

**City of St. Louis Downtown Commercial Economic Condition Factor (ECF) Analysis**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Land Table	Property Class	
51-031-005-00	303 W SUPERIOR	10/26/2022	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$72,200	57.76	\$157,434	\$10,326	\$114,674	\$326,907	0.351	2967	\$39	2001	4.686979027		OFFICE B	\$9,069	2001 - DOWNTOWN	201	
51-031-028-00	200 W CENTER	8/15/2021	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$40,400	34.83	\$48,568	\$48,568	\$67,432	\$155,617	0.433	3005	\$22	2001	3.566533935		OFFICE B	\$22,025	2001 - DOWNTOWN	201	
51-031-035-00	131 W SUPERIOR	12/21/2022	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$36,900	22.36	\$190,703	\$18,383	\$146,617	\$382,933	0.383	1280	\$115	2001	1.477627172		RETAIL	\$15,382	2001 - DOWNTOWN	201	
51-344-780-00	305 W DOWNIE	3/17/2022	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$89,100	56.75	\$164,766	\$42,774	\$114,226	\$271,093	0.421	2391	\$48	2001	2.369811183		RETAIL	\$34,589	2003 - OUTSIDE BUSINE	201	
51-344-583-00	125 E Superior	10/13/22	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$61,200	50.16	\$131,502	\$7,642	\$114,358	\$275,244	0.415	\$3,854	\$30	2000	41.54786299		RETAIL/A	\$7,642	2002 - DOWNTOWN	201	
51-344-818-00	124 W Superior	05/24/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$35,400	44.25	\$125,891	\$7,210	\$72,790	\$263,736	0.276	\$3,052	\$24	2000	27.59956927		RETAIL	\$7,210	2001 - DOWNTOWN	201	
51-344-818-00	124 W Superior	09/20/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$56,600	45.28	\$125,891	\$7,210	\$117,790	\$263,736	0.447	\$3,052	\$39	2000	44.66208633		RETAIL	\$7,210	2001 - DOWNTOWN	201	
52-010-138-00	108 E Center	11/23/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$152,000	76.00	\$212,992	\$10,726	\$189,274	\$447,491	0.423	\$10,396	\$18	2004	42.29671658		RETAIL	\$10,726	2001 - DOWNTOWN	201	
53-010-124-00	121 N Mill	06/01/22	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$14,100	56.40	\$33,096	\$2,179	\$22,821	\$68,400	0.334	\$1,660	\$14	2001	33.36403509		RETAIL	\$2,179	2001 - DOWNTOWN	201	
53-010-121-00	113 N Mill	09/30/21	\$64,500	WD	03-ARM'S LENGTH	\$64,500	\$19,800	30.70	\$59,256	\$2,151	\$62,349	\$126,338	0.494	\$2,292	\$27	2001	49.35094746		RETAIL	\$2,151	2001 - DOWNTOWN	201	
		<b>Totals:</b>	<b>\$1,179,500</b>			<b>\$1,179,500</b>	<b>\$577,700</b>		<b>\$1,250,099</b>		<b>\$1,022,331</b>	<b>\$2,581,495</b>			<b>\$37</b>		<b>0.163213162</b>						
							Sale. Ratio =	48.98			Used	E.C.F. =>	0.396		Std. Deviation=>	0.062974173							
							Std. Dev. =>					Ave. E.C.F. =	0.398		Ave. Variance=>	25.0922169		Coefficient of Var=>	63.10048023				
<b>Not Used</b>																							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Land Table	Property Class	
51-031-271-00	322 N State	06/14/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,500	50.00	\$65,760	\$3,500	\$71,500	\$137,743	0.519	\$3,228	\$22	2003	51.90826394		OPTICAL	\$2,349	2001 - DOWNTOWN	201	
51-031-265-00	306 N STATE	03/15/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$20,600	31.69	\$58,904	\$1,933	\$63,067	\$126,042	0.500	\$1,382	\$46	2002	50.03649577		BEAUTY	\$1,535	2001 - DOWNTOWN	201	

City of St. Louis Commercial Neighborhood Outside Business (2003) & Industrial (3001) Economic Condition Factor (ECF) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Land Table	Property Class
51-354-873-00	1313 MARQUETTE	03/07/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$37,000	61.67	\$68,146	\$53,254	\$6,746	\$33,093	0.204	2240	\$3.01	2003	#REF!		Transport	\$46,456	2003 - OUTSIDE BUSINESS DISTRICT	201
02-019-020-00	911 AND 915 E MONROE RD	05/16/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$129,000	61.43	\$217,343	\$46,301	\$163,699	\$279,525	0.586	2272	\$72.05	2003	#REF!		Retail	\$43,200	2003 - OUTSIDE BUSINESS DISTRICT	201
02-030-001-10	950 E MONROE RD	07/15/22	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$65,500	51.17	\$119,729	\$52,751	\$75,249	\$215,220	0.350	1440	\$52.26	2003	34.9638		Retail	\$16,652	2003 - OUTSIDE BUSINESS DISTRICT	201

<b>Totals:</b>			<b>\$398,000</b>			<b>\$398,000</b>	<b>\$231,500</b>		<b>\$405,218</b>	<b>\$398,000</b>	<b>\$527,838</b>			<b>\$42.44</b>		<b>37.4313</b>						
								<b>Sale. Ratio =&gt;</b>	<b>58.17</b>	<b>Used .400 outside commercial</b>		<b>E.C.F. =&gt;</b>	<b>0.754</b>			<b>Std. Deviation</b>		<b>Ave. Variance=</b>	<b>Coefficient</b>	<b>0.1926595</b>		
								<b>Std. Dev. =&gt;</b>	<b>5.99</b>	<b>Used .375 Industrial</b>		<b>Ave. E.C.F. =&gt;</b>	<b>0.380</b>			<b>&gt;</b>		<b>#REF! of Var=&gt;</b>	<b>#REF!</b>			

NOT USED

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Land Table	Property Class
51-343-508-00	826 Michigan		\$44,957	WD	03-ARM'S LENGTH	\$246,500	\$40,500	16.43	\$81,627	\$22,172	\$224,328	\$132,122	1.698	4229	\$53.05	3001	131.8179		Storage	\$29,520	3001 - INDUSTRIAL	201
51-352-768-00	1951 Michigan		\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$22,000	25.88	\$62,021	\$26,783	\$58,217	\$78,307	0.743	1736	\$33.54	2003	#REF!		Garage	\$25,728	2003 - OUTSIDE BUSINESS DISTRICT	201
53-860-010-00	301 WOODSIDE	09/27/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$96,100	26.69	\$231,171	\$56,089	\$303,911	\$356,084	0.853	5280	\$57.56	3001	#REF!		Transport	\$55,320	3001 - INDUSTRIAL	301

City of St. Louis Commercial Neighborhood (M-46) (2002) Economic Condition Factor (ECF) Analysis																							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Land Table	Property Class	
51-283-504-20	1655 WRIGHT	06/21/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$249,100	71.17	\$406,266	\$218,987	\$131,013	\$416,176	0.315	1,962	\$66.78	2002	10.5090		FAST FOOD	\$183,457	2002 - WRIGHT AVE COMMERCIAL	201	
51-341-012-20	315 WARWICK	06/29/22	\$747,000	WD	03-ARM'S LENGTH	\$747,000	\$544,400	72.88	\$693,948	\$76,725	\$670,275	\$1,371,607	0.489	7,613	\$88.04	2002	6.8786		MEDICAL	\$38,682	2002 - WRIGHT AVE COMMERCIAL	201	
51-341-012-50	315 WARWICK	06/27/22	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$335,300	44.71	\$541,640	\$75,433	\$674,567	\$1,036,016	0.651	5,750	\$117.32	2002	65.1117		MEDICAL	\$38,920	2002 - WRIGHT AVE COMMERCIAL	201	
53-010-218-00	135 W Washington	08/17/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$53,600	53.60	\$126,699	\$74,659	\$25,341	\$112,641	0.225	858	\$29.53	2002	28.6259		REST SNACK	\$72,600	2002 - M-46 Corr	201	
<b>Totals:</b>			<b>\$1,947,000</b>			<b>\$1,947,000</b>	<b>\$1,182,400</b>		<b>\$1,768,553</b>	<b>\$445,804</b>	<b>\$1,501,196</b>	<b>\$2,936,439</b>		<b>16,183</b>	<b>\$75.42</b>		<b>9.1338</b>						
								<b>Sale. Ratio =&gt;</b>	60.73					<b>E.C.F. =&gt;</b>	0.511	<b>Std. Deviation=&gt;</b>		0.189062927					
								<b>Std. Dev. =&gt;</b>	13.71			<b>Used .400</b>	<b>Ave. E.C.F. =&gt;</b>	0.420	<b>Ave. Variance=&gt;</b>		24.05179607	<b>Var=&gt;</b>		57.2808759			