

Commercial Downtown 2001 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	Other Parcels in Sale	Land Table
53-010-138-00	201 N MILL	06/05/24	\$60,000	MLC	03-ARM'S LENGTH	\$60,000	\$18,900	31.50	\$138,705	\$2,441	\$57,559	\$344,101	0.167	4,285	\$13.43	2001	25.3171	SHOP MIXED	\$2,441		2001 DOWNTOWN
53-450-012-00	602 W WASHINGTON	05/04/23	\$280,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$280,000	\$126,500	45.18	\$250,620	\$162,300	\$117,700	\$191,169	0.616	3,940	\$29.87	2002	19.5242		\$162,300	53-450-013-00	2002 WASHINGTON COM
53-650-022-01	123 S MAIN	09/14/23	\$57,000	WD	03-ARM'S LENGTH	\$57,000	\$17,700	31.05	\$47,784	\$12,184	\$44,816	\$93,684	0.478	2,753	\$16.28	2003	5.7929		\$11,325		2003 OUTSIDE BUSINESS
		Totals:	\$397,000			\$397,000	\$163,100		\$437,109		\$220,075	\$628,954			\$19.86		7.0538				
								41.08					0.350							0.22975045	
								8.03					0.420							16.8780	