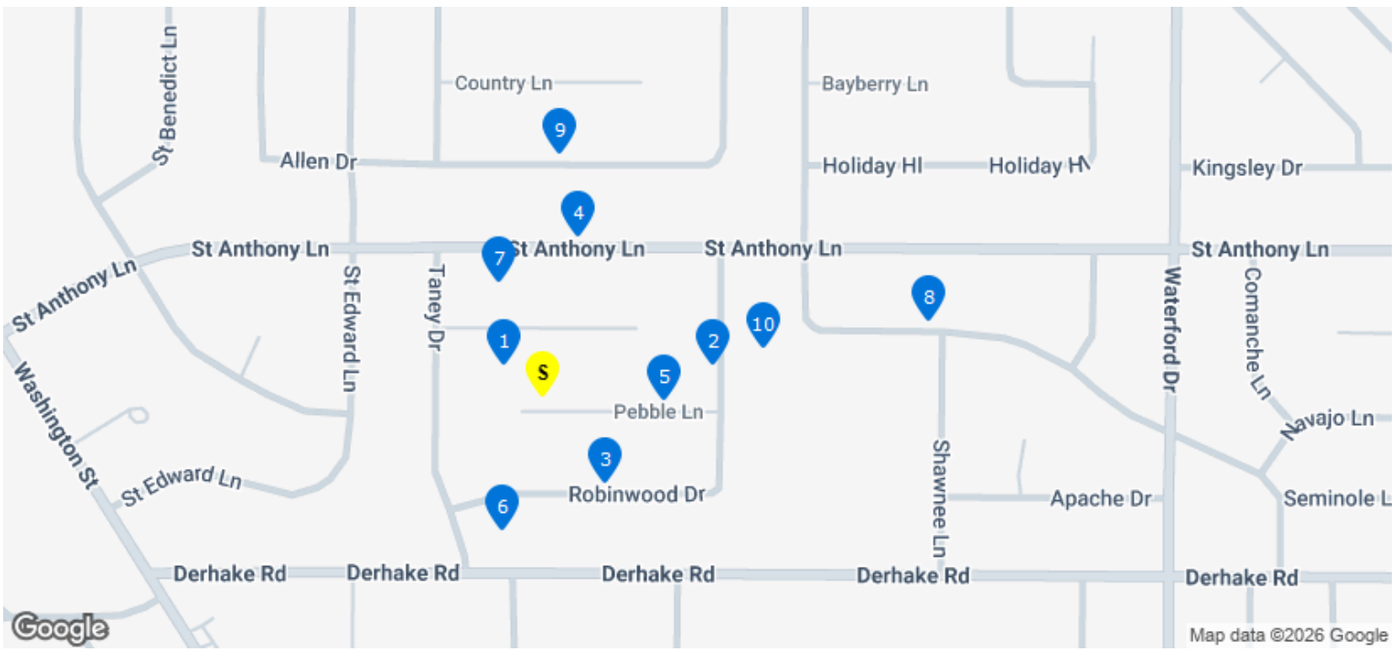
ICE SiteX Report

OrderID: 98821739

SiteX Property Information Report



Subject Property Location

785 PEBBLE LN, FLORISSANT, MO 63033-5706

County:	**ST LOUIS MO**	Census Tract:	2111.01
Property Use:	Single Family Residential	Zoning:	24R4
Parcel Number:	09J-6-4-016-5	Thomas Bros Pg-Grid:	

Valuation

Value:	**$162,000**	FSD:	14	Common Confidence Score:	56
Value Range:	$139,320 - $184,680	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	111UU
Assd Land Value:	$6,290	Market Land Value:	$33,100	Tax Year:	2024
Assd Improvement:	$20,180	Market Improvment Value:	$106,200	Total Taxable Value:	$1,842
Total Assessed Value:	$26,470	Total Assessor Market Value:	$139,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 116 District: 24 Subdivision: ROBINWOOD PLAT 3 Map Ref: 05 0325 D

Abbreviated Description:	ROBINWOOD PLAT 3
City/Muni/Twp:	FLORISSANT

Property Characteristics

Lot Size:	7,919 SF	Bedrooms:	3	Pool:	
Building Area:	1380 SF	Baths:	1	Fireplace:	1
Year Built:	1956	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	
Number of Units:	1	Garage Type:		Heating:	Hot Water
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:	Ranch\Rambler	Basement:	No Basement	Roof Cover:	
		Foundation:	Crawl/Raised	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	08/05/2022	Loan Amount:	N/A
Document #:	2022080500506 BK-PG -	Loan Type:	Commercial Loan
Contract Date:	08/04/2022		
TD Due Date:	09/01/2052	Type Finance:	

Legal Description:
Subdivision: ROBINWOOD PLAT 3 Map Ref: MB 71 PG 7

Prior Transfer

Recording Date:	08/05/2022	Sales Price:	$375,000
			Multiple Parcels Involved in this transaction
Document #:	2022080500505 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	08/04/2022		
Document Type:	Deed		

Legal Description:
Subdivision: ROBINWOOD PLAT 3 Map Ref: MB 71 PG 7

Mortgage Record

Recording Date:	03/17/2015	Loan Amount:	N/A
Document #:	00309 BK-PG 21422-1997	Loan Type:	Future Advance Clause/Open End Mortgage
Contract Date:	06/10/2014		
TD Due Date:		Type Finance:	

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Legal Description:
Subdivision: FONTAINE MEADOWS Map Ref: 0
Abbreviated Description: SOME INFO KEYED FROM LEGAL DESCRIPTION, BUT COMPLETE LEGAL NOT CAPTURED

Mortgage Record

Recording Date:	11/21/2011	Loan Amount:	N/A
Document #:	00700 BK-PG 19749-2734	Loan Type:	Unknown Loan Type
Contract Date:	11/18/2011		
TD Due Date:		Type Finance:	

Legal Description:
Block: 9 Subdivision: FORESTWOOD FIVE Map Ref: 0
Abbreviated Description: SOME INFO KEYED FROM LEGAL DESCRIPTION, BUT COMPLETE LEGAL NOT CAPTURED

Prior Transfer

Recording Date:	02/22/2011	Sales Price:	$22,500
Document #:	00557 BK-PG 19368-0827	Type of Sale:	Lender Sold
Contract Date:	02/16/2011		
Document Type:	Deed		

Legal Description:
Subdivision: ROBINWOOD PLAT 3 Map Ref: MB71 PG7

Prior Transfer

Recording Date:	08/11/2010	Sales Price:	$33,141
Document #:	00852 BK-PG 19056-2857	Type of Sale:	Lender Owned
Contract Date:	07/28/2010		
Document Type:	Deed		

Legal Description:
Subdivision: ROBINWOOD PLAT 3 Map Ref: MB71 PG7

Prior Transfer

Recording Date:	07/06/1999	Sales Price:	$45,000
Document #:	1055 BK-PG 2186-1967	Type of Sale:	Non Arms-Length Transfer
Contract Date:	06/23/1999		
Document Type:	Deed		

Legal Description:
Subdivision: ROBINWOOD PLAT 3 Map Ref: MB05 PG0325 D
Abbreviated Description: LOT 116

Mortgage Record

Recording Date:	07/06/1999	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	
Contract Date:	06/23/1999		
TD Due Date:	07/01/2014	Type Finance:	

Legal Description:
Subdivision: ROBINWOOD PLAT 3 Map Ref: MB05 PG0325 D
Abbreviated Description: LOT 116

Area Sales Analysis

Total Area Sales	$1,511,803	Median # of Bedrooms	3
Median Lot Size	7,593 SF	Median # of Baths	1
Median Living Area	1,273 SF	Median Year Built	1955
Price Range - 2 Yrs	$112,500 to $176,400	Age Range	65 years to 71 years
Median Value	$152,450	Median Age	71 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.07Mi.	**815 ROBINWOOD DR** **FLORISSANT, MO 63033-5711**	04/14/2026	$174,503	$152	1148	5/2/1	1956	7,562 SF	
		APN: 09J-6-2-119-1 Document #: 2026041400340 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 139 Subdivision: ROBINWOOD PLAT 3 MapRef: MB 71 PG 7 Abbreviated Description: Lot:139 Subdivision:ROBINWOOD PLAT 3 Map Ref:MB 71 PG 7								
2	.08Mi.	**750 SAINT ANTHONY LN** **FLORISSANT, MO 63033-5541**	04/10/2026	$164,500	$118	1399	7/3/2	1955	7,562 SF	
		APN: 09J-6-4-070-3 Document #: 2026041000146 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 41 Subdivision: ROBINWOOD MapRef: MB 63 PG 40 Abbreviated Description: Lot:41 Subdivision:ROBINWOOD Map Ref:MB 63 PG 40								
3	.12Mi.	**1015 ROBINWOOD DR** **FLORISSANT, MO 63033-5715**	04/02/2026	$165,000	$144	1148	6/3/1	1955	7,858 SF	
		APN: 09J-6-4-034-1 Document #: 2026040200164 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 75 Subdivision: ROBINWOOD PLAT 2 MapRef: MB 68 PG 27 Abbreviated Description: Lot:75 Subdivision:ROBINWOOD PLAT 2 Map Ref:MB 68 PG 27								
4	.12Mi.	**260 SAINT EDWARD LN** **FLORISSANT, MO 63033-5424**	03/20/2026	$167,500	$153	1092	6/3/2	1956	7,501 SF	
		APN: 09J-6-3-043-0 Document #: 2026032000268 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 158 Subdivision: DUCHESNE HILLS PLAT NO 2 MapRef: MB 66 PG 24 Abbreviated Description: Lot:158 Subdivision:DUCHESNE HILLS PLAT NO 2 Map Ref:MB 66 PG 24								
5	.17Mi.	**2325 ALLEN DR** **FLORISSANT, MO 63033-5535**	05/26/2026	$176,400	$128	1380	6/3/2	1958	8,999 SF	
		APN: 09J-6-4-118-8 Document #: 2026052600447 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential								

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Legal: Lot: 416 Subdivision: ROBINWOOD PLAT 7 MapRef: MB 82 PG 36 Abbreviated Description: Lot:416 Subdivision:ROBINWOOD PLAT 7 Map Ref:MB 82 PG 36

6	.2Mi.	**230 CAPRI DR** **FLORISSANT, MO 63033-5811**	02/05/2026	$95,000	$107	885	6/3/1	1956	7,505 SF

APN: 09J-6-2-042-0 Document #: 2026020500302
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 131 Subdivision: LYNN MEADOWS PLAT NO 3 MapRef: MB 68 PG 40&41 Abbreviated Description: Lot:131 Subdivision:LYNN MEADOWS PLAT NO 3 Map Ref:MB 68 PG 40&41

7	.22Mi.	**1 COUNTRY LN** **FLORISSANT, MO 63033-5524**	02/13/2026	$84,500	$55	1537	6/3/2	1958	9,879 SF

APN: 08J-3-2-001-9 Document #: 2026021300499
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 445 Subdivision: ROBINWOOD PLAT 7 MapRef: MB 82 PG 36 Abbreviated Description: Lot:445 Subdivision:ROBINWOOD PLAT 7 Map Ref:MB 82 PG 36

8	.25Mi.	**305 SAINT EUGENE LN** **FLORISSANT, MO 63033-5431**	05/08/2026	$230,000	$148	1555	8/4/2	1959	8,821 SF

APN: 09J-6-3-017-7 01 Document #: 2026050800353
Document Type: Warranty Deed Price Code:
Land Use: Multi-Family Dwellings (Generic, any combination 2+)
Legal: Lot: 104 Subdivision: DUCHESNE HILLS PLAT NO 2 MapRef: MB 66 PG 24&25 Abbreviated Description: Lot:104 Subdivision:DUCHESNE HILLS PLAT NO 2 Map Ref:MB 66 PG 24&25

9	.27Mi.	**2480 BROOK DR** **FLORISSANT, MO 63033-5518**	04/27/2026	$73,500	$56	1307	7/4/2	1958	8,120 SF

APN: 08J-3-2-026-2 Document #: 2026042700450
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 480 Subdivision: ROBINSWOOD MapRef: MB 84 PG 31 Abbreviated Description: Lot:480 Subdivision:ROBINSWOOD Map Ref:MB 84 PG 31

10	.31Mi.	**2740 HOLIDAY HILL DR** **FLORISSANT, MO 63033-5625**	03/24/2026	$92,000	$83	1107	6/3/1	1956	8,059 SF

APN: 09H-4-3-098-1 Document #: 2026032400169
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 258 Subdivision: PNSED ROBINWOOD PLAT 4 MapRef: MB 74 PG 9 Abbreviated Description: Lot:258 Subdivision:PNSED ROBINWOOD PLAT 4 Map Ref:MB 74 PG 9

11	.32Mi.	**1065 CHEYENNE DR** **FLORISSANT, MO 63033-5728**	03/20/2026	$172,000	$165	1040	7/3/1	1961	7,318 SF

APN: 09H-4-3-041-1 Document #: 2026032000414
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 86 Subdivision: THUNDERBIRD HILLS PLAT 1 MapRef: MB 95 PG 17 Abbreviated Description: Lot:86 Subdivision:THUNDERBIRD HILLS PLAT 1 Map Ref:MB 95 PG 17

12	.33Mi.	**13 BAYBERRY LN** **FLORISSANT, MO 63033-5601**	05/19/2026	$205,000	$137	1494	7/3/2	1956	8,612 SF

APN: 08H-1-1-005-5 Document #: 2026051900451
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 193 Subdivision: ROBINWOOD PLAT 4 MapRef: MB 74 PG 9 Abbreviated Description: Lot:193 Subdivision:ROBINWOOD PLAT 4 Map Ref:MB 74 PG 9

13	.33Mi.	**1210 SAINT RICHARD DR** **FLORISSANT, MO 63031-7747**	04/28/2026	$108,000	$136	792	5/2/1	1950	8,220 SF

APN: 09J-6-1-040-9 Document #: 2026042800490
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 130 Subdivision: DUCHESNE SECOND ADDITION MapRef: MB 46 PG 15 Abbreviated Description: Lot:130 Subdivision:DUCHESNE SECOND ADDITION Map Ref:MB 46 PG 15

14	.33Mi.	**1830 WASHINGTON ST** **FLORISSANT, MO 63033-5445**	03/19/2026	$76,000	$65	1171	6/3/1	1954	18,469 SF

APN: 09J-6-1-074-0 Document #: 2026031900582
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Block: 91 Abbreviated Description: Block:91

15	.34Mi.	**505 RIDGE DR** **FLORISSANT, MO 63033-5529**	04/02/2026	$134,000	$75	1784	7/4/2	1957	9,470 SF

APN: 08J-3-2-068-0 Document #: 2026040200010
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 343 Subdivision: ROBINWOOD PLAT 6 MapRef: MB 81 PG 38 Abbreviated Description: Lot:343 Subdivision:ROBINWOOD PLAT 6 Map Ref:MB 81 PG 38

16	.34Mi.	**1075 SAINT ANTHONY LN** **FLORISSANT, MO 63033-5631**	02/17/2026	$168,000	$158	1066	6/3/1	1964	7,501 SF

APN: 09H-4-3-084-2 Document #: 2026021700237
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 34 Subdivision: THUNDERBIRD HILLS PLAT NO 3 MapRef: MB 101 PG 90&91 Abbreviated Description: Lot:34 Subdivision:THUNDERBIRD HILLS PLAT NO 3 Map Ref:MB 101 PG 90&91

17	.36Mi.	**1105 SAINT ANTHONY LN** **FLORISSANT, MO 63033-5633**	02/19/2026	$196,400	$184	1066	6/3/1	1963	7,501 SF

APN: 09H-4-3-079-4 Document #: 2026021900280
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 36 Subdivision: THUNDERBIRD HILLS PLAT NO 3 MapRef: MB 101 PG 90&91 Abbreviated Description: Lot:36 Subdivision:THUNDERBIRD HILLS PLAT NO 3 Map Ref:MB 101 PG 90&91

18	.39Mi.	**1125 DERHAKE RD** **FLORISSANT, MO 63033-5935**	02/11/2026	$17,000	$16	1066	6/3/1	1960	7,540 SF

APN: 09H-4-1-087-3 Document #: 2026021100528
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 143 Subdivision: THUNDERBIRD HILLS PLAT NO 2 MapRef: MB 96 PG 92 Abbreviated Description: Lot:143 Subdivision:THUNDERBIRD HILLS PLAT NO 2 Map Ref:MB 96 PG 92

19	.41Mi.	**2505 SAINT CATHERINE ST** **FLORISSANT, MO 63033-3623**	02/03/2026	$112,100	$108	1040	7/3/1	1956	7,540 SF

APN: 08J-3-2-102-1 Document #: 2026020300450
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential

ICE SiteX Report

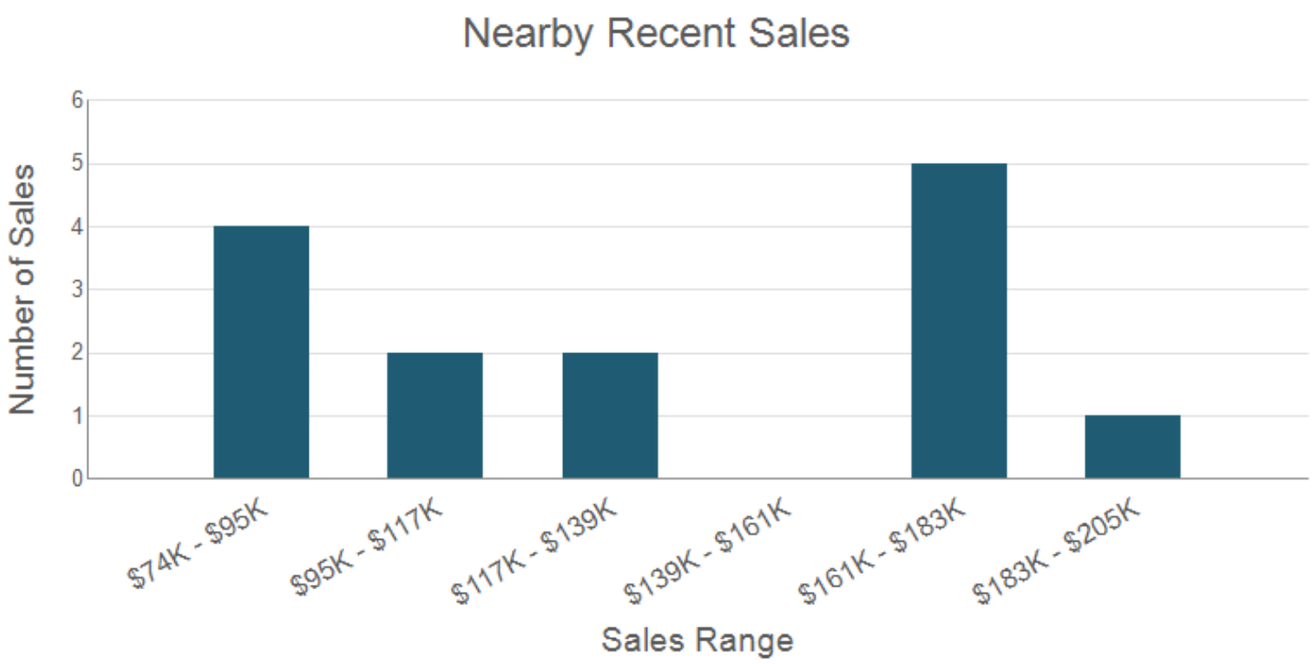
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Legal: Lot: 3 Subdivision: PADDOCK HILLS MapRef: MB 72 PG 18&19 Abbreviated Description: Lot:3 Subdivision:PADDOCK HILLS Map Ref:MB 72 PG 18&19

20	.45Mi.	**215 DERHAKE RD FLORISSANT, MO 63031-7715**	03/05/2026	$114,000	$144	792	6/2/1	1951	7,536 SF

APN: 09J-5-2-097-9 Document #: 2026030500251
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 103 Subdivision: DUCHESNE 2ND ADDITION MapRef: MB 46 PG 15 Abbreviated Description: Lot:103 Subdivision:DUCHESNE 2ND ADDITION Map Ref:MB 46 PG 15

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.	**785 PEBBLE LN**	**08/05/2022**	$139,300	$26,470	1,380	6/3/1	1956	7,919 SF	
.01Mi.	**805 PEBBLE LN**	**09/16/2015**	$158,900	$30,200	1,512	6/3/2	1955	7,501 SF	
.02Mi.	**775 PEBBLE LN**	**04/08/2020**	$136,800	$26,000	1,080	5/2/1	1955	8,159 SF	
.02Mi.	**780 BOBBINS LN**	**01/05/2021**	$138,400	$26,300	1,107	6/2/1	1955	7,501 SF	
.02Mi.	**790 BOBBINS LN**	**04/21/2004**	$141,400	$26,870	1,242	6/3/2	1955	7,501 SF	
.02Mi.	**815 PEBBLE LN**		$114,400	$21,740	1,066	5/2/1	1955	8,124 SF	
.03Mi.	**765 PEBBLE LN**	**06/26/2015**	$150,100	$28,520	1,196	6/3/2	1955	6,826 SF	
.03Mi.	**770 BOBBINS LN**	**07/16/2007**	$131,100	$24,910	1,107	6/3/1	1955	7,501 SF	
.03Mi.	**800 BOBBINS LN**	**12/02/2022**	$138,400	$26,300	1,107	6/2/1	1955	7,501 SF	
.04Mi.	**760 BOBBINS LN**	**09/09/2003**	$137,200	$26,070	1,107	6/3/1	1955	7,623 SF	
.04Mi.	**760 PEBBLE LN**	**12/19/2022**	$146,900	$27,910	1,740	6/3/2	1955	6,826 SF	
.04Mi.	**825 PEBBLE LN**	**07/01/2020**	$136,400	$25,920	1,107	6/3/1	1955	7,501 SF	
.04Mi.	**780 PEBBLE LN**	**09/04/2025**	$144,100	$27,380	1,316	6/3/1	1955	8,289 SF	
.04Mi.	**810 BOBBINS LN**	**08/10/2022**	$138,000	$26,220	1,148	6/3/1	1955	7,501 SF	
.04Mi.	**790 PEBBLE LN**	**12/05/2017**	$141,400	$26,870	1,242	5/3/2	1955	7,501 SF	
.04Mi.	**770 PEBBLE LN**	**12/31/2009**	$139,500	$26,510	1,107	5/2/1	1955	8,002 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:	Ferguson-Florissant School District	Students:	8,809
Number of Schools:	23	Rating:	D

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.23Mi.	**Robinwood Intermediate School** Number of Students: 321 Student-Teacher Ratio: 17.83	D	Public	3 - 5
1.77Mi.	**Early Education Center** Number of Students: 124 Student-Teacher Ratio: 165.33	NA	Public	PK - PK
1.86Mi.	**Cross Keys Middle School** Number of Students: 608 Student-Teacher Ratio: 16	D-	Public	7 - 8
0.62Mi.	**McCluer North High School** Number of Students: 1,059 Student-Teacher Ratio: 16.34 Advanced Placement: Yes	D	Public	9 - 12

Flood Report

The Subject Property of **785 PEBBLE LN, FLORISSANT, MO 63033-5706** 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

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