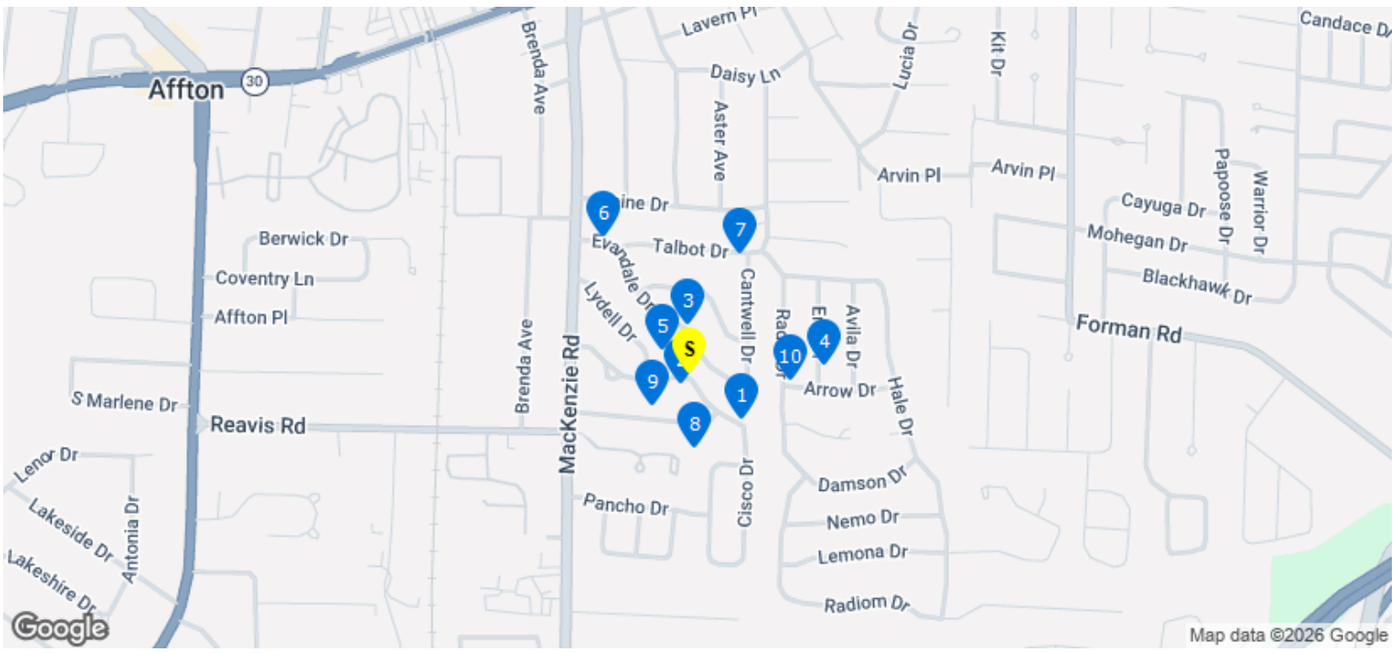
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

9513 ALDO DR, SAINT LOUIS, MO 63123-5401

County:	**ST LOUIS MO**	Census Tract:	2200.01
Property Use:	Single Family Residential	Zoning:	R5
Parcel Number:	26J-2-4-140-2	Thomas Bros Pg-Grid:	

Valuation

Value:	**$246,000**	FSD:	10	Common Confidence Score:	72
Value Range:	$221,400 - $270,600	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	101JJ
Assd Land Value:	$13,410	Market Land Value:	$70,600	Tax Year:	2024
Assd Improvement:	$26,580	Market Improvment Value:	$139,900	Total Taxable Value:	$2,894
Total Assessed Value:	$39,990	Total Assessor Market Value:	$210,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2 Block: 8 Subdivision: MACKENZIE PARK Map Ref: 01 0051 B Sec/Twnship/Range: SEC 14 TWN 44N RNG 6E
Abbreviated Description: MACKENZIE PARK

Property Characteristics

Lot Size:	5,449 SF	Bedrooms:	2	Pool:	
Building Area:	1064 SF	Baths:	2	Fireplace:	1
Year Built:	1944	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Siding (Alum/Vinyl)
Number of Units:	1	Garage Type:	Garage	Heating:	Forced air unit
Number of Stories:	1+B	Number of Cars:	1	A/C:	Central
Style:	Ranch\Rambler	Basement:	Full Basement	Roof Cover:	
		Foundation:	Crawl/Raised	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	02/28/2025	Loan Amount:	N/A
Document #:	2025022800318 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	02/13/2025		
TD Due Date:		Type Finance:	

Legal Description:
Block: 8 Subdivision: MACKENZIE PARK Map Ref: 0

Prior Transfer

Recording Date:	11/05/2021	Sales Price:	N/A
Document #:	2021110500153 BK-PG 23850-4688	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	10/26/2021	Loan Amount:	N/A
Document #:	2021102600170 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	10/15/2021		
TD Due Date:	11/01/2051	Type Finance:	

Legal Description:
Block: 8 Subdivision: MACKENZIE PARK Map Ref: MB 40 PG 18

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Prior Transfer

Recording Date:	10/26/2021	Sales Price:	$175,000
Document #:	2021102600169 BK-PG 25186-1305	Type of Sale:	Arms-Length Transfer
Contract Date:	10/15/2021		
Document Type:	Deed		

Legal Description:
Block: 8 Subdivision: MACKENZIE PARK Map Ref: MB 40 PG 18

Prior Transfer

Recording Date:	01/23/2020	Sales Price:	N/A
Document #:	2020012300410 BK-PG 22487-190	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	01/23/2020	Sales Price:	N/A
Document #:	2020012300409 BK-PG 20705-1460	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	12/26/2019	Loan Amount:	N/A
Document #:	2019122600753 BK-PG 23850-4688	Loan Type:	Conventional
Contract Date:	12/16/2019		
TD Due Date:	01/01/2050	Type Finance:	ADJ

Legal Description:
Block: 8 Subdivision: MACKENZIE PARK Map Ref: 0

Mortgage Record

Recording Date:	04/18/2017	Loan Amount:	N/A
Document #:	2017041800090 BK-PG 22487-00190	Loan Type:	Credit Line (Revolving)
Contract Date:	04/05/2017		
TD Due Date:		Type Finance:	VAR

Legal Description:
Block: 8 Subdivision: MACKENZIE PARK Map Ref: 0

Mortgage Record

Recording Date:	10/04/2013	Loan Amount:	N/A
Document #:	00716 BK-PG 20705-1460	Loan Type:	Unknown Loan Type
Contract Date:	09/16/2013		
TD Due Date:		Type Finance:	

Legal Description:
Block: 8 Subdivision: MACKENZIE PARK Map Ref: 0

Prior Transfer

Recording Date:	03/13/2008	Sales Price:	N/A
Document #:	1026 BK-PG 17818-2696	Type of Sale:	Non Arms-Length Transfer
Contract Date:	03/08/2008		
Document Type:	Deed		

Legal Description:
Block: 8 Subdivision: MACKENZIE PARK Map Ref: MB40 PG18&19

Prior Transfer

Recording Date:	03/13/2008	Sales Price:	N/A
Document #:	1025 BK-PG 17818-2694	Type of Sale:	Non Arms-Length Transfer
Contract Date:	03/08/2008		
Document Type:	Deed		

Legal Description:
Block: 8 Subdivision: MACKENZIE PARK Map Ref: MB40 PG18&19

Prior Transfer

Recording Date:	03/13/2008	Sales Price:	N/A
Document #:	1024 BK-PG 17818-2692	Type of Sale:	Non Arms-Length Transfer
Contract Date:	03/08/2008		
Document Type:	Deed		

Legal Description:
Block: 8 Subdivision: MACKENZIE PARK

Area Sales Analysis

Total Area Sales	$2,234,900	Median # of Bedrooms	2
Median Lot Size	5,543 SF	Median # of Baths	1
Median Living Area	1,059 SF	Median Year Built	1946
Price Range - 2 Yrs	$179,000 to $253,500	Age Range	76 years to 85 years
Median Value	$231,200	Median Age	80 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.19Mi.	**9504 BRENDA AVE** **SAINT LOUIS, MO 63123-4328**	05/13/2026	$275,000	$217	1267	4/2/1	1940	8,281 SF	
		APN: 26J-2-3-098-1 Document #: 2026051300030 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal:								
2	.19Mi.	**9607 REAVIS RD** **SAINT LOUIS, MO 63123-5327**	03/17/2026	$157,500	$141	1120	6/2/1	1938	8,364 SF	
		APN: 26J-2-3-114-6 Document #: 2026031700455 Document Type: Warranty Deed Price Code:								

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Land Use: Single Family Residential
Legal: Lot: 1 Block: 1 Subdivision: BARRY TRACT MapRef: MB 35 PG 16 Sec/Twnship/Range: S15T44NR06E Abbreviated Description: Lot:1 Block:1 Subdivision:BARRY TRACT Map Ref:MB 35 PG 16Sec/Twnship/Range:S15T44NR06E

3	.19Mi.	**9541 ERIE DR** **SAINT LOUIS, MO 63123-5519**	02/20/2026	$250,000	$237	1054	7/2/2	1950	6,900 SF

APN: 26J-2-4-145-3 Document #: 2026022000227
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 15 Block: 11 Subdivision: MACKENZIE PARK NO 2 SECTION B MapRef: MB 46 PG 16 Abbreviated Description: Lot:15 Block:11 Subdivision:MACKENZIE PARK NO 2 SECTION B Map Ref:MB 46 PG 16

4	.2Mi.	**9721 SHUFFLE DR** **SAINT LOUIS, MO 63123-5430**	03/09/2026	$270,000	$234	1154	6/3/1	1952	6,090 SF

APN: 26J-2-4-013-3 Document #: 2026030900017
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 28 Subdivision: AFFTON GARDENS PLAT NO 2 MapRef: MB 53 PG 41 Abbreviated Description: Lot:28 Subdivision:AFFTON GARDENS PLAT NO 2 Map Ref:MB 53 PG 41

5	.21Mi.	**9418 RADIO DR** **SAINT LOUIS, MO 63123-5461**	05/22/2026	$46,000	$43	1076	5/3/1	1965	6,120 SF

APN: 26J-5-2-088-6 Document #: 2026052200045
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: TREMONT PLACE MapRef: MB 114 PG 95 Abbreviated Description: Lot:6 Subdivision:TREMONT PLACE Map Ref:MB 114 PG 95

6	.22Mi.	**9530 ERIE DR** **SAINT LOUIS, MO 63123-5520**	04/15/2026	$235,000	$217	1084	5/2/1	1950	7,039 SF

APN: 26J-5-2-006-2 Document #: 2026041500468
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 6 Block: 12 Subdivision: MACKENZIE PARK NO 2 SECTION B MapRef: MB 46 PG 16 Abbreviated Description: Lot:6 Block:12 Subdivision:MACKENZIE PARK NO 2 SECTION B Map Ref:MB 46 PG 16

7	.22Mi.	**9406 MACKENZIE RD** **SAINT LOUIS, MO 63123-5441**	04/15/2026	$215,000	$206	1044	6/2/1	1949	4,840 SF

APN: 26J-5-1-106-4 Document #: 2026041500084
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 26 Block: 9 Subdivision: MACKENZIE PARK MapRef: MB 6173 PG 338 Abbreviated Description: Lot:26 Block:9 Subdivision:MACKENZIE PARK Map Ref:MB 6173 PG 338

8	.29Mi.	**9744 RADIO DR** **SAINT LOUIS, MO 63123-5553**	05/22/2026	$291,000	$273	1064	7/3/2	1966	7,327 SF

APN: 26J-2-2-110-3 Document #: 2026052200429
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 72 Subdivision: TEAKWOOD PLACE NO 3 MapRef: MB 102 PG 28 Abbreviated Description: Lot:72 Subdivision:TEAKWOOD PLACE NO 3 Map Ref:MB 102 PG 28

9	.29Mi.	**9200 HALLOCK DR** **SAINT LOUIS, MO 63123-5525**	05/14/2026	$300,000	$209	1435	7/3/1	1950	7,174 SF

APN: 26J-3-3-057-5 Document #: 2026051400294
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 18 Block: 14 Subdivision: MACKENZIE PARK NO 2 SECTION B MapRef: MB 46 PG 16 Abbreviated Description: Lot:18 Block:14 Subdivision:MACKENZIE PARK NO 2 SECTION B Map Ref:MB 46 PG 16

10	.31Mi.	**9755 NEWHAM DR** **SAINT LOUIS, MO 63123-5346**	05/05/2026	$194,900	$205	951	5/2/2	2010	950 SF

APN: 26J-1-4-111-1 Document #: 2026050500683
Document Type: Warranty Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Subdivision: BEXLEY STATION CONDOMINIUM PLAT ELEVEN Legal Unit: 10D MapRef: MB 358 PG 260 Abbreviated Description: Subdivision:BEXLEY STATION CONDOMINIUM PLAT ELEVEN Legal Unit:10D Map Ref:MB 358 PG 260

11	.32Mi.	**9723 CRAYFORD RD** **SAINT LOUIS, MO 63123-5341**	05/26/2026	$179,900	$189	951	5/2/2	2010	950 SF

APN: 26J-1-4-125-4 Document #: 2026052600427
Document Type: Warranty Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Subdivision: BEXLEY STATION PLAT 12 Legal Unit: 10 MapRef: MB 18186 PG 783 Abbreviated Description: Subdivision:BEXLEY STATION PLAT 12 Legal Unit:10 Map Ref:MB 18186 PG 783Abbreviated Description:BUILDING 1

12	.34Mi.	**9304 LENARD CT** **SAINT LOUIS, MO 63123-4435**	05/20/2026	$227,000	$259	876	6/2/1	1951	6,299 SF

APN: 26J-5-2-147-0 Document #: 2026052000290
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: ALPINE ACRES MapRef: MB 43 PG 10 Abbreviated Description: Lot:14 Subdivision:ALPINE ACRES Map Ref:MB 43 PG 10

13	.34Mi.	**9319 LENARD CT** **SAINT LOUIS, MO 63123-4435**	04/09/2026	$217,500	$252	864	6/2/2	1949	7,802 SF

APN: 26J-5-4-015-8 Document #: 2026040900303
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: THE ALPINE ACRES SUBDIVISION MapRef: MB 43 PG 10 Abbreviated Description: Lot:7 Subdivision:THE ALPINE ACRES SUBDIVISION Map Ref:MB 43 PG 10

14	.35Mi.	**9134 NIGER DR** **SAINT LOUIS, MO 63123-4438**	04/14/2026	$240,000	$270	888	5/2/1	1955	7,906 SF

APN: 26J-6-1-088-8 Document #: 2026041400024
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 47 Subdivision: NILES MANOR MapRef: MB 65 PG 50 Abbreviated Description: Lot:47 Subdivision:NILES MANOR Map Ref:MB 65 PG 50

15	.36Mi.	**9312 ASTER AVE** **SAINT LOUIS, MO 63123-4429**	02/23/2026	$250,000	$279	896	5/2/2	1948	6,599 SF

APN: 26J-5-4-060-2 Document #: 2026022300548
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 4 Block: 6 Subdivision: FLORA GARDENS MapRef: MB 24 PG 30&31 Abbreviated Description: Lot:4 Block:6 Subdivision:FLORA GARDENS Map Ref:MB 24 PG 30&31

16	.37Mi.	**9109 TIBER CT** **SAINT LOUIS, MO 63123-4444**	02/03/2026	$324,900	$246	1322	7/3/2	1960	6,530 SF

APN: 26J-6-1-078-9 Document #: 2026020300563
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential

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Legal: Lot: 43 Subdivision: TEAKWOOD PLACE MapRef: MB 91 PG 17 Abbreviated Description: Lot:43 Subdivision:TEAKWOOD PLACE Map Ref:MB 91 PG 17

17	.38Mi.	**9304 ASTER AVE** **SAINT LOUIS, MO 63123-4429**	05/01/2026	$252,000	$211	1194	6/2/1	1945	6,917 SF

APN: 26J-5-4-077-4 Document #: 2026050100493
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 2 Block: 6 Subdivision: FLORA GARDENS MapRef: MB 24 PG 30&31 Abbreviated Description: Lot:2 Block:6 Subdivision:FLORA GARDENS Map Ref:MB 24 PG 30&31

18	.38Mi.	**9816 REAVIS RD** **SAINT LOUIS, MO 63123-5312**	04/01/2026	$605,000	$202	3000	//	1967	57,935 SF

APN: 26J-1-4-032-1 Document #: 2026040100621
Document Type: Warranty Deed Price Code:
Land Use: Retail Stores (Personal Services, Photography, Travel)
Legal: Lot: 1 Subdivision: AFFTON INDUSTRIAL PARK MapRef: MB 108 PG 10 Abbreviated Description: Lot:1 Subdivision:AFFTON INDUSTRIAL PARK Map Ref:MB 108 PG 10

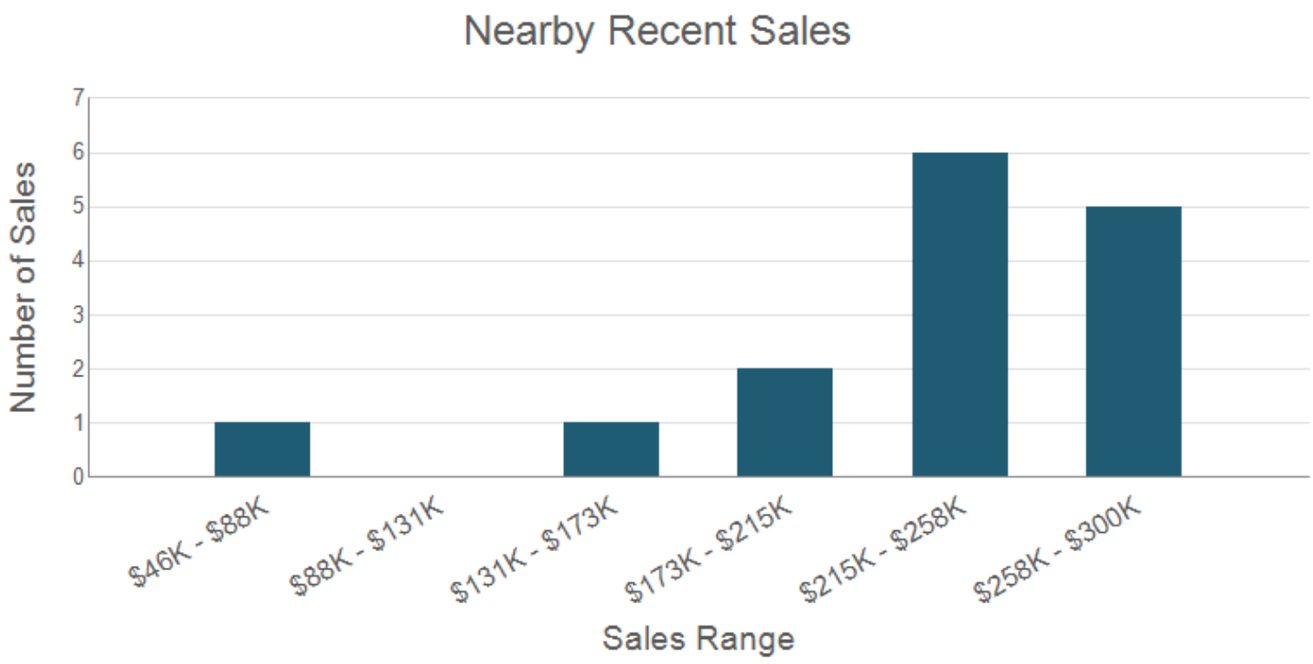
19	.4Mi.	**9534 TIBER DR** **SAINT LOUIS, MO 63123-4448**	02/23/2026	$275,000	$197	1394	6/3/2	1960	8,398 SF

APN: 26J-3-3-140-0 Document #: 2026022300128
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: TEAKWOOD PLACE MapRef: MB 91 PG 17 Abbreviated Description: Lot:11 Subdivision:TEAKWOOD PLACE Map Ref:MB 91 PG 17

20	.42Mi.	**9210 ALTHEA AVE** **SAINT LOUIS, MO 63123-4413**	05/26/2026	$113,500	$111	1023	5/2/1	1939	4,792 SF

APN: 26J-5-4-099-4 Document #: 2026052600201
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 115-117 Subdivision: FLORA GARDENS AMENDED SUBDIVISION MapRef: MB 27 PG 45 Abbreviated Description: Subdivision:FLORA GARDENS AMENDED SUBDIVISION Map Ref:MB 27 PG 45Abbreviated Description:PORTION LOTS115-117

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.

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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.	**9513 ALDO DR**	**10/26/2021**	$210,500	$39,990	1,064	5/2/2	1944	5,449 SF	
.01Mi.	**9509 ALDO DR**	**05/10/2018**	$212,400	$40,350	1,084	5/2/2	1947	7,754 SF	
.01Mi.	**9401 CLOVERHURST DR**	**06/05/2024**	$180,800	$34,350	864	4/2/1	1944	6,560 SF	
.02Mi.	**9407 CLOVERHURST DR**	**03/10/2025**	$200,800	$38,150	1,244	5/2/2	1945	5,401 SF	
.02Mi.	**9511 LYDELL DR**	**11/04/2019**	$226,000	$42,940	1,064	5/2/2	1941	5,144 SF	
.02Mi.	**9507 LYDELL DR**	**09/06/2024**	$196,300	$37,300	1,044	4/2/1	1941	5,114 SF	
.02Mi.	**9505 ALDO DR**	**08/01/1995**	$208,000	$39,520	1,043	7/2/1	1947	5,144 SF	
.03Mi.	**9513 LYDELL DR**	**07/31/2013**	$177,600	$33,750	864	4/2/1	1941	5,780 SF	
.03Mi.	**9503 LYDELL DR**	**02/27/2024**	$179,100	$34,030	896	6/2/1	1941	5,672 SF	
.04Mi.	**9404 EVANDALE DR**	**05/31/2024**	$219,900	$41,780	1,284	6/2/2	1947	7,797 SF	
.04Mi.	**9515 LYDELL DR**	**08/23/2006**	$174,100	$33,080	1,052	6/2/1	1944	5,136 SF	
.04Mi.	**9408 EVANDALE DR**	**09/23/2016**	$211,700	$40,220	1,044	5/2/1	1947	9,278 SF	
.04Mi.	**9400 CLOVERHURST DR**	**11/09/2020**	$181,700	$34,520	864	5/2/1	1943	7,749 SF	
.04Mi.	**9350 CLOVERHURST DR**	**07/28/2020**	$260,500	$49,500	1,382	6/2/1	1944	7,980 SF	
.04Mi.	**9404 CLOVERHURST DR**	**06/01/1996**	$196,600	$37,350	1,254	5/3/1	1943	7,545 SF	
.05Mi.	**9408 CLOVERHURST DR**	**04/05/2023**	$179,600	$34,120	1,064	5/2/1	1943	6,373 SF	

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	41.4 years old	Households:	22,725
Median Household Income:	$74,516	Households w/Family:	56%
Household Income Per Capita:	$40,512	Households w/Family Married:	41%
Most Common Education Level:	High School Graduate	Households w/Family Children:	23%

School District

School District Zone:	Affton 101 School District	Students:	2,619
Number of Schools:	4	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.11Mi.	**Mesnier Primary School** Number of Students: 741 Student-Teacher Ratio: 15.12	NA	Public	KG - 2
1.01Mi.	**Affton High School** Number of Students: 761 Student-Teacher Ratio: 14.81 Advanced Placement: Yes	B-	Public	9 - 12
1.51Mi.	**Gotsch Intermediate School** Number of Students: 562 Student-Teacher Ratio: 13.71	C+	Public	3 - 5
1.94Mi.	**Rogers Middle School** Number of Students: 555 Student-Teacher Ratio: 13.6	B	Public	6 - 8

Flood Report

The Subject Property of **9513 ALDO DR, SAINT LOUIS, MO 63123-5401** 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	122%	HIGHER
BURGLARY	113%	HIGHER
MOTOR VEHICLE THEFT	109%	SIMILAR
FORCIBLE ROBBERY	102%	SIMILAR
AGGRAVATED ASSAULT	109%	SIMILAR
FORCIBLE RAPE	105%	SIMILAR
MURDER	111%	HIGHER
OVERALL	100%	SIMILAR

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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