISION Map Ref: MB11 PG6
Abbreviated Description: EAST5 FT LOT12 & W5 FT LOT14

Mortgage Record

Recording Date:	10/19/2005	Loan Amount:	N/A
Document #:	967 BK-PG 16858-0623	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	11/01/2035	Type Finance:	ADJ

Legal Description:
Lot: 12-14 Block: 17 Subdivision: GLEN ECHO PARK SECOND SUBDIVISION
Abbreviated Description: EAST5 FT LOT12 & W5 FT LOT14

Prior Transfer

Recording Date:	12/09/1997	Sales Price:	N/A
Document #:	501 BK-PG 1382-1023	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/03/1997		
Document Type:			

Legal Description:
Subdivision: GLEN ECHO PARK 2ND Map Ref: MB02 PG0160
Abbreviated Description: BLK 17, LOT 13 & LOTPTS 12 & 14

Prior Transfer

Recording Date:	06/27/1997	Sales Price:	N/A
Document #:	750 BK-PG 1207-0047	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/10/1997		

ICE SiteX Report

OrderID: 98273861

Document Type:
Legal Description:
Subdivision: GLEN ECHO PARK 2ND Map Ref: MB02 PG0160
Abbreviated Description: BLK 17, LOT 13 & LOTPTS 12 & 14

Area Sales Analysis

Total Area Sales	$668,535	Median # of Bedrooms	2
Median Lot Size	4,260 SF	Median # of Baths	1
Median Living Area	1,077 SF	Median Year Built	1928
Price Range - 2 Yrs	$6,000 to $180,000	Age Range	76 years to 105 years
Median Value	$38,000	Median Age	98 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.21Mi.	**6930 GLENMORE AVE** **SAINT LOUIS, MO 63121-5112**	03/02/2026	$36,000	$39	912	4/2/1	1941	4,260 SF	
		APN: 15H-2-4-129-2 Document #: 2026030200431 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 6 Block: 9 Subdivision: GLEN ECHO PARK SECOND SUBDIVISION MapRef: MB 11 PG 6 Abbreviated Description: Lot:6 Block:9 Subdivision:GLEN ECHO PARK SECOND SUBDIVISION Map Ref:MB 11 PG 6								
2	.09Mi.	**2923 LINCOLN AVE** **SAINT LOUIS, MO 63121-5220**	02/24/2026	$6,000	$6	972	6/3/1	1930	5,371 SF	
		APN: 15H-2-3-028-1 Document #: 2026022400015 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 24 Block: 13 Subdivision: GLEN ECHO PARK AND 2ND SUBDIVISION MapRef: MB 11 PG 6 Abbreviated Description: Lot:24 Block:13 Subdivision:GLEN ECHO PARK AND 2ND SUBDIVISION Map Ref:MB 11 PG 6								
3	.17Mi.	**7025 WOODROW AVE** **SAINT LOUIS, MO 63121-5119**	02/05/2026	$60,000	$49	1214	7/3/2	1928	4,260 SF	
		APN: 15H-2-4-168-3 Document #: 2026020500268 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 36 Block: 8 Subdivision: GLEN ECHO PARK SECOND SUBDIVISION Abbreviated Description: Lot:36 Block:8 Subdivision:GLEN ECHO PARK SECOND SUBDIVISION								
4	.32Mi.	**7022 GREENWAY AVE** **SAINT LOUIS, MO 63121-5130**	01/30/2026	$52,400	$56	920	5/2/1	1928	4,260 SF	
		APN: 15H-5-2-065-2 Document #: 2026013000201 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 12 Block: 11 Subdivision: BEVERLY HILLS MapRef: MB 11 PG 44 Abbreviated Description: Lot:12 Block:11 Subdivision:BEVERLY HILLS Map Ref:MB 11 PG 44								
5	.17Mi.	**7019 WOODROW AVE** **SAINT LOUIS, MO 63121-5119**	01/27/2026	$8,000	$6	1271	7/3/1	1926	6,390 SF	
		APN: 15H-2-4-157-3 Document #: 2026012700194 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 32&33 Block: 8 Subdivision: GLEN ECHO PARK 2ND SUBDIVISION MapRef: MB 11 PG 6 Abbreviated Description: Lot:32&33 Block:8 Subdivision:GLEN ECHO PARK 2ND SUBDIVISION Map Ref:MB 11 PG 6Abbreviated Description:EAST15FT LOT33								
6	.37Mi.	**3508 CENTRAL PL** **SAINT LOUIS, MO 63121-5133**	01/07/2026	$102,335	$91	1121	5/2/1	1925	4,260 SF	
		APN: 15H-5-2-088-1 Document #: 2026010700346 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 18 Block: 6 Subdivision: BEVERLY HILLS MapRef: MB 11 PG 44 Abbreviated Description: Lot:18 Block:6 Subdivision:BEVERLY HILLS Map Ref:MB 11 PG 44								
7	.14Mi.	**7105 LEXINGTON AVE** **SAINT LOUIS, MO 63121-5218**	12/22/2025	$40,000	$24	1664	8/2/2	1928	5,114 SF	
		APN: 15H-2-3-056-4 Document #: 2025122200433 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 26 Block: 12 Subdivision: GLEN ECHO PARK SECOND SUBDIVISION MapRef: MB 11 PG 6 Abbreviated Description: Lot:26 Block:12 Subdivision:GLEN ECHO PARK SECOND SUBDIVISION Map Ref:MB 11 PG 6								
8	.25Mi.	**7134 GLENMORE AVE** **SAINT LOUIS, MO 63121-5116**	12/11/2025	$180,000	$109	1642	6/3/1	1950	7,579 SF	
		APN: 15H-5-1-040-4 Document #: 2025121100139 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 11&12 Block: 7 Subdivision: GLEN ECHO PARK 2ND SUBDIVISION MapRef: MB 11 PG 6 Abbreviated Description: Lot:11&12 Block:7 Subdivision:GLEN ECHO PARK 2ND SUBDIVISION Map Ref:MB 11 PG 6Abbreviated Description:PORTION LOT11								
9	.3Mi.	**6997 EDISON AVE** **SAINT LOUIS, MO 63121-5123**	11/26/2025	$25,000	$24	1032	5/2/1	1921	4,970 SF	
		APN: 15H-5-2-004-3 Document #: 2025112600515 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 1 Block: 3 Subdivision: GLEN ECHO PARK SECOND SUBDIVISION MapRef: MB 11 PG 6 Abbreviated Description: Lot:1 Block:3 Subdivision:GLEN ECHO PARK SECOND SUBDIVISION Map Ref:MB 11 PG 6								
10	.28Mi.	**7116 EDISON AVE** **SAINT LOUIS, MO 63121-5128**	11/21/2025	$122,000	$108	1128	6/3/2	1928	4,260 SF	
		APN: 15H-5-2-057-1 Document #: 2025112100053 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 18 Block: 6 Subdivision: GLEN ECHO PARK SECOND SUBDIVISION MapRef: MB 11 PG 6 Abbreviated Description: Lot:18 Block:6 Subdivision:GLEN ECHO PARK SECOND SUBDIVISION Map Ref:MB 11 PG 6								
11	.37Mi.	**3514 LINCOLN AVE** **SAINT LOUIS, MO 63121-5141**	11/12/2025	$30,000	$36	825	4/2/1	1945	4,260 SF	
		APN: 15H-5-2-118-7 Document #: 2025111200696 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 24 Block: 7 Subdivision: BEVERLY HILLS MapRef: MB 11 PG 44 Abbreviated Description: Lot:24 Block:7 Subdivision:BEVERLY HILLS Map Ref:MB 11 PG 44								
12	.32Mi.	**2123 69TH ST** **SAINT LOUIS, MO 63121-5606**	10/28/2025	$6,800	$7	864	5/2/1	1926	3,707 SF	
		APN: 16H-5-4-160-7 Document #: 2025102800651								

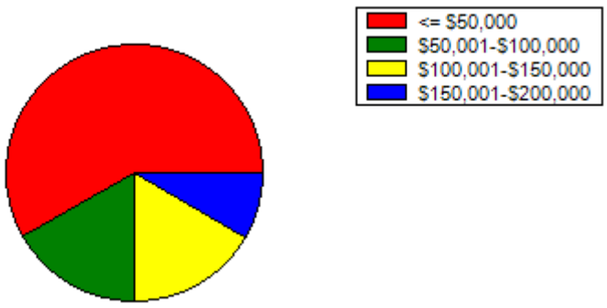
ICE SiteX Report

OrderID: 98273861

Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 9&10 Block: 1 Subdivision: MCKINLEY SCHOOL ADDITION MapRef: MB 20 PG 38 Abbreviated Description: Lot:9&10 Block:1
Subdivision:MCKINLEY SCHOOL ADDITION Map Ref:MB 20 PG 38

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.	**7020 CLAREMORE DR**	**03/05/2024**	$78,500	$14,920	918	5/2/1	1941	5,680 SF	
.01Mi.	**7024 CLAREMORE DR**	**04/11/2025**	$88,700	$16,850	945	5/2/2	1941	5,680 SF	
.01Mi.	**7016 CLAREMORE DR**		$71,900	$13,660	945	5/2/1	1941	6,390 SF	
.02Mi.	**7028 CLAREMORE DR**	**10/19/2022**	$68,300	$12,980	1,086	6/2/1	1941	6,390 SF	
.02Mi.	**7012 CLAREMORE DR**	**07/25/2012**	$79,100	$15,030	918	6/2/1	1941	5,680 SF	
.02Mi.	**7008 CLAREMORE DR**	**04/08/2022**	$82,900	$15,750	1,185	5/2/1	1941	5,680 SF	
.03Mi.	**7034 CLAREMORE DR**	**07/22/2024**	$72,900	$13,850	945	5/2/1	1941	10,019 SF	
.03Mi.	**7011 MYRON AVE**	**10/07/2003**	$45,400	$8,630	576	4/2/1	1952	6,390 SF	
.03Mi.	**7009 MYRON AVE**	**07/05/2022**	$57,100	$10,850	840	5/2/1	1961	5,680 SF	
.03Mi.	**7013 MYRON AVE**	**12/26/2017**	$44,600	$8,480	948	6/3/1	1952	6,390 SF	
.03Mi.	**7007 MYRON AVE**	**07/20/2022**	$71,100	$13,510	1,037	6/3/1	1948	5,680 SF	
.03Mi.	**7004 CLAREMORE DR**	**10/30/2006**	$73,600	$13,990	918	5/2/1	1941	5,680 SF	
.03Mi.	**7023 MYRON AVE**	**11/07/2024**	$51,000	$9,690	816	4/2/1	1952	4,260 SF	
.04Mi.	**7005 MYRON AVE**	**07/31/2017**	$49,600	$9,430	720	4/1/1	1928	6,390 SF	
.04Mi.	**7019 CLAREMORE DR**		$75,100	$14,270	918	5/2/1	1941	5,680 SF	
.04Mi.	**7015 CLAREMORE DR**	**08/04/2009**	$71,200	$13,530	945	5/2/1	1941	5,680 SF	

Rent vs. Own

Households Occupied by Renters:	39%	Households Occupied by Owners:	42%

Demographics & Income

Median Age:	38.0 years old	Households:	9,708
Median Household Income:	$50,186	Households w/Family:	48%
Household Income Per Capita:	$27,892	Households w/Family Married:	19%
Most Common Education Level:	High School Graduate	Households w/Family Children:	23%

School District

School District Zone:	Normandy School District	Students:	2,440
Number of Schools:	7	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.27Mi.	**Normandy Early Learning Center** Number of Students: 236 Student-Teacher Ratio: 8.43	NA	Public	PK - KG
0.76Mi.	**Normandy High School** Number of Students: 688 Student-Teacher Ratio: 10.19	F	Public	9 - 12
1.73Mi.	**Bel-Nor School** Number of Students: 205 Student-Teacher Ratio: 11.08	B-	Public	1 - 8

ICE SiteX Report

OrderID: 98273861

Flood Report

The Subject Property of **7020 CLAREMORE DR, SAINT LOUIS, MO 63121-5204** 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	133%	NOTABLY HIGHER
BURGLARY	157%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	130%	NOTABLY HIGHER
FORCIBLE ROBBERY	78%	LOWER
AGGRAVATED ASSAULT	153%	NOTABLY HIGHER
FORCIBLE RAPE	103%	SIMILAR
MURDER	130%	NOTABLY HIGHER
OVERALL	157%	NOTABLY HIGHER

Disaster Alerts

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

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