

Industrial 3001 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 (%)	Land Value	Land Table	Property Class		
51-352-258-55	2155 REDMAN	12/04/24	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$287,000	31.89	\$1,321,567	\$101,573	\$798,427	\$1,219,994	0.654	14,830	\$53.84	3001	37.7043			\$39,658		
51-352-267-00	6655 JEROME	01/31/25	\$320,000	CD	03-ARM'S LENGTH	\$320,000	\$84,700	26.47	\$519,137	\$115,167	\$204,833	\$403,970	0.507	10,000	\$20.48	3001	52.4445			\$115,167		
53-010-403-12	657 W JACKSON	12/19/24	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$34,300	38.11	\$93,725	\$36,778	\$53,222	\$146,018	0.364	4,400	\$12.10	3001	12.7800	\$36,509	INDUSTRIAL 3000	301		
53-860-047-10	801 WOODSIDE	01/31/25	\$2,130,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$2,130,000	\$919,800	43.18	\$1,889,194	\$122,843	\$2,007,157	\$4,529,105	0.443	45,069	\$44.54	3001	4.9121	\$122,843	INDUSTRIAL 3000	301		
Totals:			\$3,440,000			\$3,440,000	\$1,325,800		\$3,823,623		\$3,063,639	\$6,299,087			\$28.32		0.5928					
								Sale. Ratio =>	38.54	Used Alma	0.375			E.C.F. =>	0.486			Std. Deviation=>	0.05563454			
								Std. Dev. =>	7.28	Used SL	0.400			Ave. E.C.F. =>	0.492			Ave. Variance=>	26.9603	Coefficient of Var=>		
Outliers																						
53-010-403-00	702 W JACKSON	12/13/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$25,600	51.20	\$118,435	\$33,300	\$16,700	\$218,295	0.077	10,920	\$1.53	3001	41.5788	\$32,172	INDUSTRIAL 3000	301		
53-860-035-01	101 WOODSIDE	01/31/25	\$450,000	CD	03-ARM'S LENGTH	\$450,000	\$82,500	18.33	\$235,012	\$104,309	\$345,691	\$335,136	1.031	12,240	\$28.24	3001	53.9205	\$84,118	INDUSTRIAL 3000	301		