

City of St. Louis 2026 Residential ECF Analysis - 4009 (Michigan Avenue Residential)																								
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			
51-354-824-00	409 HIGHLAND	08/23/24	\$160,000	WD	19-MULTI PARCEL AF	\$160,000	\$87,000	54.38	\$166,481	\$52,349	\$107,651	\$135,895	0.792	1,352	\$79.62	4003	15.1316	Modular	\$51,892	4003 - MICHIGAN AVE RESIDENTIAL	401	City of Alma		
51-353-009-00	133 CAROLINA	01/23/25	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$43,700	64.26	\$83,117	\$9,367	\$58,633	\$73,750	0.795	774	\$75.75	4003	14.8457	1 1/2 STORY	\$8,080	4003 - MICHIGAN AVE RESIDENTIAL	401	City of Alma		
51-354-025-00	732 BRIDGE	10/18/23	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$45,600	42.62	\$120,352	\$4,163	\$102,837	\$116,189	0.885	1,120	\$91.82	4003	5.8397	2-UNIT	\$4,113	4003 - MICHIGAN AVE RESIDENTIAL	401	City of Alma		
51-354-754-00	1007 MICHIGAN	02/13/25	\$88,900	CD	11-FROM LENDING II	\$88,900	\$47,400	53.32	\$99,857	\$4,164	\$84,736	\$95,693	0.885	1,184	\$71.57	4003	5.7982	2 STORY	\$3,485	4003 - MICHIGAN AVE RESIDENTIAL	401	City of Alma		
51-354-082-00	1320 MICHIGAN	03/01/24	\$24,500	MLC	03-ARM'S LENGTH	\$24,500	\$12,700	51.84	\$26,431	\$8,961	\$15,539	\$17,470	0.889	1,008	\$15.42	4003	5.4013	1 1/2 STORY	\$6,280	4003 - MICHIGAN AVE RESIDENTIAL	401	City of Alma		
51-354-311-00	744 PENNSYLVAN	08/04/23	\$126,140	WD	03-ARM'S LENGTH	\$126,140	\$59,600	47.25	\$136,069	\$9,940	\$116,200	\$126,129	0.921	1,120	\$103.75	4003	2.2201	1 STORY	\$7,600	4003 - MICHIGAN AVE RESIDENTIAL	401	City of Alma		
51-354-503-00	603 REPUBLIC	02/02/24	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$40,600	46.67	\$86,462	\$13,331	\$73,669	\$73,131	1.007	858	\$85.86	4003	6.3876	1 1/2 STORY	\$10,022	4003 - MICHIGAN AVE RESIDENTIAL	401	City of Alma		
51-354-299-00	749 MASSACHUS	05/30/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$78,400	47.52	\$160,942	\$10,121	\$154,879	\$150,821	1.027	1,416	\$109.38	4003	8.3426	2 STORY	\$9,800	4003 - MICHIGAN AVE RESIDENTIAL	401	City of Alma		
51-353-014-00	111 CAROLINA	10/18/24	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$46,100	46.10	\$95,767	\$15,804	\$84,196	\$79,963	1.053	960	\$87.70	4003	10.9456	2 STORY	\$4,040	4003 - MICHIGAN AVE RESIDENTIAL	401	City of Alma		
51-354-326-00	720 PENNSYLVAN	04/14/23	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$27,700	46.17	\$57,157	\$6,138	\$53,862	\$51,019	1.056	576	\$93.51	4003	11.2244	1 STORY	\$5,677	4003 - MICHIGAN AVE RESIDENTIAL	401	City of Alma		
51-354-513-00	531 REPUBLIC	08/08/24	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$44,500	40.45	\$91,438	\$5,011	\$104,989	\$86,427	1.215	1,200	\$87.49	4003	27.1290	2 STORY	\$5,011	4003 - MICHIGAN AVE RESIDENTIAL	401	City of Alma		
51-354-514-00	527 REPUBLIC	05/01/24	\$127,500	WD	03-ARM'S LENGTH	\$127,500	\$50,500	39.61	\$105,463	\$5,174	\$122,326	\$100,289	1.220	1,166	\$104.91	4003	27.6254	2 STORY	\$4,952	4003 - MICHIGAN AVE RESIDENTIAL	401	City of Alma		
53-700-017-00	801 MICHIGAN	12/28/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$28,300	56.60	\$65,650	\$16,923	\$33,077	\$63,695	0.519	725	\$45.62	4009	42.4181	ONE STORY	\$12,672	4009 MICHIGAN AVENUE RESIDENTIAL	401	City of St. Louis		
<b>Totals:</b>			<b>\$1,274,040</b>			<b>\$1,274,040</b>	<b>\$612,100</b>		<b>\$1,295,186</b>		<b>\$1,112,594</b>	<b>\$1,170,471</b>			<b>\$80.95</b>		<b>0.7072</b>							
								<b>Sale. Ratio =&gt;</b>	<b>48.04</b>					<b>E.C.F. =&gt;</b>	<b>0.951</b>			<b>Std. Deviation=&gt;</b>	<b>0.189683395</b>					
								<b>Std. Dev. =&gt;</b>	<b>6.93</b>	<b>Used</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.943</b>			<b>Ave. Variance=&gt;</b>	<b>14.1007</b>	<b>Coefficient of Var=&gt;</b>	<b>14.94542849</b>		
The City of Alma is included in this analysis due to Michigan Ave running between the two citites and similar properties.																								