

Commerical Outside Business 2003 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 (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	
51-352-767-00	1957 MICHIGAN	06/03/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$135,100	48.25	\$381,777	\$177,686	\$102,314	\$204,091	0.501	1,276	\$80.18	2003	2.0678	1 STORY	CARWASH	\$50,947		2003 - OUTSIDE BUSINESS DISTRICT	201	
51-354-779-00	420 BRIDGE	11/09/23	\$110,000	CD	03-ARM'S LENGTH	\$110,000	\$38,800	35.27	\$202,188	\$31,482	\$78,518	\$170,706	0.460	2,416	\$32.50	2003	2.0678		RETAIL	\$26,088		2003 - OUTSIDE BUSINESS DISTRICT	201	
Totals:			\$390,000			\$390,000	\$173,900		\$583,965		\$180,832	\$374,797			\$56.34		0.1842							
												Used	E.C.F. =>	0.482	Std. Deviation=>	0.02924254								
													Ave. E.C.F. =>	0.481	Ave. Variance=>	2.0678	Coefficient of Var=>	4.302114098						
Outliers																								
51-021-262-00	315 LINWOOD	01/09/25	\$2,229,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$2,229,000	\$200,000	8.97	\$317,206	\$181,322	\$2,047,678	\$271,226	7.550	0	#DIV/0!	2003	706.9086	1 STORY	MOBILE HOME PARK	\$102,922	51-021-272-00	2003 - OUTSIDE BUSINESS DISTRICT	201	
51-352-003-00	2025 MICHIGAN	08/27/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$65,100	32.55	\$73,375	\$58,439	\$141,561	\$14,936	9.478	1,120	\$126.39	2003	899.7201		CHURCH	\$57,114		2003 - OUTSIDE BUSINESS DISTRICT	201	
Note: The City of Alma and the City of St. Louis share Michigan Ave and function within the same commercial market for outside business uses. Given the geographic proximity, shared corridor, and similar land use influences, a combined market analysis is appropriate for the Commercial Outside Business District ECF area 2003. An ECF of 0.482 was used.																								