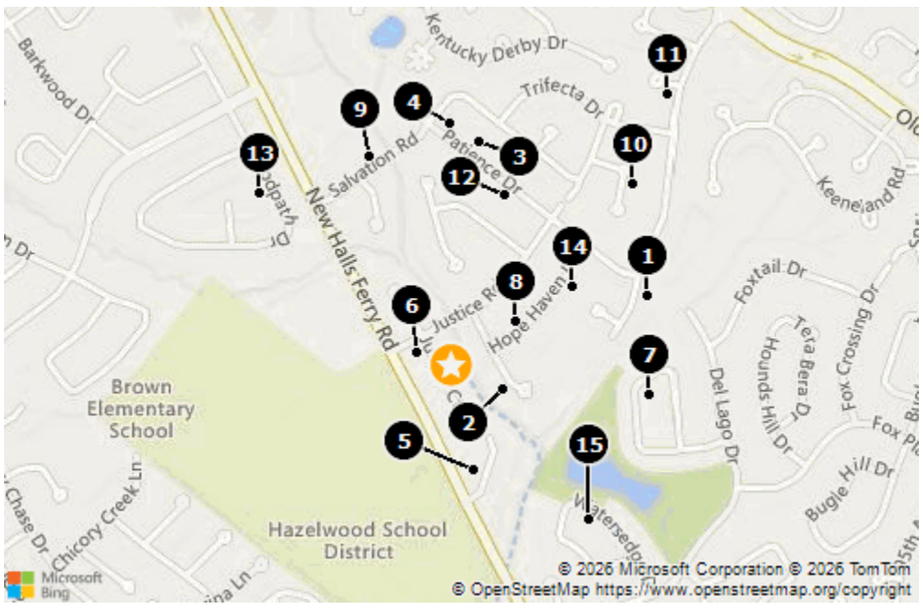
ICE SiteX Report

OrderID: 98697631

SiteX Property Information Report



Subject Property Location

944 JUSTICE CT, FLORISSANT, MO 63034-2050

County:	**ST LOUIS MO**	Census Tract:	291892109.281004
Property Use:	Single Family Residential	Zoning:	R3
Parcel Number:	05J-3-3-022-4	Thomas Bros Pg-Grid:	

Valuation

Value:	**$235,000**	FSD:	23	Common Confidence Score:	31
Value Range:	$180,950 - $289,050	ICE Confidence Score:	77		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	139R
Assd Land Value:	$5,550	Market Land Value:	$29,200	Tax Year:	2024
Assd Improvement:	$35,230	Market Improvment Value:	$185,400	Total Taxable Value:	$3,080
Total Assessed Value:	$40,780	Total Assessor Market Value:	$214,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 17 Subdivision: SACRE COEUR II PLAT 1 Map Ref: 01 0053 A
Abbreviated Description: SACRE COEUR II PLAT 1 6 23 83

Property Characteristics

Lot Size:	9,148 SF	Bedrooms:	3	Pool:	
Building Area:	1127 SF	Baths:	3	Fireplace:	1
Year Built:	1983	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:	1	A/C:	Central
Style:	Ranch	Basement:	Full	Roof Cover:	
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/29/2019	Sales Price:	$98,220
Document #:	2019102900495 BK-PG 18793-653	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/18/2019	Loan Amount:	N/A
Document #:	2019101800128 BK-PG 23750-00842	Loan Type:	VA
TD Due Date:	11/01/2049	Type Finance:	

Legal Description:
Lot: 17 Subdivision: SACRE COEUR II PLAT 1

Mortgage Record

Recording Date:	02/16/2010	Loan Amount:	N/A
Document #:	00151 BK-PG 18793-0653	Loan Type:	VA
TD Due Date:	03/01/2040	Type Finance:	

Legal Description:
Lot: 17 Subdivision: SACRE COEUR II PLAT 1

Prior Transfer

Recording Date:	10/01/1995	Sales Price:	$105,900
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

ICE SiteX Report

OrderID: 98697631

Legal Description:
Lot: 17 Subdivision: SACRE COEUR II PLAT 1 Map Ref: 01 0053 A
Abbreviated Description: SACRE COEUR II PLAT 1 6 23 83

Area Sales Analysis

Total Area Sales	$3,559,450	Median # of Bedrooms	3
Median Lot Size	9,583 SF	Median # of Baths	2
Median Living Area	1,705 SF	Median Year Built	1985
Price Range - 2 Yrs	$122,000 to $415,000	Age Range	2 years to 58 years
Median Value	$222,000	Median Age	41 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.27Mi.	**3820 GRAND NATIONAL DR** **FLORISSANT, MO 63034-3391**	04/30/2026	$265,000	$116	2266	8/4/2	1995	10,019 SF	
		APN: 05J-6-2-131-7 Document #: 2026043000132 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 131 Subdivision: SACRE COEUR PLACE MapRef: MB 331 PG 100 Abbreviated Description: Lot:131 Subdivision:SACRE COEUR PLACE Map Ref:MB 331 PG 100								
2	.07Mi.	**921 MERCY DR** **FLORISSANT, MO 63034-2053**	04/30/2026	$212,000	$90	2352	8/3/2	1983	8,930 SF	
		APN: 05J-3-3-039-0 Document #: 2026043000343 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 41 Subdivision: SACRE COEUR II PLAT 2 MapRef: MB 218 PG 73 Abbreviated Description: Lot:41 Subdivision:SACRE COEUR II PLAT 2 Map Ref:MB 218 PG 73								
3	.28Mi.	**1048 PATIENCE DR** **FLORISSANT, MO 63034-2057**	04/14/2026	$285,000	$160	1774	6/3/2	1986	10,019 SF	
		APN: 05J-6-1-041-6 Document #: 2026041400205 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 92 Subdivision: SACRE CK COEUR II PLAT 4 MapRef: MB 234 PG 71 Abbreviated Description: Lot:92 Subdivision:SACRE CK COEUR II PLAT 4 Map Ref:MB 234 PG 71								
4	.31Mi.	**1062 PATIENCE DR** **FLORISSANT, MO 63034-2057**	04/06/2026	$227,000	$133	1705	9/3/3	1986	10,454 SF	Yes
		APN: 05J-6-1-044-9 Document #: 2026040600625 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 95 Subdivision: SACRE COEUR IT PLAT 4 A SUBDIVISION MapRef: MB 234 PG 71&72 Abbreviated Description: Lot:95 Subdivision:SACRE COEUR IT PLAT 4 A SUBDIVISION Map Ref:MB 234 PG 71&72								
5	.13Mi.	**973 BROOKFIELD CHASE CT** **FLORISSANT, MO 63031-1458**	03/24/2026	$415,000	$255	1622	6/3/3	2024	10,454 SF	
		APN: 05J-3-3-063-1 Document #: 2026032400469 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 14 Subdivision: BROOKFIELD CHASE MapRef: MB 357 PG 358-359 Abbreviated Description: Lot:14 Subdivision:BROOKFIELD CHASE Map Ref:MB 357 PG 358-359								
6	.05Mi.	**961 JUSTICE CT** **FLORISSANT, MO 63034-2050**	03/18/2026	$324,900	$257	1260	6/3/2	1983	11,761 SF	
		APN: 05J-3-3-006-0 Document #: 2026031800299 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 1 Subdivision: SACRE COEUR II PLAT 1 MapRef: MB 217 PG 37 Abbreviated Description: Lot:1 Subdivision:SACRE COEUR II PLAT 1 Map Ref:MB 217 PG 37								
7	.25Mi.	**4086 WATERFALL DR** **FLORISSANT, MO 63034-2024**	03/16/2026	$306,050	$139	2193	7/4/2	1978	12,611 SF	
		APN: 05J-3-4-035-5 Document #: 2026031600591 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 75 Subdivision: OX LAKE PLAT 1 MapRef: MB 162 PG 12 Abbreviated Description: Lot:75 Subdivision:OX LAKE PLAT 1 Map Ref:MB 162 PG 12								
8	.1Mi.	**3833 HOPE HAVEN DR** **FLORISSANT, MO 63034-2039**	03/13/2026	$291,000	$199	1457	7/3/2	1983	8,712 SF	
		APN: 05J-3-4-054-2 Document #: 2026031300190 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 70 Subdivision: SACRE COEUR IL PLAT 3 MapRef: MB 219 PG 87 Abbreviated Description: Lot:70 Subdivision:SACRE COEUR IL PLAT 3 Map Ref:MB 219 PG 87								
9	.29Mi.	**3823 SALVATION RD** **FLORISSANT, MO 63034-2063**	02/12/2026	$147,000	$103	1416	6/3/2	1986	13,068 SF	
		APN: 05J-6-1-081-2 Document #: 2026021200428 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 165 Subdivision: SACRE COEUR II PLAT 4 MapRef: MB 234 PG 71&72 Abbreviated Description: Lot:165 Subdivision:SACRE COEUR II PLAT 4 Map Ref:MB 234 PG 71&72								
10	.33Mi.	**1025 EXACTA CT** **FLORISSANT, MO 63034-3349**	01/15/2026	$218,000	$107	2026	8/4/2	1988	9,583 SF	
		APN: 05J-6-2-063-5 Document #: 2026011500057 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 58 Subdivision: THE VILLAGES AT BARRINGTON DOWNS SECTION D KEEN MapRef: MB 276 PG 76&77 Abbreviated Description: Lot:58 Subdivision:THE VILLAGES AT BARRINGTON DOWNS SECTION D KEEN Map Ref:MB 276 PG 76&77								
11	.44Mi.	**3889 GRAND NATIONAL DR** **FLORISSANT, MO 63034-3346**	01/05/2026	$122,000	$67	1814	8/4/2	1995	8,712 SF	
		APN: 05J-6-4-006-2 Document #: 2026010500200 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 7 Subdivision: THE VILLAGES AT BARRINGTON DOWNS SECTION D KEENE MapRef: MB 276 PG 76&77 Abbreviated Description: Lot:7 Subdivision:THE VILLAGES AT BARRINGTON DOWNS SECTION D KEENE Map Ref:MB 276 PG 76&77								
12	.22Mi.	**1025 PATIENCE DR** **FLORISSANT, MO 63034-2058**	12/23/2025	$222,000	$148	1496	6/3/3	1985	8,712 SF	
		APN: 05J-6-1-017-5 Document #: 2025122300281 Document Type: Price Code: V								

ICE SiteX Report

OrderID: 98697631

Land Use: Single Family Residential
Legal: Lot: 116 Subdivision: SACRE COEUR II PLAT 3 MapRef: MB 219 PG 87 Abbreviated Description: Lot:116 Subdivision:SACRE COEUR II PLAT 3 Map Ref:MB 219 PG 87

13	.32Mi.	**1323 WOODPATH DR** **FLORISSANT, MO 63031-1237**	12/16/2025	$175,000	$92	1896	9/4/2	1968	8,882 SF

APN: 05J-5-2-038-2 Document #: 2025121600120
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 1039 Subdivision: WEDGWOOD GREEN PHEASANT RUN PLAT 1 MapRef: MB 125 PG 36&37 Abbreviated Description: Lot:1039 Subdivision:WEDGWOOD GREEN PHEASANT RUN PLAT 1 Map Ref:MB 125 PG 36&37

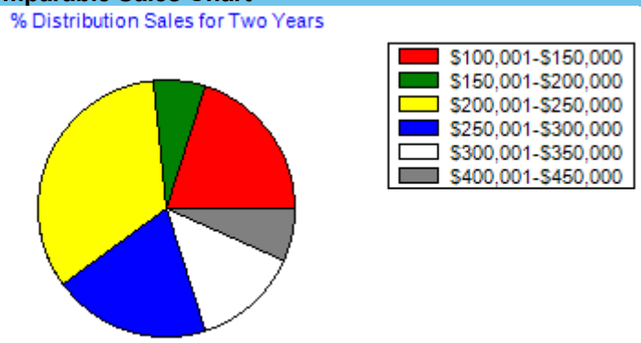
14	.18Mi.	**3870 HOPE HAVEN DR** **FLORISSANT, MO 63034-2020**	12/03/2025	$214,500	$180	1186	5/3/2	1983	8,712 SF

APN: 05J-6-2-003-1 Document #: 2025120300508
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 52 Subdivision: SACRE COEUR II PLAT 3 MapRef: MB 219 PG 87 Abbreviated Description: Lot:52 Subdivision:SACRE COEUR II PLAT 3 Map Ref:MB 219 PG 87

15	.26Mi.	**753 WATERSEDGE DR** **FLORISSANT, MO 63034-2027**	12/03/2025	$135,000	$122	1105	5/2/1	1976	8,625 SF

APN: 05J-3-2-054-4 Document #: 2025120300039
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 37 Subdivision: FOX LAKE PLAT ONE MapRef: MB 162 PG 12 Abbreviated Description: Lot:37 Subdivision:FOX LAKE PLAT ONE Map Ref:MB 162 PG 12

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.	**944 JUSTICE CT**	**10/01/1995**	$214,600	$40,780	1,127	6/3/3	1983	9,148 SF	
.01Mi.	**950 JUSTICE CT**	**08/01/1991**	$213,100	$40,490	1,372	6/3/2	1983	9,583 SF	
.01Mi.	**938 JUSTICE CT**	**10/18/2024**	$190,400	$36,180	1,127	6/3/1	1983	8,712 SF	
.03Mi.	**932 JUSTICE CT**	**12/22/2017**	$217,200	$41,270	1,260	6/3/3	1983	8,159 SF	
.03Mi.	**956 JUSTICE CT**	**05/01/1994**	$210,500	$40,000	1,464	5/3/2	1983	10,454 SF	
.03Mi.	**3812 JUSTICE RD**	**01/18/2000**	$194,600	$36,980	1,162	6/3/2	1983	8,712 SF	
.04Mi.	**943 JUSTICE CT**	**12/05/2017**	$238,400	$45,290	1,512	7/3/3	1986	9,583 SF	
.04Mi.	**949 JUSTICE CT**	**08/01/1991**	$179,800	$34,170	1,090	6/3/1	1983	9,583 SF	
.04Mi.	**926 JUSTICE CT**	**06/17/2025**	$215,400	$40,930	1,207	7/3/2	1983	8,276 SF	
.04Mi.	**945 MERCY DR**		$207,700	$39,470	1,459	6/3/2	1984	8,712 SF	
.04Mi.	**951 MERCY DR**	**08/28/2023**	$215,900	$41,030	1,436	7/3/2	1984	8,712 SF	
.04Mi.	**937 JUSTICE CT**	**04/18/2018**	$197,300	$37,480	1,394	5/3/1	1983	9,583 SF	
.04Mi.	**955 JUSTICE CT**	**03/12/2024**	$202,800	$38,540	1,116	6/3/2	1983	9,583 SF	
.04Mi.	**939 MERCY DR**	**11/29/2005**	$282,100	$53,600	2,224	8/3/3	1983	8,712 SF	Yes
.04Mi.	**957 MERCY DR**	**10/06/2021**	$228,000	$43,320	1,624	7/3/2	1985	8,712 SF	
.05Mi.	**931 JUSTICE CT**	**08/19/2020**	$228,700	$43,450	1,346	6/3/3	1983	9,583 SF	Yes

Rent vs. Own

Households Occupied by Renters:	8%	Households Occupied by Owners:	89%

Demographics & Income

Median Age:	42.8 years old	Households:	7,289
Median Household Income:	$110,525	Households w/Family:	73%
Household Income Per Capita:	$47,408	Households w/Family Married:	56%
Most Common Education Level:	Some College	Households w/Family Children:	29%

School District

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

ICE SiteX Report

OrderID: 98697631

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.18Mi.	**Central High School** Number of Students: 1,718 Student-Teacher Ratio: 27.86 Advanced Placement: Yes	D+	Public	9 - 12
0.15Mi.	**Central Early Childhood Center** Number of Students: 113 Student-Teacher Ratio: 7.29	NA	Public	PK - PK
0.38Mi.	**Brown Elementary School** Number of Students: 441 Student-Teacher Ratio: 15.93	D+	Public	PK - 5
1.39Mi.	**North Middle School** Number of Students: 702 Student-Teacher Ratio: 19.79	D	Public	6 - 8

Flood Report

The Subject Property of **944 JUSTICE CT, FLORISSANT, MO 63034-2050** 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	66%	NOTABLY LOWER
BURGLARY	76%	NOTABLY LOWER
MOTOR VEHICLE THEFT	51%	NOTABLY LOWER
FORCIBLE ROBBERY	130%	NOTABLY HIGHER
AGGRAVATED ASSAULT	39%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	142%	NOTABLY HIGHER
MURDER	50%	SIGNIFICANTLY LOWER
OVERALL	43%	SIGNIFICANTLY LOWER

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.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.