Commercial 2002 M-46 ECF neighborhood Analysis - St. Louis

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 (%)	Use Code	Land Value	Land Table	Property Class
53-450-012-00	602 W WASHINGT	05/04/23	$280,000	WD	19-MULTI PARCEL AI	$280,000	$126,500	45.18	$250,620	$162,300	$117,700	$191,169	0.616	3,940	$29.87	2002	61.5686			$162,300	53-450-013-00
51-332-270-20	733 WARWICK	02/07/24	$397,000	WD	03-ARM'S LENGTH	$397,000	$145,100	36.55	$610,354	$56,834	$340,166	$553,520	0.615	3,016	$112.79	2002	9.6330	MEDICAL	$32,300	2002 - WRIGHT AVE COMMERCIAL	201
51-333-515-00	413 WRIGHT	04/05/24	$400,000	WD	03-ARM'S LENGTH	$400,000	$174,200	43.55	$552,515	$184,758	$215,242	$367,757	0.585	3,270	$65.82	2002	6.7063	RESTAURANT	$163,059	2002 - WRIGHT AVE COMMERCIAL	201
51-341-252-40	1317 PINE	03/28/25	$400,000	WD	03-ARM'S LENGTH	$400,000	$252,800	63.20	$832,793	$161,975	$238,025	$670,818	0.355	4,057	$58.67	2002	16.3393	FUNERAL HOME	$130,074	2002 - WRIGHT AVE COMMERCIAL	201
		Totals:	**$1,197,000**			**$1,197,000**	**$572,100**		**$1,995,662**		**$793,433**	**$1,592,095**			**$79.09**		**1.9863**				
							Sale. Ratio =>	**47.79**				**E.C.F. =>**	**0.498**		**Std. Deviation=>**	**0.1422568**					
							Std. Dev. =>	**13.82**			**Used**	**Ave. E.C.F. =>**	**0.518**		**Ave. Variance=>**	**10.8928**	**Coefficient of Var=>**				
				Outliers																	
51-027-012-20	1910 PINE	06/27/24	$4,308,000	WD	03-ARM'S LENGTH	$4,308,000	$870,900	20.22	$3,418,256	$246,245	$4,061,755	$3,172,011	1.280	17,635	$230.32	2002	76.2278	MEDICAL	$152,000	2002 - WRIGHT AVE COMMERCIAL	201
51-332-257-10	1425 WRIGHT	02/27/25	$450,000	MLC	03-ARM'S LENGTH	$450,000	$121,900	27.09	$360,620	$156,662	$293,338	$203,958	1.438	2,838	$103.36	2002	92.0007	GARAGE	$139,669	2002 - WRIGHT AVE COMMERCIAL	201

Note: The combined analysis shows similar market behavior across municipal boundaries. Because Wright Ave functions as a continuous commercial corridor with shared market influences, use of the same ECF for both City of St. Louis and the City of Alma is well supported. An ECF of 0.518 was used.