

**City of St. Louis Residential Economic Condition Factor (ECF) Analysis for neighborhood 4010 for 2024 ASSESSMENT ROLL**

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
53-010-382-37	102 ANDREA	\$44,407	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$186,100	48.34	\$477,505	\$39,000	\$346,000	\$477,155	0.725	3179
53-010-382-40	119 DAWN	\$44,508	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$98,800	34.08	\$297,840	\$41,972	\$247,928	\$278,420	0.890	1814
53-010-411-00	525 ORCHARD	\$44,888	\$338,000	WD	03-ARM'S LENGTH	\$338,000	\$144,700	42.81	\$328,508	\$46,324	\$291,676	\$307,056	0.950	2056
		<b>TOTALS:</b>				<b>\$1,012,900</b>	<b>\$429,600</b>	<b>42.81</b>			<b>Used</b>	<b>Mean ECF</b>	<b>0.855</b>	
<b>Price-Related Differential:</b>	98.42061236				<b>Aggregate Assessment Ratio:</b>	42.41%		<b>Mean Sale Ratio:</b>	41.74			<b>Median ECF</b>	<b>0.890</b>	
0.98-1.03	no Bias							<b>Median:</b>	42.81					
≤0.98	high-value properties over-appraised							<b>COD:</b>	15.57					
≥1.03	high-value properties under-appraised							<b>COD</b>	low COD's (15.0 or less) tend to be associated with good appraisal uniformity					



**City of St. Louis Residential Economic Condition Factor (ECF) Analysis for neighborhoods 4001 & 4002 for 2024 ASSESSMENT ROLL**

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
53-650-107-00	409 S MAIN	12/2/2021	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$35,300	25.21	\$101,285	\$13,930	\$126,070	\$121,326	1.039	975
53-010-194-00	215 N MAIN	4/9/2021	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$38,400	25.60	\$132,019	\$9,339	\$140,661	\$170,389	0.826	2961
53-010-020-00	318 W CENTER	8/26/2021	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$49,900	25.85	\$148,634	\$33,026	\$159,974	\$160,567	0.996	2442
53-500-045-00	520 W SAGINAW	12/16/2021	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$23,500	26.11	\$76,252	\$15,979	\$74,021	\$83,713	0.884	832
53-350-032-00	210 S LINCOLN	2/15/2023	\$94,000	WD	03-ARM'S LENGTH	\$94,000	\$25,000	26.60	\$81,155	\$14,034	\$79,966	\$93,224	0.858	984
53-700-037-10	1306 VIRGINIA	6/15/2021	\$97,600	WD	03-ARM'S LENGTH	\$97,600	\$26,300	26.95	\$70,220	\$13,285	\$84,315	\$79,076	1.066	992
53-010-323-00	119 HUBBARD	11/4/2022	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$35,000	28.00	\$88,925	\$15,071	\$109,929	\$102,575	1.072	1126
53-500-028-00	415 W CENTER	7/8/2022	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$35,900	28.72	\$106,940	\$16,270	\$108,730	\$125,931	0.863	1348
53-650-063-00	309 S MAIN	9/24/2021	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$26,000	28.89	\$70,180	\$12,210	\$77,790	\$80,514	0.966	960
53-800-006-00	113 S FRANKLIN	7/30/2021	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$41,000	29.71	\$104,902	\$14,245	\$123,755	\$125,913	0.983	1365
53-010-014-00	313 NORTH	11/22/2021	\$88,000	WD	03-ARM'S LENGTH	\$88,000	\$27,800	31.59	\$70,783	\$12,369	\$75,631	\$81,131	0.932	819
53-500-049-00	207 N BANKSON	9/10/2021	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$27,200	32.00	\$73,434	\$13,781	\$71,219	\$82,851	0.860	1156
53-010-092-00	222 MICHIGAN	4/16/2021	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$21,200	32.62	\$53,671	\$9,087	\$55,913	\$61,922	0.903	1050
53-350-058-00	304 S LINCOLN	8/12/2021	\$145,500	WD	03-ARM'S LENGTH	\$145,500	\$47,600	32.71	\$115,056	\$12,210	\$133,290	\$142,842	0.933	1056
53-010-049-00	324 W WASHINGTON	11/11/2021	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$59,100	33.02	\$147,417	\$29,718	\$149,282	\$163,471	0.913	2430
53-650-092-00	420 S EAST	8/16/2021	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$65,500	34.11	\$137,076	\$14,700	\$177,300	\$169,967	1.043	1499
53-010-255-00	109 N FRANKLIN	10/5/2021	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$57,800	35.03	\$121,368	\$14,130	\$150,870	\$148,942	1.013	1544
53-150-024-00	806 WILSON	9/7/2022	\$92,250	WD	03-ARM'S LENGTH	\$92,250	\$32,400	35.12	\$67,407	\$8,681	\$83,569	\$81,564	1.025	1052
53-650-033-00	223 S FRANKLIN	12/21/2021	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$36,400	35.34	\$77,385	\$13,263	\$89,737	\$89,058	1.008	1042
53-650-050-00	208 S EAST	3/10/2023	\$94,700	WD	03-ARM'S LENGTH	\$94,700	\$34,200	36.11	\$86,488	\$17,168	\$77,532	\$96,278	0.805	1444
53-100-031-00	405 S MAPLE	6/16/2022	\$66,000	WD	03-ARM'S LENGTH	\$66,000	\$23,900	36.21	\$52,282	\$19,899	\$46,101	\$44,976	1.025	832
53-010-327-00	607 E SAGINAW	10/13/2021	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$32,800	36.44	\$70,840	\$16,088	\$73,912	\$76,044	0.972	1066
53-300-004-00	405 E SAGINAW	10/14/2022	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$55,400	36.93	\$113,707	\$21,476	\$128,524	\$128,099	1.003	1868
53-650-011-00	210 S FRANKLIN	9/24/2021	\$107,100	CD	03-ARM'S LENGTH	\$107,100	\$39,700	37.07	\$82,871	\$10,754	\$96,346	\$100,163	0.962	1947
53-010-228-00	120 S MAIN	3/1/2022	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$31,700	37.29	\$95,846	\$19,895	\$65,105	\$105,488	0.617	1612
53-300-011-00	517 E SAGINAW	6/9/2022	\$164,900	WD	03-ARM'S LENGTH	\$164,900	\$62,800	38.08	\$150,132	\$45,962	\$118,938	\$144,681	0.822	1776
53-575-005-00	523 BUTTERNUT	7/6/2021	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$50,300	38.72	\$107,430	\$18,496	\$111,404	\$123,519	0.902	1016
53-350-015-00	422 E WASHINGTON	11/12/2021	\$114,100	WD	03-ARM'S LENGTH	\$114,100	\$45,000	39.44	\$97,585	\$24,295	\$89,805	\$101,792	0.882	1580

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
53-010-024-00	309 N PINE	11/19/2021	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$23,700	39.50	\$58,427	\$14,775	\$45,225	\$60,628	0.746	1182
53-500-074-00	413 W WASHINGTON	6/23/2022	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$51,400	39.57	\$108,251	\$19,159	\$110,741	\$123,739	0.895	1648
53-350-016-00	402 E WASHINGTON	11/15/2022	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$72,600	40.33	\$149,035	\$29,024	\$150,976	\$166,682	0.906	1613
53-650-128-00	308 E WALNUT	6/21/2021	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$32,400	40.50	\$69,527	\$12,840	\$67,160	\$78,732	0.853	700
53-010-040-00	209 N PINE	7/30/2021	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$61,000	40.67	\$148,366	\$20,894	\$129,106	\$177,044	0.729	2437
53-010-278-00	301 E WASHINGTON	5/20/2022	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$44,900	40.82	\$93,040	\$16,650	\$93,350	\$106,097	0.880	2136
53-575-010-00	520 BUTTERNUT	3/31/2022	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$59,300	40.90	\$130,166	\$31,748	\$113,252	\$136,692	0.829	1504
53-350-061-00	618 E WASHINGTON	4/22/2021	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$31,600	42.13	\$67,942	\$12,210	\$62,790	\$77,406	0.811	859
53-350-051-00	315 S EAST	4/30/2021	\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$46,500	42.66	\$99,129	\$21,043	\$87,957	\$108,453	0.811	1200
53-650-052-00	306 E WASHINGTON	4/5/2021	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$70,400	42.67	\$150,051	\$32,601	\$132,399	\$163,125	0.812	2066
53-010-021-00	310 W CENTER	5/26/2021	\$81,000	WD	03-ARM'S LENGTH	\$81,000	\$35,000	43.21	\$85,087	\$10,494	\$70,506	\$103,601	0.681	1056
53-650-051-00	202 S EAST	8/16/2021	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$35,800	43.66	\$76,133	\$13,752	\$68,248	\$86,640	0.788	1212
53-650-039-00	304 E TYRELL	12/2/2022	\$83,000	WD	03-ARM'S LENGTH	\$83,000	\$36,600	44.10	\$77,468	\$16,465	\$66,535	\$84,726	0.785	1326
53-010-345-00	510 S LINCOLN	7/26/2021	\$155,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$155,000	\$69,200	44.65	\$136,675	\$29,982	\$125,018	\$132,046	0.947	1792
53-100-008-00	121 W HAZEL	2/9/2023	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$76,000	44.71	\$152,021	\$19,379	\$150,621	\$184,225	0.818	1688
53-650-038-00	212 E TYRELL	10/5/2022	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$47,600	44.91	\$97,859	\$17,321	\$88,679	\$111,858	0.793	1092
53-350-002-00	514 E WASHINGTON	1/13/2023	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$49,900	45.36	\$99,810	\$10,841	\$99,159	\$123,568	0.802	1632
53-010-032-00	210 N DELAWARE	5/11/2022	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$59,700	45.92	\$124,159	\$13,363	\$116,637	\$153,883	0.758	1941
53-010-060-00	307 W SAGINAW	10/19/2021	\$66,000	WD	03-ARM'S LENGTH	\$66,000	\$30,800	46.67	\$75,202	\$14,370	\$51,630	\$84,489	0.611	1246
53-100-026-00	409 S MAPLE	8/15/2022	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$38,000	47.50	\$78,845	\$19,212	\$60,788	\$82,824	0.734	1402
53-800-002-00	220 E WASHINGTON	5/25/2021	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$116,600	47.59	\$241,314	\$18,007	\$226,993	\$310,149	0.732	4060
53-100-062-00	501 S MAPLE	4/29/2022	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$47,900	47.90	\$95,360	\$9,250	\$90,750	\$119,597	0.759	1512
53-575-010-00	520 BUTTERNUT	11/18/2022	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$60,500	48.40	\$130,166	\$31,748	\$93,252	\$136,692	0.682	1504
53-100-046-00	103 CHESTNUT	10/22/2021	\$56,000	WD	03-ARM'S LENGTH	\$56,000	\$27,700	49.46	\$59,912	\$14,053	\$41,947	\$63,693	0.659	768
53-650-110-00	420 S FRANKLIN	2/3/2022	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$82,600	50.06	\$173,249	\$18,500	\$146,500	\$214,929	0.682	2688
53-100-063-00	505 S MAPLE	5/27/2021	\$61,285	WD	03-ARM'S LENGTH	\$61,285	\$32,500	53.03	\$69,729	\$14,242	\$47,043	\$77,065	0.610	1040
53-010-073-00	124 S PINE	10/25/2022	\$63,000	WD	03-ARM'S LENGTH	\$63,000	\$35,300	56.03	\$70,821	\$10,328	\$52,672	\$84,018	0.627	1236
		<b>TOTALS:</b>				<b>\$6,441,235</b>	<b>\$2,462,600</b>	<b>39.44</b>			<b>Used</b>	<b>Mean ECF</b>	<b>0.853</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
<b>Price-Related Differential:</b>	100.9343443				<b>Aggregate Assessment Ratio:</b>	38.23%		<b>Mean Sale Ratio:</b>	38.59			<b>Median ECF</b>	<b>0.858</b>	
0.98-1.03	no Bias							<b>Median:</b>	39.44					
≤0.98	high-value properties over-appraised							<b>COD:</b>	16.18					
≥1.03	high-value properties under-appraised							<b>COD</b>	low COD's (15.0 or less) tend to be associated with good appraisal uniformity					
<b>Outliers are indicated with strikethrough below</b>														
<del>53-350-007-00</del>	<del>123 S LINCOLN</del>	<del>6/7/2022</del>	<del>\$49,900</del>	<del>CD</del>	<del>11-FROM LENDING-INSTITUTION-EXPOSED</del>	<del>\$49,900</del>	<del>\$34,400</del>	<del>68.94</del>	<del>\$117,316</del>	<del>\$21,667</del>	<del>\$28,233</del>	<del>\$132,846</del>	<del>0.213</del>	<del>926</del>
53-100-012-00	419 S MILL	12/10/2021	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$13,600	54.40	\$35,390	\$12,210	\$12,790	\$32,194	0.397	696

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53-800-001-00	110 S CLINTON	8/3/2021	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$51,900	79.85	\$108,416	\$11,470	\$53,530	\$134,647	0.398	2038
53-500-063-00	113 N BANKSON	1/7/2022	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$32,700	61.70	\$80,346	\$17,206	\$35,794	\$87,694	0.408	1776
53-650-040-00	308 E TYRELL	1/11/2023	\$37,000	WD	03-ARM'S LENGTH	\$37,000	\$28,500	77.03	\$57,648	\$7,585	\$29,415	\$69,532	0.423	1079
53-010-071-00	324 W TYRELL	10/12/2021	\$55,900	WD	03-ARM'S LENGTH	\$55,900	\$29,400	52.59	\$80,375	\$12,221	\$43,679	\$94,658	0.461	1344
53-010-046-00	317 W SAGINAW	10/15/2021	\$74,500	WD	03-ARM'S LENGTH	\$74,500	\$35,900	48.19	\$95,061	\$13,695	\$60,805	\$113,008	0.538	1868
53-010-058-00	119 N PINE	9/8/2022	\$83,500	WD	03-ARM'S LENGTH	\$83,500	\$29,300	35.09	\$107,140	\$13,073	\$70,427	\$130,649	0.539	1558
53-350-033-00	420 E TYRELL	6/10/2021	\$61,500	WD	03-ARM'S LENGTH	\$61,500	\$33,700	54.80	\$72,132	\$14,704	\$46,796	\$79,761	0.587	868
53-400-011-10	418 E HAZEL	6/24/2021	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$25,900	18.24	\$101,341	\$30,269	\$111,731	\$98,711	1.132	1586
53-010-084-00	211 S DELAWARE	11/30/2021	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$35,500	27.31	\$86,038	\$9,981	\$120,019	\$105,635	1.136	1352
53-010-319-00	619 E WASHINGTON	12/30/2022	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$22,800	32.57	\$47,828	\$10,739	\$59,261	\$51,513	1.150	884
53-010-235-00	111 W TYRELL	1/4/2022	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$14,900	27.09	\$37,146	\$12,977	\$42,023	\$33,568	1.252	484
53-500-066-00	421 W SAGINAW	11/30/2021	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$32,500	25.00	\$83,231	\$21,300	\$108,700	\$86,015	1.264	1104
53-350-075-00	311 S EUCLID	7/13/2021	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$34,400	28.20	\$73,758	\$12,865	\$109,135	\$84,574	1.290	1056
53-700-038-01	1402 VIRGINIA	5/7/2021	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$17,800	22.25	\$56,614	\$27,750	\$52,250	\$40,089	1.303	1152
53-350-036-01	510 E TYRELL	7/29/2022	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$13,500	11.25	\$66,670	\$15,170	\$104,830	\$71,528	1.466	820
53-010-077-00	108 S PINE	11/24/2021	\$55,000	MLC	03-ARM'S LENGTH	\$55,000	\$12,600	22.91	\$31,760	\$12,247	\$42,753	\$27,101	1.578	2462
53-650-121-00	500 S FRANKLIN	6/25/2021	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$42,800	19.91	\$178,398	\$26,760	\$188,240	\$210,608	0.894	1776
53-500-120-00	212 S DELAWARE	10/26/2021	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$36,300	24.20	\$124,438	\$12,265	\$137,735	\$155,796	0.884	1218
53-150-008-00	909 WILSON	10/6/2021	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$40,500	26.47	\$104,337	\$18,730	\$134,270	\$118,899	1.129	1388
53-010-237-00	109 W TYRELL	7/19/2021	\$113,000	WD	03-ARM'S LENGTH	\$113,000	\$31,400	27.79	\$77,984	\$16,160	\$96,840	\$85,867	1.128	1784
53-350-024-00	203 S EAST	2/9/2023	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$43,000	33.10	\$93,330	\$24,554	\$105,346	\$95,522	1.103	2240
53-300-018-00	313 GIDDINGS	7/8/2022	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$56,900	33.47	\$114,020	\$14,176	\$155,824	\$138,672	1.124	1468

\$/Sq.Ft.	ECF Area	Adj Sale \$ Absolute Difference from Median	Adj Sale \$ Difference from Median Squared	Adj Sale \$ Difference from Mean Deviation	Adj Sale \$ Difference from Mean Squared	ECF Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class
\$129	4001	11.85571429	3.44321279	13.195714	3.6325906	18.61640737	ONE STORY PLUS	\$12,395		4001 EAST OF MAIN ST SOUTH OF RIVER	401
\$48	4002	11.47000000	3.38673884	12.810000	3.579106	3.22578245	TWO STORY	\$9,339		4002 WEST OF MAIN SOUTH OF RIVER	401
\$66	4002	11.21507772	3.34889201	12.555078	3.5433145	99.6308874	TWO STORY	\$21,275		4002 WEST OF MAIN SOUTH OF RIVER	401
\$89	4002	10.95888889	3.31042126	12.298889	3.5069772	88.4228759	ONE STORY	\$9,458		4002 WEST OF MAIN SOUTH OF RIVER	401
\$81	4001	10.47425532	3.23639542	1.7989984	1.3412675	#REF!	ONE STORY PLUS	\$12,210		4001 EAST OF MAIN ST SOUTH OF RIVER	401
\$85	4002	10.12327869	3.18171003	11.463279	3.3857464	106.624745	ONE STORY	\$10,183		4002 WEST OF MAIN SOUTH OF RIVER	401
\$98	4001	9.070000000	3.01164407	10.410000	3.2264532	67.4420382	TWO STORY	\$13,690		4001 EAST OF MAIN ST SOUTH OF RIVER	401
\$81	4002	8.350000000	2.88963666	9.6900000	3.1128765	46.5854967	TWO STORY	\$12,907		4002 WEST OF MAIN SOUTH OF RIVER	401
\$81	4001	8.181111111	2.86026417	9.5211111	3.0856298	55.8001444	ONE STORY PLUS	\$12,210		4001 EAST OF MAIN ST SOUTH OF RIVER	401
\$91	4001	7.359855072	2.71290528	8.6998551	2.9495517	55.9822124	ONE STORY PLUS	\$14,245		4001 EAST OF MAIN ST SOUTH OF RIVER	401
\$92	4002	5.479090909	2.3407458	6.8190909	2.6113389	47.0775026	ONE STORY PLUS	\$10,320		4002 WEST OF MAIN SOUTH OF RIVER	401
\$62	4002	5.070000000	2.25166605	6.4100000	2.5317978	32.1541679	ONE STORY PLUS	\$12,210		4002 WEST OF MAIN SOUTH OF RIVER	401
\$53	4002	4.454615385	2.11059598	5.7946154	2.4072007	90.2955314	TWO STORY	\$7,689		4002 WEST OF MAIN SOUTH OF RIVER	401
\$126	4001	4.355223368	2.08691719	5.6952234	2.3864667	93.3131055	TWO STORY	\$12,210		4001 EAST OF MAIN ST SOUTH OF RIVER	401
\$61	4002	4.053240223	2.01326606	5.3932402	2.3223351	91.3202690	TWO STORY	\$25,931		4002 WEST OF MAIN SOUTH OF RIVER	401
\$118	4001	2.955416667	1.71913253	4.2954167	2.0725387	104.314568	ONE STORY	\$12,210		4001 EAST OF MAIN ST SOUTH OF RIVER	401
\$98	4001	2.039696970	1.4281796	3.3796970	1.8383952	101.294687	ONE STORY PLUS	\$12,395		4001 EAST OF MAIN ST SOUTH OF RIVER	401
\$79	4002	1.948048780	1.39572518	3.2880488	1.8132978	102.458330	ONE STORY	\$7,777		4002 WEST OF MAIN SOUTH OF RIVER	401
\$86	4001	1.730194175	1.31536846	3.0701942	1.752197	100.762044	ONE STORY PLUS	\$12,210		4001 EAST OF MAIN ST SOUTH OF RIVER	401
\$54	4001	0.955955649	0.97772984	2.2959556	1.5152411	80.5294835	ONE STORY	\$12,210		4001 EAST OF MAIN ST SOUTH OF RIVER	401
\$55	4001	0.857878788	0.92621746	2.1978788	1.4825245	102.500444	ONE STORY	\$12,210		4001 EAST OF MAIN ST SOUTH OF RIVER	401
\$69	4001	0.625555556	0.7909207	1.9655556	1.4019827	97.1957908	ONE STORY PLUS	\$14,800		4001 EAST OF MAIN ST SOUTH OF RIVER	401
\$69	4001	0.136666667	0.36968455	1.4766667	1.2151817	100.332081	TWO STORY	\$17,020		4001 EAST OF MAIN ST SOUTH OF RIVER	401
\$49	4001	0.001839402	0.04288826	1.3418394	1.1583779	96.1896918	TWO STORY	\$9,065		4001 EAST OF MAIN ST SOUTH OF RIVER	401
\$40	4002	0.224117647	0.47341065	1.1158824	1.0563533	61.7182131	TWO STORY	\$12,929		4002 WEST OF MAIN SOUTH OF RIVER	401
\$67	4001	1.013687083	1.00682028	0.3263129	0.5712381	82.2073110	TWO STORY	\$30,895		4001 EAST OF MAIN ST SOUTH OF RIVER	401
\$110	4001	1.652093918	1.28533806	0.3120939	0.5586537	90.1914672	ONE STORY	\$15,910		4001 EAST OF MAIN ST SOUTH OF RIVER	401
\$57	4001	2.369088519	1.53918437	1.0290885	1.01444	88.2243166	ONE STORY PLUS	\$21,275		4001 EAST OF MAIN ST SOUTH OF RIVER	401

\$/Sq.Ft.	ECF Area	Adj Sale \$ Absolute Difference from Median	Adj Sale \$ Difference from Median Squared	Adj Sale \$ Difference from Mean Deviation	Adj Sale \$ Difference from Mean Squared	ECF Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class
\$38	4002	2.430000000	1.55884573	1.0900000	1.0440307	74.5945208	TWO STORY	\$12,210		4002 WEST OF MAIN SOUTH OF RIVER	401
\$67	4002	2.498899153	1.58079067	1.1588992	1.0765218	89.4957110	TWO STORY	\$17,429		4002 WEST OF MAIN SOUTH OF RIVER	401
\$94	4001	3.263333333	1.80646985	1.9233333	1.3868429	90.5773009	ONE STORY	\$21,275		4001 EAST OF MAIN ST SOUTH OF RIVER	401
\$96	4001	3.430000000	1.85202592	2.0900000	1.4456832	85.3020965	ONE STORY	\$12,210		4001 EAST OF MAIN ST SOUTH OF RIVER	401
\$53	4002	3.596666667	1.89648798	2.2566667	1.5022206	72.9229350	TWO STORY	\$14,290		4002 WEST OF MAIN SOUTH OF RIVER	401
\$44	4001	3.748181818	1.93602216	2.4081818	1.5518318	87.9853413	TWO STORY	\$16,650		4001 EAST OF MAIN ST SOUTH OF RIVER	401
\$75	4001	3.826551724	1.95615739	2.4865517	1.5768804	82.8521580	RANCH	\$30,525		4001 EAST OF MAIN ST SOUTH OF RIVER	401
\$73	4001	5.063333333	2.25018518	3.7233333	1.9295941	81.1182095	ONE STORY	\$12,210		4001 EAST OF MAIN ST SOUTH OF RIVER	401
\$73	4001	5.590550459	2.36443449	4.2505505	2.0616863	81.1016546	ONE STORY PLUS	\$12,210		4001 EAST OF MAIN ST SOUTH OF RIVER	401
\$64	4001	5.596666667	2.36572751	4.2566667	2.0631691	81.1641379	ONE STORY PLUS	\$24,050		4001 EAST OF MAIN ST SOUTH OF RIVER	401
\$67	4002	6.139876543	2.47787743	4.7998765	2.1908621	68.0550711	ONE STORY	\$8,325		4002 WEST OF MAIN SOUTH OF RIVER	401
\$56	4001	6.588536585	2.56681448	5.2485366	2.2909685	78.7716741	ONE STORY PLUS	\$12,210		4001 EAST OF MAIN ST SOUTH OF RIVER	401
\$50	4001	7.026385542	2.65073302	5.6863855	2.3846143	78.5292511	TWO STORY	\$16,465		4001 EAST OF MAIN ST SOUTH OF RIVER	401
\$70	4001	7.575161290	2.75230109	6.2351613	2.4970305	94.6777580	TWO STORY	\$21,875	53-400-008-00	4001 EAST OF MAIN ST SOUTH OF RIVER	401
\$89	4002	7.635882353	2.76331004	6.2958824	2.5091597	81.7592618	TWO STORY	\$15,170		4002 WEST OF MAIN SOUTH OF RIVER	401
\$81	4001	7.835660377	2.79922496	6.4956604	2.5486585	79.2779539	ONE STORY PLUS	\$14,430		4001 EAST OF MAIN ST SOUTH OF RIVER	401
\$61	4001	8.293636364	2.87986742	6.9536364	2.6369749	80.2464684	TWO STORY	\$10,730		4001 EAST OF MAIN ST SOUTH OF RIVER	401
\$60	4002	8.853076923	2.97541206	7.5130769	2.7409993	75.7957353	TWO STORY	\$12,210		4002 WEST OF MAIN SOUTH OF RIVER	401
\$41	4002	9.596666667	3.09784872	8.2566667	2.8734416	61.1086258	TWO STORY	\$10,755		4002 WEST OF MAIN SOUTH OF RIVER	401
\$43	4001	10.430000000	3.22955105	9.0900000	3.0149627	73.3945314	ONE STORY PLUS	\$12,210		4001 EAST OF MAIN ST SOUTH OF RIVER	401
\$56	4001	10.52183673	3.24373808	9.1818367	3.0301546	73.1884592	ONE STORY PLUS	\$15,170		4001 EAST OF MAIN ST SOUTH OF RIVER	401
\$60	4001	10.830000000	3.29089653	9.4900000	3.0805844	75.8796910	DUPLEX	\$9,250		4001 EAST OF MAIN ST SOUTH OF RIVER	401
\$62	4001	11.330000000	3.36600654	9.9900000	3.1606961	68.2206887	RANCH	\$30,525		4001 EAST OF MAIN ST SOUTH OF RIVER	401
\$55	4001	12.39428571	3.52055190	11.054286	3.3247986	65.8580440	ONE STORY	\$12,210		4001 EAST OF MAIN ST SOUTH OF RIVER	401
\$55	4001	12.99060606	3.60424834	11.650606	3.4132984	68.1619897	TWO STORY	\$18,500		4001 EAST OF MAIN ST SOUTH OF RIVER	401
\$45	4001	15.96092111	3.99511215	14.620921	3.8237313	61.0430524	ONE STORY	\$10,860		4001 EAST OF MAIN ST SOUTH OF RIVER	401
\$43	4002	18.96174603	4.35450870	17.621746	4.1978263	62.6912872	ONE STORY	\$9,694		4002 WEST OF MAIN SOUTH OF RIVER	401
		<b>6.38161913</b>	128.590761	<b>334.47819</b>	126.4303	#REF!					



\$/Sq.Ft.	ECF Area	Adj Sale \$ Absolute Difference from Median	Adj Sale \$ Difference from Median Squared	Adj Sale \$ Difference from Mean Deviation	Adj Sale \$ Difference from Mean Squared	ECF Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class
Median Absolute Deviation:	0.116		Variance:	2.3413018							
Mean Absolute Deviation:	6.081		Standard Deviation:	11.244123							
			COV	28.510098							
\$30	4001	31.86787575	5.64516393	2.3759554	1.5414134	64.0409294	ONE STORY	\$12,210		4001 EAST OF MAIN ST SOUTH OF RIVER	401
\$18	4002	17.33	4.16293166	15.99	3.9987498	46.0513497	ONE STORY	\$12,210		4002 WEST OF MAIN SOUTH OF RIVER	401

\$/Sq.Ft.	ECF Area	Adj Sale \$ Absolute Difference from Median	Adj Sale \$ Difference from Median Squared	Adj Sale \$ Difference from Mean Deviation	Adj Sale \$ Difference from Mean Squared	ECF Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class
\$26	4001	42.77615385	6.54034814	41.436154	6.437092	39.7557413	TWO STORY	\$11,470		4001 EAST OF MAIN ST SOUTH OF RIVER	401
\$20	4002	24.62811321	4.96267198	23.288113	4.8257759	40.8167243	TWO STORY	\$12,247		4002 WEST OF MAIN SOUTH OF RIVER	401
\$27	4001	39.95702703	6.3211571	38.617027	6.21426	42.3042961	ONE STORY PLUS	\$7,585		4001 EAST OF MAIN ST SOUTH OF RIVER	401
\$32	4002	15.52391771	3.94004032	14.183918	3.7661542	#REF!	TWO STORY	\$10,094		4002 WEST OF MAIN SOUTH OF RIVER	401
\$33	4002	11.11791946	3.33435443	9.7779195	3.1269665	#REF!	TWO STORY	\$10,916		4002 WEST OF MAIN SOUTH OF RIVER	401
\$45	4002	1.980179641	1.40718856	3.3201796	1.822136	#REF!	ONE STORY	\$9,833		4002 WEST OF MAIN SOUTH OF RIVER	401
\$54	4001	17.72674797	4.21031447	16.386748	4.0480548	#REF!	ONE STORY	\$12,025		4001 EAST OF MAIN ST SOUTH OF RIVER	401
\$70	4001	18.83056338	4.33941971	20.170563	4.491165	113.189894	ONE STORY PLUS	\$26,270		4001 EAST OF MAIN ST SOUTH OF RIVER	401
\$89	4002	9.762307692	3.12446919	11.102308	3.3320126	113.617002	ONE STORY	\$9,981		4002 WEST OF MAIN SOUTH OF RIVER	401
\$67	4001	4.498571429	2.1209836	5.8385714	2.4163136	115.04198	TWO STORY	\$9,250		4001 EAST OF MAIN ST SOUTH OF RIVER	401
\$87	4002	9.979090909	3.15896991	11.319091	3.3643857	125.187475	TWO STORY	\$9,890		4002 WEST OF MAIN SOUTH OF RIVER	401
\$98	4002	12.07	3.47419055	13.41	3.6619667	126.372894	ONE STORY	\$15,310		4002 WEST OF MAIN SOUTH OF RIVER	401
\$103	4001	8.873278689	2.97880491	10.213279	3.1958221	129.041436	ONE STORY	\$12,210		4001 EAST OF MAIN ST SOUTH OF RIVER	401
\$45	4002	14.82	3.84967531	16.16	4.0199502	130.33536	ONE STORY PLUS	\$27,750		4002 WEST OF MAIN SOUTH OF RIVER	401
\$128	4001	25.82	5.08133841	27.16	5.2115257	146.558439	ONE STORY	\$15,170		4001 EAST OF MAIN ST SOUTH OF RIVER	401
\$17	4002	14.16090909	3.76309834	15.500909	3.9371194	157.752064	TWO STORY	\$12,247		4002 WEST OF MAIN SOUTH OF RIVER	401
\$106	4001	17.16302326	4.14282793	18.503023	4.3015141	#REF!	TWO STORY	\$19,980		4001 EAST OF MAIN ST SOUTH OF RIVER	401
\$113	4002	12.87	3.58747822	14.21	3.7696154	#REF!	ONE STORY	\$11,655		4002 WEST OF MAIN SOUTH OF RIVER	401
\$97	4002	10.59941176	3.25567378	11.939412	3.4553454	112.9281500	RANCH	\$14,617		4002 WEST OF MAIN SOUTH OF RIVER	401
\$54	4002	9.282389381	3.04670139	10.622389	3.2592007	91.5270514	TWO STORY	\$13,517		4002 WEST OF MAIN SOUTH OF RIVER	401
\$47	4001	3.967613549	1.99188693	5.3076135	2.3038259	110.284289	MULTI FAMILY	\$24,420		4001 EAST OF MAIN ST SOUTH OF RIVER	401
\$106	4001	3.599411765	1.89721158	4.9394118	2.2224787	112.368578	TWO STORY	\$11,840		4001 EAST OF MAIN ST SOUTH OF RIVER	401

**City of St. Louis Residential Economic Condition Factor (ECF) Analysis for neighborhood 4006 for 2024 ASSESSMENT ROLL**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
53-010-363-00	517 CORINTH	\$44,846	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$47,200	37.76	\$114,763	\$24,588	\$100,412	\$103,769	0.968	1560
53-010-375-00	217 W PROSPECT	\$44,915	\$117,000	WD	19-MULTI PARCEL A	\$117,000	\$43,800	37.44	\$102,941	\$37,301	\$79,699	\$75,535	1.055	1188
53-010-380-00	415 N MAIN	\$44,428	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$38,000	23.75	\$138,050	\$24,732	\$135,268	\$130,400	1.037	1428
53-175-008-00	706 FAIRWAY	\$44,376	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$74,500	45.15	\$223,568	\$38,117	\$126,883	\$213,407	0.595	1968
53-250-001-00	509 OLIVE	\$44,565	\$93,500	WD	03-ARM'S LENGTH	\$93,500	\$38,500	41.18	\$124,701	\$33,991	\$59,509	\$104,384	0.570	2220
53-250-002-01	519 OLIVE	\$44,490	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$17,000	28.33	\$61,662	\$28,962	\$31,038	\$37,629	0.825	1357
53-250-006-00	609 OLIVE	\$44,749	\$118,900	CD	11-FROM LENDING I	\$118,900	\$44,600	37.51	\$108,367	\$15,951	\$102,949	\$106,348	0.968	2009
53-600-008-00	624 BERA	\$44,390	\$101,500	WD	03-ARM'S LENGTH	\$101,500	\$39,800	39.21	\$121,561	\$53,537	\$47,963	\$78,278	0.613	1176
53-600-059-00	512 EDEN	\$44,544	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$25,400	27.31	\$76,206	\$22,439	\$70,561	\$61,872	1.140	1141
53-600-067-00	116 W PROSPECT	\$44,601	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$22,100	24.83	\$83,594	\$13,798	\$75,202	\$80,318	0.936	900
53-750-005-00	211 E PROSPECT	\$44,753	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$35,000	30.43	\$94,835	\$13,997	\$101,003	\$93,024	1.086	1403
53-750-005-00	211 E PROSPECT	\$44,295	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$36,800	66.91	\$94,835	\$13,997	\$41,003	\$93,024	0.441	1403
53-750-020-00	109 E PROSPECT	\$44,953	\$146,900	WD	03-ARM'S LENGTH	\$146,900	\$56,400	38.39	\$130,663	\$9,943	\$136,957	\$138,918	0.986	1938
53-750-027-00	523 N SEAMAN	\$44,397	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$23,500	28.66	\$83,513	\$22,949	\$59,051	\$69,694	0.847	1000
53-750-044-01	415 N CLINTON	\$44,875	\$115,900	WD	03-ARM'S LENGTH	\$115,900	\$43,300	37.36	\$107,121	\$19,800	\$96,100	\$100,484	0.956	1615
53-750-054-00	422 N SEAMAN	\$44,818	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$47,700	39.75	\$114,272	\$21,476	\$98,524	\$106,785	0.923	1224
53-750-055-00	428 N SEAMAN	\$44,518	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$29,500	32.78	\$100,920	\$16,754	\$73,246	\$96,854	0.756	1020
53-750-058-00	417 N UNION	\$44,676	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$20,000	32.26	\$64,097	\$10,148	\$51,852	\$62,082	0.835	720
53-750-059-00	415 N UNION	\$44,328	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$20,300	40.60	\$59,276	\$11,520	\$38,480	\$54,955	0.700	800
53-750-063-00	405 N UNION	\$44,505	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$26,100	27.47	\$76,298	\$10,524	\$84,476	\$75,689	1.116	1144
53-750-067-00	422 N CLINTON	\$44,902	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$29,600	34.82	\$73,243	\$15,078	\$69,922	\$66,933	1.045	1122
53-750-078-00	205 RIVER	\$44,321	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$26,200	27.58	\$77,307	\$14,428	\$80,572	\$72,358	1.114	824
53-750-089-00	325 N CLINTON	\$44,610	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$25,100	25.10	\$94,054	\$25,061	\$74,939	\$79,394	0.944	880
53-750-102-00	326 N MAIN	\$44,372	\$79,000	WD	03-ARM'S LENGTH	\$79,000	\$40,700	51.52	\$139,571	\$16,423	\$62,577	\$141,712	0.442	2234
		<b>TOTALS:</b>				<b>\$2,413,700</b>	<b>\$851,100</b>	<b>36.09</b>			<b>Used</b>	<b>Mean ECF</b>	<b>0.871</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
<b>Price-Related Differential:</b>	101.16				<b>Aggregate Assessment Ratio:</b>	35.26%		<b>Mean Sale Ratio:</b>	35.67			<b>Median ECF</b>	<b>0.940</b>	
0.98-1.03	no Bias							<b>Median:</b>	36.09					
≤0.98	high-value properties over-appraised							<b>COD:</b>	5.94					
≥1.03	high-value properties under-appraised							<b>COD</b>	low COD's (15.0 or less) tend to be associated with good appraisal uniformity					
<b>Outliers are indicated with strikethrough below</b>														
<del>53-750-053-00</del>	<del>420 N SEAMAN</del>	<del>\$44,449</del>	<del>\$144,000</del>	<del>WD</del>	<del>03-ARM'S LENGTH</del>	<del>\$144,000</del>	<del>\$37,000</del>	<del>25.69</del>	<del>\$108,137</del>	<del>\$19,680</del>	<del>\$124,320</del>	<del>\$101,792</del>	<del>1.221</del>	<del>1160</del>
<del>53-250-008-00</del>	<del>605 TEMAN</del>	<del>\$44,893</del>	<del>\$160,000</del>	<del>WD</del>	<del>19-MULTI PARCEL A</del>	<del>\$160,000</del>	<del>\$53,200</del>	<del>33.25</del>	<del>\$106,343</del>	<del>\$25,345</del>	<del>\$134,655</del>	<del>\$95,517</del>	<del>1.410</del>	<del>1992</del>
<del>53-250-019-00</del>	<del>532 HEBRON</del>	<del>\$44,337</del>	<del>\$136,000</del>	<del>WD</del>	<del>03-ARM'S LENGTH</del>	<del>\$136,000</del>	<del>\$36,100</del>	<del>26.54</del>	<del>\$110,581</del>	<del>\$44,508</del>	<del>\$91,492</del>	<del>\$76,033</del>	<del>1.203</del>	<del>1196</del>
<del>53-750-006-00</del>	<del>207 E PROSPECT</del>	<del>\$44,782</del>	<del>\$100,000</del>	<del>WD</del>	<del>03-ARM'S LENGTH</del>	<del>\$100,000</del>	<del>\$33,000</del>	<del>33.00</del>	<del>\$77,834</del>	<del>\$7,904</del>	<del>\$92,096</del>	<del>\$80,472</del>	<del>1.144</del>	<del>1332</del>

\$/Sq.Ft.	ECF Area	Adj Sale \$ Absolute Difference from Median	Adj Sale \$ Difference from Median Squared	Adj Sale \$ Difference from Mean Deviation	Adj Sale \$ Difference from Mean Squared	ECF Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class
\$64.37	4006	0.69000000	0.830662386	0.911406817	0.9546763	9.69337859	TWO STORY	\$17,765		4006 NORTH OF RIVER	401
\$67.09	4006	0.36589744	0.604894566	0.777749681	0.8819012	11.50250987	TWO STORY	\$33,809	53-010-374-10,	4006 NORTH OF RIVER	401
\$94.73	4006	13.32000000	3.649657518	1.910407684	1.382175	103.7327622	ONE STORY	\$22,309		4006 NORTH OF RIVER	401
\$64.47	4006	8.081515152	2.842800582	1.68606067	1.298484	59.45577527	ONE STORY	\$31,505		4006 NORTH OF RIVER	401
\$26.81	4006	4.106470588	2.026442841	1.423531819	1.1931185	57.0095030	TWO STORY	\$33,532		4006 NORTH OF RIVER	401
\$22.87	4006	8.736666667	2.955785288	1.719239741	1.3111978	#REF!	TWO STORY	\$20,090		4006 NORTH OF RIVER	401
\$51.24	4006	0.440513036	0.663711561	0.814684946	0.902599	96.80432291	TWO STORY	\$13,612		4006 NORTH OF RIVER	401
\$40.78	4006	2.141822660	1.463496724	1.209750687	1.0998867	60.85948753	ONE STORY	\$48,243		4006 NORTH OF RIVER	401
\$61.84	4006	9.758172043	3.123807299	1.767429574	1.3294471	26.93261184	ONE STORY	\$21,252		4006 NORTH OF RIVER	401
\$83.56	4006	12.23853933	3.498362378	1.870390969	1.3676224	26.70059279	ONE STORY PLUS	\$13,798		4006 NORTH OF RIVER	401
\$71.99	4006	6.635217391	2.575891572	1.604958433	1.2668695	5.867888702	ONE STORY PLUS	\$12,003		4006 NORTH OF RIVER	401
\$29.23	4006	29.839090909	5.462516902	2.337202794	1.5287913	44.07779464	ONE STORY PLUS	\$12,003		4006 NORTH OF RIVER	401
\$70.67	4006	1.323464942	1.150419464	1.072576088	1.0356525	98.58816519	TWO STORY	\$8,068		4006 NORTH OF RIVER	401
\$59.05	4006	8.411463415	2.900252302	1.703012713	1.3049953	84.7290815	ONE STORY	\$22,949		4006 NORTH OF RIVER	401
\$59.50	4006	0.289792925	0.538324182	0.733705787	0.8565663	95.63667022	TWO STORY	\$19,800		4006 NORTH OF RIVER	401
\$80.49	4006	2.680000000	1.637070554	1.27948058	1.1311413	92.26405674	ONE STORY PLUS	\$14,520		4006 NORTH OF RIVER	401
\$71.81	4006	4.292222222	2.071767898	1.439363713	1.1997349	75.62528368	ONE STORY PLUS	\$14,520		4006 NORTH OF RIVER	401
\$72.02	4006	4.811935484	2.193612428	1.481084882	1.2169983	83.522193	ONE STORY	\$8,368		4006 NORTH OF RIVER	401
\$48.10	4006	3.530000000	1.878829423	1.370703988	1.1707707	70.02077192	ONE STORY	\$8,368		4006 NORTH OF RIVER	401
\$73.84	4006	9.596315789	3.097792083	1.760054568	1.3266705	111.608911	ONE STORY PLUS	\$8,338		4006 NORTH OF RIVER	401
\$62.32	4006	2.246470588	1.498823068	1.224264297	1.1064648	104.4652573	ONE STORY PLUS	\$13,470		4006 NORTH OF RIVER	401
\$97.78	4006	9.491052632	3.080755205	1.755208023	1.3248426	111.3520696	ONE STORY	\$12,728		4006 NORTH OF RIVER	401
\$85.16	4006	11.970000000	3.459768778	1.86004537	1.3638348	94.38927416	ONE STORY	\$20,472		4006 NORTH OF RIVER	401
\$28.01	4006	14.44898734	3.801182361	1.949662115	1.396303	44.15777211	VICTORIAN	\$15,986		4006 NORTH OF RIVER	401
		<b>2.14488115</b>	57.00662736	<b>35.66197594</b>	28.950744	#REF!					

\$/Sq.Ft.	ECF Area	Adj Sale \$ Absolute Difference from Median	Adj Sale \$ Difference from Median Squared	Adj Sale \$ Difference from Mean Deviation	Adj Sale \$ Difference from Mean Squared	ECF Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class
<b>Median Absolute Deviation:</b>	0.08937		<b>Variance:</b>	1.258727985							
<b>Mean Absolute Deviation:</b>	1.485916		<b>Standard Deviation:</b>	5.380589526							
			<b>COV</b>	14.90812379							
\$107.17	4006	11.37555556	3.372766751	12.71555556	3.5658878	122.131752	ONE STORY PLUS	\$14,520		4006 NORTH OF RIVER	401
\$67.60	4006	3.82	1.954482029	5.16	2.2715633	#REF!	TRI LEVEL	\$24,418	53-250-008-01	4006 NORTH OF RIVER	401
\$76.50	4006	10.525882353	3.244361625	11.865882	3.444689	#REF!	ONE STORY	\$42,629		4006 NORTH OF RIVER	401
\$69.14	4006	4.07	2.0174241	5.41	2.3259407	114.4450536	ONE STORY	\$7,904		4006 NORTH OF RIVER	401

**City of St. Louis Residential Economic Condition Factor (ECF) Analysis for neighborhoods 4003 & 4004 for 2024 ASSESSMENT ROLL**

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.
53-100-103-00	543 CHEESMAN	11/30/2021	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$60,100	32.49	\$201,437	\$96,884	\$88,116	\$129,397	0.681	1259	\$70
53-850-007-00	201 SURREY	2/2/2022	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$82,700	51.69	\$162,613	\$22,116	\$137,884	\$173,882	0.793	2328	\$59
53-850-035-00	117 YORK	11/22/2021	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$44,500	31.56	\$149,652	\$19,353	\$121,647	\$161,261	0.754	960	\$127
53-850-130-00	410 DEVON	9/13/2022	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$70,200	39.66	\$138,552	\$14,108	\$162,892	\$154,015	1.058	1848	\$88
53-850-138-00	403 DEVON	6/15/2022	\$194,600	WD	03-ARM'S LENGTH	\$194,600	\$77,500	39.83	\$152,742	\$23,445	\$171,155	\$160,021	1.070	1200	\$143
53-850-138-00	403 DEVON	4/13/2022	\$194,900	WD	03-ARM'S LENGTH	\$194,900	\$77,500	39.76	\$152,742	\$23,445	\$171,455	\$160,021	1.071	1200	\$143
53-850-150-00	126 YORK	7/27/2022	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$68,100	44.80	\$143,500	\$18,588	\$133,412	\$154,594	0.863	1661	\$80
		<b>TOTALS:</b>				<b>\$1,204,500</b>	<b>\$480,600</b>	<b>39.76</b>				<b>Mean ECF</b>	<b>0.899</b>		
<b>Price-Related Differential:</b>	100.17				<b>Aggregate Assessment Ratio:</b>	39.90%		<b>Mean Sale Ratio:</b>	39.97		<b>Used</b>	<b>Median ECF</b>	<b>0.863</b>		<b>Median Absolute D</b>
0.98-1.03	no Bias							<b>Median:</b>	39.76						<b>Mean Absolute D</b>
≤0.98	high-value properties over-appraised							<b>COD:</b>	14.54						
≥1.03	high-value properties under-appraised							<b>COD</b>	low COD's (15.0 or less) tend to be associated with good appraisal uniformity						

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.
<b>Indicated ECF used is 0.998 for residential neighborhoods 4003 and 4004</b>															
53-850-125-00	322 DEVON	9/16/2022	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$64,900	36.06	\$126,834	\$14,524	\$165,476	\$138,998	1.190	1308	\$127
53-850-019-00	102 SURREY	9/23/2022	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$89,000	38.70	\$172,724	\$28,044	\$201,956	\$179,059	1.128	2518	\$80
53-850-128-00	406 DEVON	9/2/2021	\$164,900	WD	03-ARM'S LENGTH	\$164,900	\$51,900	31.47	\$122,404	\$16,292	\$148,608	\$131,327	1.132	1176	\$126
53-850-043-00	103 YORK	7/11/2022	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$73,300	38.58	\$147,152	\$34,893	\$155,107	\$138,934	1.116	1411	\$110
53-850-021-00	103 ESSEX	5/4/2021	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$50,000	32.26	\$117,878	\$20,158	\$134,842	\$120,941	1.115	1260	\$107





ECF Area	Adj Sale \$ Absolute Difference from Median	Adj Sale \$ Difference from Median Squared	Adj Sale \$ Difference from Mean Deviation	Adj Sale \$ Difference from Mean Squared	ECF Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class
4003	1.014444444	1.007196329	2.354444444	1.534419905	101.4444444	RANCH	\$14,389	4003 WESTGATE ORIGINAL	401
4003	1.625652174	1.275010656	0.285652174	0.53446438	162.5652174	ONE STORY PLUS	\$24,174	4003 WESTGATE ORIGINAL	401
4003	5.596379624	2.365666846	6.936379624	2.633700747	559.6379624	ONE STORY	\$13,005	4003 WESTGATE ORIGINAL	401
4003	1.508947368	1.228392188	0.168947368	0.411032077	150.8947368	ONE STORY	\$29,844	4003 WESTGATE ORIGINAL	401
4003	4.811935484	2.193612428	6.151935484	2.480309554	481.1935484	ONE STORY	\$14,654	4003 WESTGATE ORIGINAL	401



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.
53-050-013-00	1016 MICHIGAN	\$44,434.0	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$23,800	16.41	\$126,864	\$19,865	\$125,135	\$137,531	0.910
53-100-104-00	422 MICHIGAN	\$45,005.0	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$26,600	24.63	\$64,385	\$18,788	\$89,212	\$58,608	1.522
53-100-104-00	422 MICHIGAN	\$44,559.0	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$20,100	23.65	\$64,385	\$18,788	\$66,212	\$58,608	1.130
51-354-039-00	628 Bridge	3/25/2022	\$64,500	WD	03-ARM'S LENGTH	\$64,500	\$13,200	20.47	\$36,179	\$4,645	\$59,855	\$35,234	1.699
51-354-300-00	745 California	11/18/2022	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$55,700	35.94	\$124,687	\$17,588	\$137,412	\$119,664	1.148
51-354-325-00	748 Massachusetts	6/10/2022	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$52,700	32.94	\$118,423	\$14,372	\$145,628	\$116,258	1.253
51-354-754-00	1007 Michigan	12/15/2021	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$32,200	29.27	\$89,037	\$5,097	\$104,903	\$93,788	1.119
51-354-805-00	514 Hannah	10/29/2021	\$37,500	WD	03-ARM'S LENGTH	\$37,500	\$25,600	68.27	\$71,275	\$7,775	\$29,725	\$70,950	0.419
51-354-871-00	1316 Plum	2/1/2022	\$39,900	WD	03-ARM'S LENGTH	\$39,900	\$24,400	61.15	\$59,582	\$12,635	\$27,265	\$52,455	0.520
51-354-800-00	422 Hannah		\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$36,000	33.03	\$100,779	\$10,905	\$98,095	\$100,418	0.977
51-354-289-10	737 Pennsylvania	8/19/2021	\$64,000	WD	03-ARM'S LENGTH	\$64,000	\$29,800	46.56	\$84,011	\$18,035	\$45,965	\$73,716	0.624



Floor Area	\$/Sq.Ft.	ECF Area	Adj Sale \$ Absolute Difference from Median	Adj Sale \$ Difference from Median Squared	Adj Sale \$ Difference from Mean Deviation	Adj Sale \$ Difference from Mean Squared	ECF Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class
1024	\$122	4009	21.4362069	4.62992515	21.9962069	4.6900114	11.54786155	ONE STORY PLUS	\$12,395	4001 EAST OF MAIN ST SOUTH OF RIVER	401
910	\$98	4009	12.44037037	3.52709092	13.780370	3.7121921	75.7636936	TWO STORY	\$9,339	4002 WEST OF MAIN SOUTH OF RIVER	401
910	\$73	4009	13.42294118	3.66373323	14.7629412	3.8422573	112.974398	TWO STORY	\$21,275	4002 WEST OF MAIN SOUTH OF RIVER	401
506	\$118	4003	16.60488372	4.07490904	17.9448837	4.2361402	#REF!	1 Sty	\$3,744	4003 Michigan Ave Residential	401
1608	\$85	4003	1.134516129	1.06513667	2.4745161	1.5730595	#REF!	1 3/4 Sty	\$15,286	4003 Michigan Ave Residential	401
1440	\$101	4003	4.1325	2.03285514	5.4725	2.3393375	#REF!	2 Sty	\$14,372	4003 Michigan Ave Residential	401
1184	\$89	4003	7.797272727	2.79235971	9.13727273	3.0227922	#REF!	2 Sty	\$4,486	4003 Michigan Ave Residential	401
804	\$37	4003	31.19666667	5.58539763	29.8566667	5.4641254	#REF!	1 Sty	\$7,711	4003 Michigan Ave Residential	401
804	\$34	4003	24.08288221	4.90743132	22.7428822	4.7689498	51.9778858	1-1/2 Sty	\$11,402	4003 Michigan Ave Residential	401
1156	\$85	4003	4.042477064	2.01059122	5.38247706	2.3200166	#REF!	1-1/2 Sty	\$10,905	4003 Michigan Ave Residential	401
988	\$47	4003	9.4925	3.0809901	8.152500	2.8552583	28.6326927	1-1/2 Sty	\$17,118	4003 Michigan Ave Residential	401