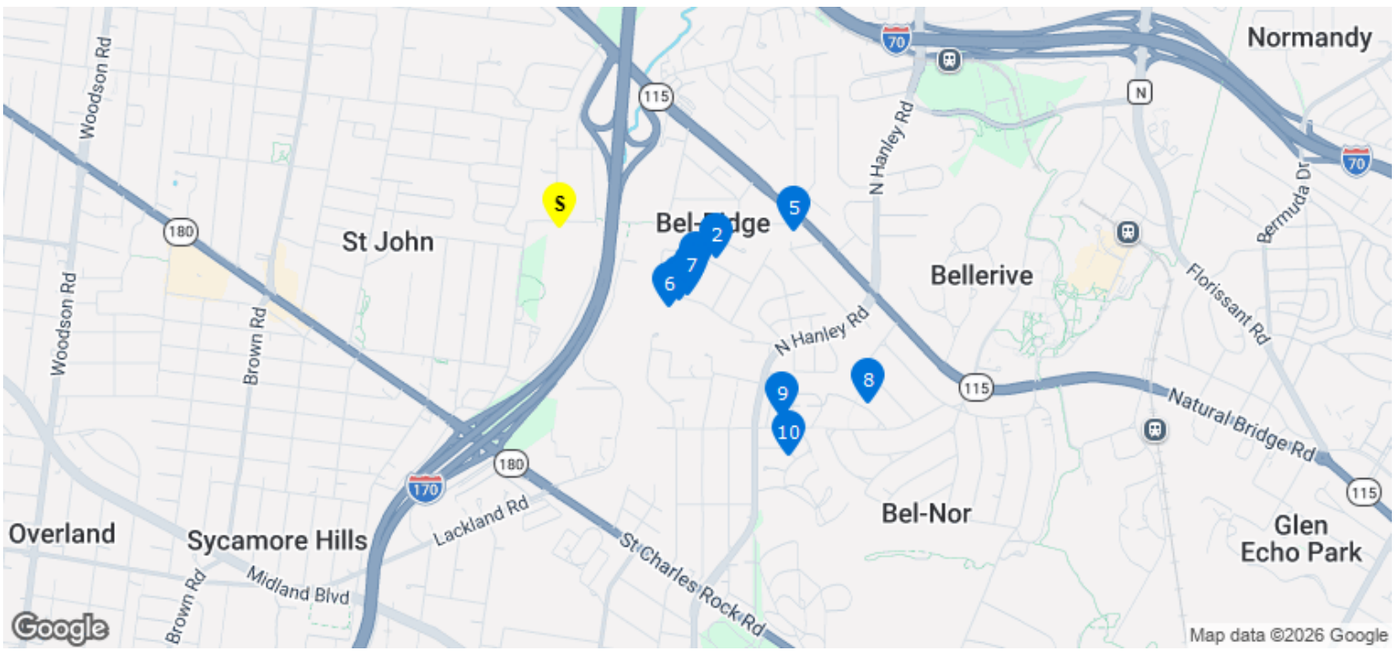
ICE SiteX Report

OrderID: 98745795

SiteX Property Information Report



Subject Property Location

9163 RAMONA AVE, SAINT LOUIS, MO 63121-4035

County:	**ST LOUIS MO**	Census Tract:	2135.00
Property Use:	Single Family Residential	Zoning:	51R-1
Parcel Number:	14K-6-4-006-9	Thomas Bros Pg-Grid:	

Valuation

Value:	**$136,000**	FSD:	39	Common Confidence Score:	18
Value Range:	$82,960 - $189,040	ICE Confidence Score:	61		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	123AP
Assd Land Value:	$6,140	Market Land Value:	$32,300	Tax Year:	2024
Assd Improvement:	$29,450	Market Improvment Value:	$155,000	Total Taxable Value:	$2,085
Total Assessed Value:	$35,590	Total Assessor Market Value:	$187,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 74 District: 51 Subdivision: OUTER BELT TERRACE Map Ref: 03 0198

Abbreviated Description:	OUTER BELT TERRACE LOT PT 74 E PART
City/Muni/Twp:	ST JOHN

Property Characteristics

Lot Size:	17,102 SF	Bedrooms:	2	Pool:	
Building Area:	1197 SF	Baths:	2	Fireplace:	1
Year Built:	1946	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Brick
Number of Units:	1	Garage Type:	Detached Garage	Heating:	Forced air unit
Number of Stories:	1+B	Number of Cars:	3	A/C:	Central
Style:	Ranch\Rambler	Basement:	Full Basement	Roof Cover:	
		Foundation:	Crawl/Raised	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	05/15/2025	Loan Amount:	N/A
Document #:	2025051500094 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	05/09/2025		
TD Due Date:	06/01/2055	Type Finance:	

Legal Description:

Block: 3 Subdivision: RIVERSIDE Map Ref: 0

Mortgage Record

Recording Date:	03/18/2024	Loan Amount:	N/A
Document #:	2024031800101 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	03/08/2024		
TD Due Date:	04/01/2054	Type Finance:	

Legal Description:

Subdivision: OUTER BELT TERRACE Map Ref: 0

Prior Transfer

Recording Date:	07/18/2014	Sales Price:	$60,000
Document #:	2014071800748 BK-PG 21096-2345	Type of Sale:	Per Assessor
Document Type:	Deed		

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Legal Description:
Lot: P District: 51 Subdivision: OUTER BELT TERRACE
Abbreviated Description: OUTER BELT TERRACE LOT PT 74 E PART
City/Muni/Twp: ST JOHN

Area Sales Analysis

Total Area Sales	$1,240,000	Median # of Bedrooms	3
Median Lot Size	7,416 SF	Median # of Baths	1
Median Living Area	1,146 SF	Median Year Built	1956
Price Range - 2 Yrs	$75,000 to $175,000	Age Range	70 years to 102 years
Median Value	$127,500	Median Age	70.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**8417 BETTY LEE AVE** **SAINT LOUIS, MO 63114-4510**	04/01/2026	$145,400	$184	792	5/2/1	1953	6,800 SF	
		APN: 14K-6-1-106-3 Document #: 2026040100422 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 18 Subdivision: BETTY LEE TERRACE MapRef: MB 55 PG 60 Abbreviated Description: Lot:18 Subdivision:BETTY LEE TERRACE Map Ref:MB 55 PG 60								
2	.21Mi.	**3564 NORMAN AVE** **SAINT LOUIS, MO 63114-4419**	04/14/2026	$93,514	$118	792	5/2/1	1956	9,130 SF	
		APN: 14K-6-3-117-1 Document #: 2026041400460 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 45 Subdivision: BRADFORD ACRES PLAT NO 2 MapRef: MB 60 PG 32 Abbreviated Description: Lot:45 Subdivision:BRADFORD ACRES PLAT NO 2 Map Ref:MB 60 PG 32								
3	.21Mi.	**3415 GINGER DR** **SAINT LOUIS, MO 63114-4410**	01/14/2026	$115,350	$146	792	5/2/1	1966	7,479 SF	
		APN: 14K-6-3-003-7 Document #: 2026011400502 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 23 Subdivision: BRADFORD ACRES PLAT 5 MapRef: MB 96 PG 80 Abbreviated Description: Lot:23 Subdivision:BRADFORD ACRES PLAT 5 Map Ref:MB 96 PG 80								
4	.25Mi.	**8616 BELHAVEN DR** **SAINT LOUIS, MO 63114-4429**	02/05/2026	$132,000	$88	1507	7/4/1	1953	5,732 SF	
		APN: 14K-6-1-137-1 Document #: 2026020500300 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 63 Subdivision: BELRIDGE MapRef: MB 40 PG 15 Abbreviated Description: Lot:63 Subdivision:BELRIDGE Map Ref:MB 40 PG 15								
5	.26Mi.	**8601 BELHAVEN DR** **SAINT LOUIS, MO 63114-4428**	11/18/2025	$100,000	$66	1507	7/4/1	1952	6,181 SF	
		APN: 14K-6-3-018-1 Document #: 2025111800566 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 31 Subdivision: BELRIDGE MapRef: MB 40 PG 15 Abbreviated Description: Lot:31 Subdivision:BELRIDGE Map Ref:MB 40 PG 15								
6	.27Mi.	**8408 ENGLER AVE** **SAINT LOUIS, MO 63114-4127**	01/30/2026	$167,875	$143	1172	5/2/1	1950	7,841 SF	
		APN: 13K-3-2-015-5 Document #: 2026013000237 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 14 Subdivision: ENGLER ACRES SUBDIVISION MapRef: MB 47 PG 88 Abbreviated Description: Lot:14 Subdivision:ENGLER ACRES SUBDIVISION Map Ref:MB 47 PG 88								
7	.28Mi.	**8627 BELCREST LN** **SAINT LOUIS, MO 63114-4426**	10/13/2025	$215,000	$189	1139	6/2/1	1954	6,382 SF	
		APN: 14K-6-3-044-4 Document #: 2025101300228 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 23 Subdivision: BELRIDGE MapRef: MB 40 PG 15 Abbreviated Description: Lot:23 Subdivision:BELRIDGE Map Ref:MB 40 PG 15								
8	.29Mi.	**8570 NORTH AVE** **SAINT LOUIS, MO 63114-4160**	04/13/2026	$167,900	$212	792	5/2/1	1953	5,881 SF	
		APN: 13K-3-1-014-5 Document #: 2026041300189 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 5 Subdivision: BRADFORD ACRES PLAT NO 1 MapRef: MB 56 PG 18 Abbreviated Description: Lot:5 Subdivision:BRADFORD ACRES PLAT NO 1 Map Ref:MB 56 PG 18								
9	.29Mi.	**2972 RIDGEWAY AVE** **SAINT LOUIS, MO 63114-4547**	10/02/2025	$21,500	$27	784	3/1/1	1930	10,642 SF	
		APN: 14K-6-1-018-3 Document #: 2025100200100 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 19&20 Block: 2 Subdivision: MAPLE PLACE MapRef: MB 7 PG 52 Abbreviated Description: Lot:19&20 Block:2 Subdivision:MAPLE PLACE Map Ref:MB 7 PG 52								
10	.34Mi.	**8625 MORAN PL** **SAINT LOUIS, MO 63114-4403**	03/26/2026	$107,000	$111	962	5/3/1	1958	9,718 SF	
		APN: 13K-3-1-003-5 Document #: 2026032600286 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 14 Subdivision: ST JOHN TERRACE MapRef: MB 85 PG 35 Abbreviated Description: Lot:14 Subdivision:ST JOHN TERRACE Map Ref:MB 85 PG 35								
11	.34Mi.	**8647 BELCREST LN** **SAINT LOUIS, MO 63114-4426**	03/11/2026	$215,000	$184	1166	7/4/1	1953	6,382 SF	
		APN: 14K-5-4-049-7 Document #: 2026031100528 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 18 Subdivision: BELRIDGE 2A MapRef: MB 40 PG 15 Abbreviated Description: Lot:18 Subdivision:BELRIDGE 2A Map Ref:MB 40 PG 15								
12	.38Mi.	**8621 NORTH AVE** **SAINT LOUIS, MO 63114-4114**	12/19/2025	$45,500	$57	792	4/2/1	1952	8,577 SF	
		APN: 13K-3-1-035-4 Document #: 2025121900167 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 12 Section: 4 Subdivision: REAS BROW MapRef: MB 11 PG 3 Abbreviated Description: Subdivision:REAS BROW Map Ref:MB 11 PG 3Abbreviated Description:EAST49FTW392FT LOT12								

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13	.39Mi.	**8630 NORTH AVE** **SAINT LOUIS, MO 63114-4115**	01/23/2026	$90,000	$94	962	5/3/1	1958	9,718 SF

APN: 13K-3-1-025-5 Document #: 2026012300332
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: ST JOHN TERRACE MapRef: MB 85 PG 35 Abbreviated Description: Lot:2 Subdivision:ST JOHN TERRACE Map Ref:MB 85 PG 35

14	.4Mi.	**3437 ELMHURST DR** **SAINT LOUIS, MO 63121-4006**	01/20/2026	$75,000	$72	1040	5/3/1	1956	6,913 SF

APN: 14J-4-1-027-0 Document #: 2026012000445
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 50 Subdivision: KNOLLWOOD MapRef: MB 66 PG 36 Abbreviated Description: Lot:50 Subdivision:KNOLLWOOD Map Ref:MB 66 PG 36

15	.4Mi.	**2918 RIDGEWAY AVE** **SAINT LOUIS, MO 63114-4547**	01/08/2026	$68,000	$120	565	4/1/2	1928	7,601 SF

APN: 14K-3-3-092-6 Document #: 2026010800291
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 7 Block: 2 Subdivision: MAPLE PLACE MapRef: MB 7 PG 52 Abbreviated Description: Lot:7 Block:2 Subdivision:MAPLE PLACE Map Ref:MB 7 PG 52

16	.4Mi.	**2917 KINCAID AVE** **SAINT LOUIS, MO 63114-4538**	12/19/2025	$65,000	$54	1212	4/2/1	1945	7,601 SF

APN: 14K-3-3-077-1 Document #: 2025121900020
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 42 Block: 2 Subdivision: MAPLE PLACE MapRef: MB 7 PG 52 Abbreviated Description: Lot:42 Block:2 Subdivision:MAPLE PLACE Map Ref:MB 7 PG 52

17	.42Mi.	**2915 RIDGEWAY AVE** **SAINT LOUIS, MO 63114-4546**	12/01/2025	$115,000	$145	792	6/3/1	1940	7,601 SF

APN: 14K-3-3-088-1 Document #: 2025120100472
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 6 Block: 1 Subdivision: MAPLE PLACE MapRef: MB 7 PG 52 Abbreviated Description: Lot:6 Block:1 Subdivision:MAPLE PLACE Map Ref:MB 7 PG 52

18	.42Mi.	**4004 ENGLER AVE** **SAINT LOUIS, MO 63114-4125**	11/19/2025	$65,500	$49	1328	6/2/1	1951	7,562 SF

APN: 13K-3-2-095-3 Document #: 2025111900312
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 62 Subdivision: ENGLER ACRES SUBDIVISION NO 2 MapRef: MB 50 PG 30 Abbreviated Description: Lot:62 Subdivision:ENGLER ACRES SUBDIVISION NO 2 Map Ref:MB 50 PG 30

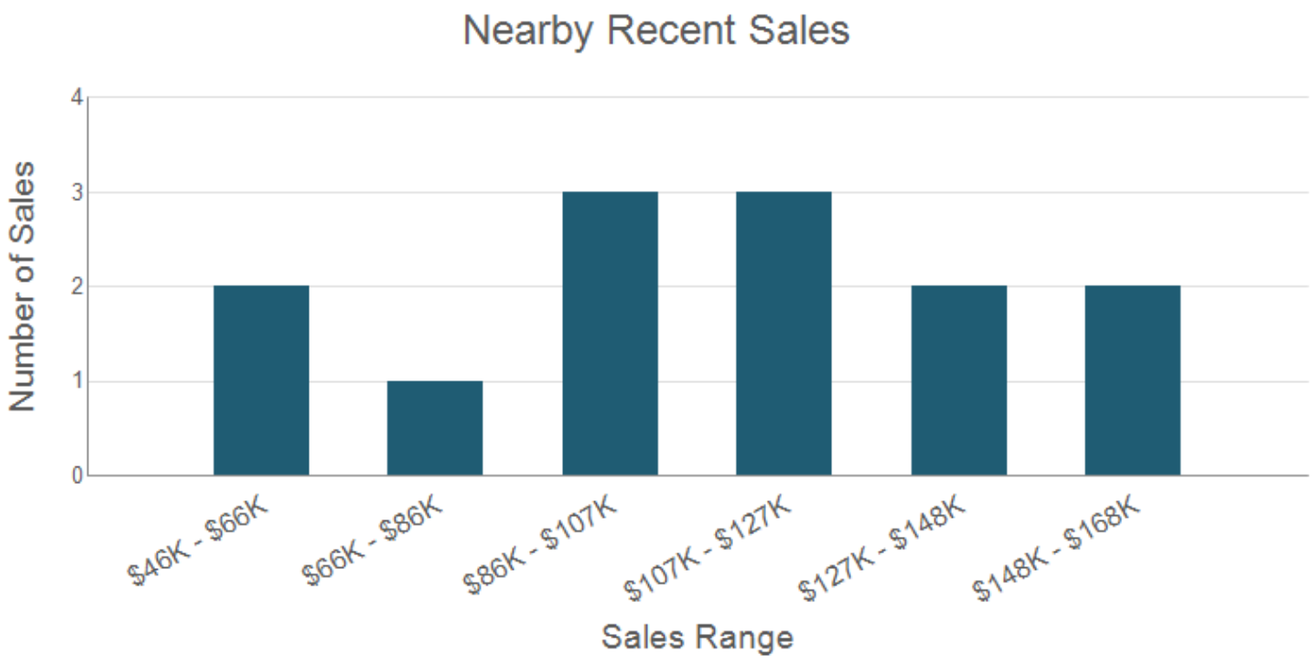
19	.43Mi.	**8626 ENGLER AVE** **SAINT LOUIS, MO 63114-4155**	10/29/2025	$140,000	$169	828	5/3/1	1927	17,424 SF

APN: 13K-3-1-152-0 Document #: 2025102900151
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 11 Section: 4 Subdivision: REAS BROW SUBDIVISION MapRef: MB 347 PG 796 Abbreviated Description: Section:4 Subdivision:REAS BROW SUBDIVISION Map Ref:MB 347 PG 796Abbreviated Description:PORTION LOT11

20	.49Mi.	**8511 RENZ AVE** **SAINT LOUIS, MO 63114-4542**	10/16/2025	$206,000	$120	1716	7/3/2	1916	7,501 SF

APN: 14K-3-3-004-5 Document #: 2025101600560
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: 2 Subdivision: MAPLE PLACE NO 3 MapRef: MB 10 PG 14 Abbreviated Description: Lot:8 Block:2 Subdivision:MAPLE PLACE NO 3 Map Ref:MB 10 PG 14

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.

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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.	**9163 RAMONA AVE**	**07/18/2014**	$187,300	$35,590	1,197	7/2/2	1946	17,102 SF	
.02Mi.	**9169 RAMONA AVE**	**05/27/2025**	$170,500	$32,390	1,176	6/2/1	1936	10,498 SF	
.02Mi.	**3507 CONNOR AVE**	**04/20/2020**	$124,400	$23,640	960	4/2/1	1958	15,002 SF	
.02Mi.	**3511 CONNOR AVE**		$125,000	$23,750	1,224	5/2/1	1936	36,499 SF	
.03Mi.	**9173 RAMONA AVE**	**12/15/2016**	$134,200	$25,500	988	6/3/1	1967	7,349 SF	
.04Mi.	**9177 RAMONA AVE**	**02/01/2012**	$134,200	$25,500	988	6/3/1	1967	7,349 SF	
.04Mi.	**3519 CONNOR AVE**	**11/09/2021**	$110,600	$21,010	1,072	5/3/1	1942	35,501 SF	
.04Mi.	**9160 RAMONA AVE**	**09/04/2002**	$193,400	$36,750	2,066	8/4/2	1927	24,829 SF	
.04Mi.	**9166 RAMONA AVE**	**11/30/2022**	$145,100	$27,570	976	5/2/2	1950	12,602 SF	
.05Mi.	**9178 RAMONA AVE**	**11/27/2013**	$137,200	$26,070	1,144	6/3/2	1956	6,360 SF	
.05Mi.	**9172 RAMONA AVE**	**03/06/2024**	$114,100	$21,680	976	4/2/1	1950	13,939 SF	
.05Mi.	**9156 RAMONA AVE**	**11/16/2023**	$136,400	$25,920	962	5/2/1	1954	16,596 SF	
.05Mi.	**3508 CONNOR AVE**	**05/17/2017**	$93,000	$17,670	864	5/2/1	1940	11,238 SF	
.06Mi.	**3042 ENDICOTT AVE**	**06/08/2018**	$134,900	$25,630	888	6/3/2	1967	5,672 SF	
.06Mi.	**3450 VALLEYWOOD DR**	**01/25/2016**	$118,500	$22,510	792	4/2/1	1959	11,870 SF	
.06Mi.	**9154 RAMONA AVE**	**05/09/2017**	$144,100	$27,380	974	5/2/1	1954	15,808 SF	P

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:	Ritenour School District	Students:	6,579
Number of Schools:	10	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.15Mi.	**Ritenour High School** Number of Students: 2,041 Student-Teacher Ratio: 19.91 Advanced Placement: Yes	D	Public	9 - 12
1.24Mi.	**Marvin Elementary School** Number of Students: 561 Student-Teacher Ratio: 15.58	D	Public	KG - 5
0.96Mi.	**Ritenour Middle School** Number of Students: 737 Student-Teacher Ratio: 15.2	D+	Public	6 - 8
1.24Mi.	**School for Early Childhood Education** Number of Students: 149 Student-Teacher Ratio: 16.56	NA	Public	PK - PK

Flood Report

The Subject Property of **9163 RAMONA AVE, SAINT LOUIS, MO 63121-4035** 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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