

Single Family Residence **RESIDENTIAL**

# 323 RASCH CT

BALLWIN, MO 63021

**\$286,009** TopHap Estimate · \$151 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**1,892 ft<sup>2</sup>**

LIVING AREA

**0.43 ac**

LOT SIZE

**1955**

YEAR BUILT

**1**

STORIES

**9**

ROOMS

## VALUATION

**\$286K**

**\$273K low**

**\$299K high**

Last Sale

**\$245,000 · Jun 20, 2023**

Est. Owner Equity

**\$10,194**

Loan-to-Value

**98%**

## TAX & ASSESSMENT

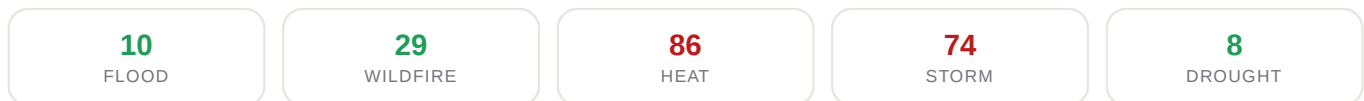
|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,611 (2024) |
| Assessed Value        | \$50,770       |
| Previous Assessed     | \$51,530       |
| Assessor Market Value | \$267,200      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | St. Louis               |
| Lot (acres)   | 0.43                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Raised (Unspecified)    |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Fireplace     | Yes                     |

- Balcony
- Deck · 320 ft²
- Patio · 320 ft²
- Porch · 20 ft²

## CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                               | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|------------------------------------|-----------|--------|--------|
| Jun 16, 2023 | Resale    | Warranty Deed                      | \$245,000 | \$129  | \$241K |
| Nov 9, 2022  | Financing | Affidavit Of Death Of Joint Tenant |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Ballwin Elementary School | Elementary | KG–5   | 0.0 mi   |
| Selvidge Middle School    | Middle     | 6–8    | 0.9 mi   |
| Marquette High School     | High       | 9–12   | 3.2 mi   |

District: Rockwood R-Vi School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

## NEIGHBORHOOD · ZIP 63021

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>41</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>55,113</b><br>POPULATION | <b>\$114K</b><br>MEDIAN IN-COME | <b>55°F</b><br>AVG TEMP | <b>57%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|