

City of St. Louis 2026 Residential ECF Analysis - 4010 (Dangler Subdivision)

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	Land Value	Land Table	Property Class	Building Depr.
53-010-382-34	101 ANDREA	06/29/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$224,600	44.92	\$440,196	\$41,525	\$458,475	\$466,282	0.983	2,121	\$216.16	4010	0.0000	ONE STORY	\$28,631	4010 ED DANGLER SUBDIV	401	85
Totals:			\$500,000			\$500,000	\$224,600		\$440,196		\$458,475	\$466,282			\$216.16		0.0000					
								Sale. Ratio =>	44.92		E.C.F. =>	0.983			Std. Deviation=>	#DIV/0!						
								Std. Dev. =>	#DIV/0!		Ave. E.C.F. =>	0.983			Ave. Variance=>	0.0000	Coefficient of Var=>	0				