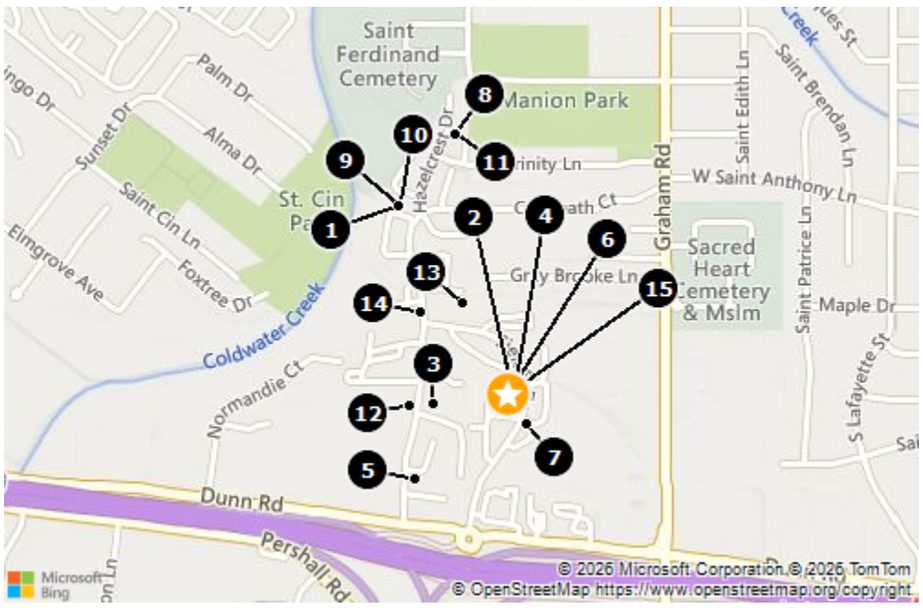
# ICE SiteX Report

**OrderID: 98729987**

## SiteX Property Information Report




## Subject Property Location

### 7328 SIELOFF DR, HAZELWOOD, MO 63042-2218

| | | | |
|---|---|---|---|
| County: | **ST LOUIS MO** | Census Tract: | 291892112.012006 |
| Property Use: | Condominium Unit (Residential) | Zoning: | 80E |
| Parcel Number: | 09K-6-1-139-9 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$75,000** | FSD: | 33 | Common Confidence Score: | 21 |
| Value Range: | $50,250 - $99,750 | ICE Confidence Score: | 67 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2025 | Market Value Year: | 2025 | Tax Rate Code Area: | 111U |
| Assd Land Value: | $2,760 | Market Land Value: | $14,500 | Tax Year: | 2024 |
| Assd Improvement: | $9,770 | Market Improvment Value: | $51,400 | Total Taxable Value: | $858 |
| Total Assessed Value: | $12,530 | Total Assessor Market Value: | $65,900 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

District: 80 Subdivision: HAZELCREST III CONDOMINIUM Map Ref: 05 0293 C
Abbreviated Description: HAZELCREST III CONDOMINIUM BLDG 40 UNIT 609 .006105% IN COMMON ELEMENTS
City/Muni/Twp: HAZELWOOD

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 1,259 SF | Bedrooms: | 3 | Pool: | |
| Building Area: | 1260 SF | Baths: | 1 | Fireplace: | |
| Year Built: | 1966 | Partial Baths: | 1 | Type Const: | Frame |
| Number of Buildings: | | Number of Rooms: | 5 | Ext Walls: | Other |
| Number of Units: | 1 | Garage Type: | | Heating: | Electric |
| Number of Stories: | 2 | Number of Cars: | | A/C: | Other |
| Style: | | Basement: | No | Roof Cover: | |
| | | Foundation: | Raised | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 09/05/2024 | Sales Price: | N/A |
| Document #: | 2024090500569 BK-PG - | Type of Sale: | Price as "0", "None", "No Consideration" |
| Contract Date: | 09/03/2024 | | |
| Document Type: | | | |

**Legal Description:**
Subdivision: HAZELCREST III Legal Unit: 609 Map Ref: MB 5784 PG 223

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 03/02/2023 | Loan Amount: | N/A |
| Document #: | 2023030200128 BK-PG - | Loan Type: | Unknown |
| TD Due Date: | | Type Finance: | |

**Legal Description:**
Subdivision: HAZELCREST III Legal Unit: 609
City/Muni/Twp: HAZELWOOD

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/19/2004 | Sales Price: | $67,900 |
| Document #: | 2004041900117 BK-PG 15776 -480 | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**
District: 80 Subdivision: HAZELCREST III CONDOMINIUM Map Ref: 05 0293 C
Abbreviated Description: HAZELCREST III CONDOMINIUM BLDG 40 UNIT 609 .006105% IN COMMON ELEMENTS
City/Muni/Twp: HAZELWOOD

# ICE SiteX Report

**OrderID: 98729987**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/19/2004 | Sales Price: | $67,900 |
| Document #: | 117 BK-PG 15776-0480 | Type of Sale: | Verified Sale Price |
| Contract Date: | 03/30/2004 | | |
| Document Type: | | | |

**Legal Description:**
Subdivision: HAZELCREST III Legal Unit: 609 Map Ref: MB5784 PG223

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 07/20/1999 | Sales Price: | $50,000 |
| Document #: | | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 07/20/1999 | Sales Price: | $50,000 |
| Document #: | 502 BK-PG 2206-0958 | Type of Sale: | Verified Sale Price |
| Contract Date: | 07/16/1999 | | |
| Document Type: | | | |

**Legal Description:**
Subdivision: HAZELCREST III CONDOMINIUM Map Ref: MB05 PG0293 C
Abbreviated Description: BLDG 40 UNIT 609 .006105% IN COMMON ELEMENTS

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $887,500 | Median # of Bedrooms | 3 |
| Median Lot Size | 1,002 SF | Median # of Baths | 1 |
| Median Living Area | 1,000 SF | Median Year Built | 1965 |
| Price Range - 2 Yrs | $24,500 to $77,500 | Age Range | 60 years to 61 years |
| Median Value | $65,000 | Median Age | 61 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .15Mi. | **7609 HAZELCREST DR HAZELWOOD, MO 63042-2273** | 05/04/2026 | $55,000 | $55 | 1000 | 5/3/1 | 1965 | 1,002 SF | |
| | | APN: 09K-6-1-259-8 Document #: 2026050400554<br>Document Type: Price Code: V<br>Land Use: Condominium Unit (Residential)<br>Legal: Subdivision: HAZELCREST CONDOMINIUM Legal Unit: 115 MapRef: MB 113 PG 8-21 Abbreviated Description: Subdivision:HAZELCREST CONDOMINIUM Legal Unit:115 Map Ref:MB 113 PG 8-21Abbreviated Description:BUILDING 16 | | | | | | | | |
| 2 | 0Mi. | **7407 SIELOFF DR HAZELWOOD, MO 63042-2247** | 03/18/2026 | $24,500 | $48 | 506 | 2/1/1 | 1966 | 505 SF | |
| | | APN: 09K-6-1-148-7 Document #: 2026031800073<br>Document Type: Price Code: V<br>Land Use: Condominium Unit (Residential)<br>Legal: Subdivision: HAZELCREST III CONDOMINIUM Legal Unit: 305 MapRef: MB 116 PG 77-82 Abbreviated Description: Subdivision:HAZELCREST III CONDOMINIUM Legal Unit:305 Map Ref:MB 116 PG 77-82 | | | | | | | | |
| 3 | .15Mi. | **7394 HAZELCREST DR HAZELWOOD, MO 63042-2216** | 03/16/2026 | $65,500 | $52 | 1254 | 5/3/1 | 1966 | 1,255 SF | |
| | | APN: 09K-6-1-553-5 Document #: 2026031600245<br>Document Type: Price Code: V<br>Land Use: Condominium Unit (Residential)<br>Legal: Subdivision: HAZELCREST Legal Unit: 419 MapRef: MB 5518 PG 241 Abbreviated Description: Subdivision:HAZELCREST Legal Unit:419 Map Ref:MB 5518 PG 241Abbreviated Description:BUILDING 26 | | | | | | | | |
| 4 | 0Mi. | **7407 SIELOFF DR HAZELWOOD, MO 63042-2247** | 03/06/2026 | $45,000 | $70 | 636 | 3/1/1 | 1966 | 636 SF | |
| | | APN: 09K-6-1-160-7 Document #: 2026030600401<br>Document Type: Price Code: V<br>Land Use: Condominium Unit (Residential)<br>Legal: Subdivision: HAZELCREST III CONDOMINIUM Legal Unit: 568 MapRef: MB 5784 PG 223 Abbreviated Description: Subdivision:HAZELCREST III CONDOMINIUM Legal Unit:568 Map Ref:MB 5784 PG 223 | | | | | | | | |
| 5 | .15Mi. | **7278 HAZELCREST DR HAZELWOOD, MO 63042-2214** | 02/24/2026 | $44,000 | $35 | 1254 | 5/3/1 | 1965 | 1,255 SF | |
| | | APN: 09K-6-1-599-7 Document #: 2026022400294<br>Document Type: Price Code: V<br>Land Use: Condominium Unit (Residential)<br>Legal: Subdivision: HAZELCREST CONDOMINIUMS Legal Unit: 437 MapRef: MB 5518 PG 241 Abbreviated Description: Subdivision:HAZELCREST CONDOMINIUMS Legal Unit:437 Map Ref:MB 5518 PG 241 | | | | | | | | |
| 6 | 0Mi. | **7446 SIELOFF DR HAZELWOOD, MO 63042-2250** | 02/02/2026 | $75,000 | $75 | 1000 | 5/3/1 | 1966 | 1,002 SF | |
| | | APN: 09K-6-1-198-2 Document #: 2026020200148<br>Document Type: Price Code: V<br>Land Use: Condominium Unit (Residential)<br>Legal: Subdivision: HAZELCREST III CONDOMINIUM Legal Unit: 626 MapRef: MB 116 PG 77-82 Abbreviated Description: Subdivision:HAZELCREST III CONDOMINIUM Legal Unit:626 Map Ref:MB 116 PG 77-82 | | | | | | | | |
| 7 | 0Mi. | **8751 SIELOFF DR HAZELWOOD, MO 63042-2255** | 01/28/2026 | $40,000 | $49 | 806 | 4/2/1 | 1965 | 806 SF | |
| | | APN: 09K-6-1-087-1 Document #: 2026012800168<br>Document Type: Price Code: V<br>Land Use: Condominium Unit (Residential)<br>Legal: Subdivision: THE HAZELCREST III CONDOMINIUM Legal Unit: 700 MapRef: MB 116 PG 77-82 Abbreviated Description: Subdivision:THE HAZELCREST III CONDOMINIUM Legal Unit:700 Map Ref:MB 116 PG 77-82 | | | | | | | | |
| 8 | .15Mi. | **7740 HAZELCREST DR HAZELWOOD, MO 63042-2208** | 01/28/2026 | $50,000 | $39 | 1254 | 5/3/1 | 1965 | 1,255 SF | |
| | | APN: 09K-6-1-647-1 Document #: 2026012800079<br>Document Type: Price Code: V<br>Land Use: Condominium Unit (Residential)<br>Legal: Subdivision: HAZELCREST CONDOMINIUM Legal Unit: 9 MapRef: MB 113 PG 8-21 Abbreviated Description: Subdivision:HAZELCREST CONDOMINIUM Legal Unit:9 Map Ref:MB 113 PG 8-21 | | | | | | | | |
| 9 | .15Mi. | **7601 HAZELCREST DR HAZELWOOD, MO 63042-2272** | 01/21/2026 | $68,000 | $68 | 1000 | 5/3/1 | 1965 | 1,002 SF | |
| | | APN: 09K-6-1-249-9 Document #: 2026012100084<br>Document Type: Price Code: V | | | | | | | | |

# ICE SiteX Report

**OrderID: 98729987**

Land Use: Condominium Unit (Residential)
Legal: Subdivision: HAZELCREST CONDOMINIUM Legal Unit: 118 MapRef: MB 5518 PG 241 Abbreviated Description: Subdivision:HAZELCREST CONDOMINIUM Legal Unit:118 Map Ref:MB 5518 PG 241

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 10 | .15Mi. | **7601 HAZELCREST DR HAZELWOOD, MO 63042-2272** | 01/20/2026 | $65,000 | $65 | 1000 | 5/3/1 | 1965 | 1,002 SF |

APN: 09K-6-1-263-1 Document #: 2026012000053
Document Type: Price Code: V
Land Use: Condominium Unit (Residential)
Legal: Subdivision: HAZELCREST CONDOMINIUM Legal Unit: 10 MapRef: MB 5518 PG 241 Abbreviated Description: Subdivision:HAZELCREST CONDOMINIUM Legal Unit:10 Map Ref:MB 5518 PG 241Abbreviated Description:BUILDING 16

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 11 | .15Mi. | **7744 HAZELCREST DR HAZELWOOD, MO 63042-2208** | 12/30/2025 | $76,500 | $61 | 1254 | 6/3/1 | 1965 | 1,255 SF |

APN: 09K-6-1-643-7 Document #: 2025123000478
Document Type: Price Code: V
Land Use: Condominium Unit (Residential)
Legal: Subdivision: THE HAZELCREST CONDOMINIUM Legal Unit: 7 MapRef: MB 113 PG 8-21 Abbreviated Description: Subdivision:THE HAZELCREST CONDOMINIUM Legal Unit:7 Map Ref:MB 113 PG 8-21

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 12 | .15Mi. | **7463 HAZELCREST DR HAZELWOOD, MO 63042-2201** | 12/30/2025 | $77,500 | $61 | 1254 | 5/3/1 | 1965 | 1,255 SF |

APN: 09K-6-1-483-1 Document #: 2025123000486
Document Type: Price Code: V
Land Use: Condominium Unit (Residential)
Legal: Subdivision: HAZELCREST CONDOMINIUMS Legal Unit: 286 MapRef: MB 113 PG 8-21 Abbreviated Description: Subdivision:HAZELCREST CONDOMINIUMS Legal Unit:286 Map Ref:MB 113 PG 8-21

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 13 | .15Mi. | **7520 HAZELCREST DR HAZELWOOD, MO 63042-2204** | 12/30/2025 | $73,000 | $57 | 1260 | 6/4/1 | 1965 | 1,259 SF |

APN: 09K-6-1-411-6 Document #: 2025123000495
Document Type: Price Code: V
Land Use: Condominium Unit (Residential)
Legal: Subdivision: HAZELCREST CONDOMINIUMS Legal Unit: 227 MapRef: MB 113 PG 8-21 Abbreviated Description: Subdivision:HAZELCREST CONDOMINIUMS Legal Unit:227 Map Ref:MB 113 PG 8-21

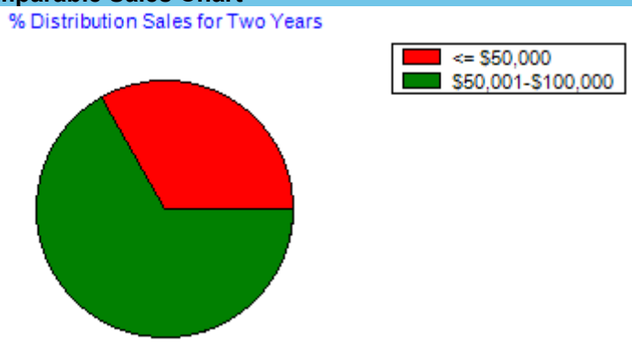
| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 14 | .15Mi. | **7222 HAZELCREST DR HAZELWOOD, MO 63042-2214** | 11/07/2025 | $76,000 | $60 | 1260 | 6/4/1 | 1965 | 1,259 SF |

APN: 09K-6-1-624-0 Document #: 2025110700517
Document Type: Price Code: V
Land Use: Condominium Unit (Residential)
Legal: Subdivision: HAZELCREST Legal Unit: 498 MapRef: MB 113 PG 8 Abbreviated Description: Subdivision:HAZELCREST Legal Unit:498 Map Ref:MB 113 PG 8

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 15 | 0Mi. | **7450 SIELOFF DR HAZELWOOD, MO 63042-2249** | 10/30/2025 | $52,500 | $52 | 1000 | 5/3/1 | 1966 | 1,002 SF |

APN: 09K-6-1-204-8 Document #: 2025103000391
Document Type: Price Code: V
Land Use: Condominium Unit (Residential)
Legal: Subdivision: HAZELCREST III CONDOMINIUM Legal Unit: 632 MapRef: MB 5784 PG 223 Abbreviated Description: Subdivision:HAZELCREST III CONDOMINIUM Legal Unit:632 Map Ref:MB 5784 PG 223Abbreviated Description:BUILDING 37

## 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.

# ICE SiteX Report

**OrderID: 98729987**

## 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. | **7328 SIELOFF DR** | **04/19/2004** | $65,900 | $12,530 | 1,260 | 5/3/1 | 1966 | 1,259 SF | |
| 0Mi. | **7407 SIELOFF DR** | **08/01/1983** | $44,400 | $8,440 | 636 | 3/1/1 | 1966 | 636 SF | |
| 0Mi. | **7411 SIELOFF DR** | **03/20/2008** | $55,700 | $10,580 | 768 | 4/2/1 | 1966 | 767 SF | |
| 0Mi. | **8732 SIELOFF DR** | **10/01/1990** | $65,900 | $12,530 | 1,260 | 6/4/1 | 1966 | 1,259 SF | |
| 0Mi. | **7305 SIELOFF DR** | **09/01/1996** | $59,800 | $11,370 | 1,000 | 6/3/1 | 1966 | 1,002 SF | |
| 0Mi. | **7415 SIELOFF DR** | **10/01/1997** | $55,700 | $10,580 | 768 | 4/2/1 | 1966 | 767 SF | |
| 0Mi. | **8713 SIELOFF DR** | **01/01/1985** | $63,100 | $11,990 | 768 | 4/2/1 | 1965 | 767 SF | |
| 0Mi. | **8717 SIELOFF DR** | **01/01/1994** | $43,800 | $8,320 | 506 | 2/1/1 | 1965 | 505 SF | |
| 0Mi. | **7403 SIELOFF DR** | **04/02/2001** | $44,400 | $8,440 | 636 | 3/1/1 | 1966 | 636 SF | |
| 0Mi. | **7446 SIELOFF DR** | **09/19/2001** | $59,800 | $11,370 | 1,000 | 5/3/1 | 1966 | 1,002 SF | |
| 0Mi. | **8760 SIELOFF DR** | **07/01/1998** | $65,900 | $12,530 | 1,254 | 5/3/1 | 1966 | 1,255 SF | |
| 0Mi. | **7407 SIELOFF DR** | **10/01/1997** | $44,000 | $8,360 | 506 | 2/1/1 | 1966 | 505 SF | |
| 0Mi. | **7415 SIELOFF DR** | **08/30/2000** | $55,700 | $10,580 | 768 | 4/2/1 | 1966 | 767 SF | |
| 0Mi. | **8717 SIELOFF DR** | **08/05/1999** | $44,000 | $8,360 | 630 | 3/1/1 | 1965 | 632 SF | |
| 0Mi. | **8717 SIELOFF DR** | **09/23/2002** | $43,800 | $8,320 | 506 | 2/1/1 | 1965 | 505 SF | |
| 0Mi. | **7300 SIELOFF DR** | **07/09/2003** | $44,400 | $8,440 | 630 | 3/1/1 | 1966 | 632 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | NA | Households Occupied by Owners: | NA |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | NA years old | Households: | NA |
| Median Household Income: | NA | Households w/Family: | NA |
| Household Income Per Capita: | NA | Households w/Family Married: | NA |
| Most Common Education Level: | NA | Households w/Family Children: | NA |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | NA | Students: | NA |
| Number of Schools: | NA | Rating: | NA |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|

No School Information Available For This Property

## Flood Report

The Subject Property of **7328 SIELOFF DR, HAZELWOOD, MO 63042-2218** 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** | NA | NA |
| **BURGLARY** | NA | NA |
| **MOTOR VEHICLE THEFT** | NA | NA |
| **FORCIBLE ROBBERY** | NA | NA |
| **AGGRAVATED ASSAULT** | NA | NA |
| **FORCIBLE RAPE** | NA | NA |
| **MURDER** | NA | NA |
| **OVERALL** | NA | NA |

## 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

**OrderID: 98729987**

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