

City of St. Louis 2026 Residential ECF Analysis - 4006 (N of River)

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.	
53-750-095-00	101 RIVER	04/02/24	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$106,900	54.82	\$231,572	\$20,832	\$174,168	\$216,366	0.805	2,265	\$76.90	4006	25.4354	TWO STORY	\$16,872	4006 NORTH OF RIVER	401	78	
53-750-101-00	326.5 N MAIN	06/30/23	\$74,200	WD	03-ARM'S LENGTH	\$74,200	\$34,100	45.96	\$83,768	\$17,230	\$56,970	\$68,314	0.834	1,252	\$45.50	4006	22.5384	TWO STORY	\$17,001	4006 NORTH OF RIVER	401	45	
53-600-037-00	535 EDEN	04/06/23	\$150,500	WD	03-ARM'S LENGTH	\$150,500	\$46,900	31.16	\$162,240	\$19,568	\$130,932	\$146,481	0.894	1,578	\$82.97	4006	16.5473	ONE STORY PLUS	\$16,610	4006 NORTH OF RIVER	401	68	
53-010-371-10	425 COLLEGE	10/20/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$61,500	43.93	\$146,650	\$15,784	\$124,216	\$134,359	0.925	1,272	\$97.65	4006	13.4820	MANUFACTURED	\$13,886	4006 NORTH OF RIVER	401	73	
53-200-014-00	629 CORINTH	09/18/23	\$78,000	WD	19-MULTI PARCEL ARM'S	\$78,000	\$36,400	46.67	\$71,616	\$18,093	\$59,907	\$61,591	0.973	1,056	\$56.73	4006	8.6675	ONE STORY	\$18,093	4006 NORTH OF RIVER	401	46	
53-750-046-00	121 E GRATIOT	05/22/24	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$63,100	45.40	\$136,873	\$15,624	\$123,376	\$124,486	0.991	1,035	\$119.20	4006	6.8239	ONE STORY	\$10,561	4006 NORTH OF RIVER	401	64	
53-750-022-00	101 E PROSPECT	03/11/24	\$191,200	WD	03-ARM'S LENGTH	\$191,200	\$77,000	40.27	\$181,404	\$13,702	\$177,498	\$172,179	1.031	1,954	\$90.84	4006	2.8431	ONE STORY PLUS	\$10,304	4006 NORTH OF RIVER	401	68	
53-750-025-00	524 N SEAMAN	09/13/23	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$52,700	39.33	\$125,094	\$8,552	\$125,448	\$119,653	1.048	1,574	\$79.70	4006	1.0893	ONE STORY PLUS	\$6,317	4006 NORTH OF RIVER	401	64	
53-750-080-00	310 N CLINTON	04/24/24	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$51,400	40.16	\$110,518	\$13,080	\$114,920	\$100,039	1.149	801	\$143.47	4006	8.9426	ONE STORY	\$8,754	4006 NORTH OF RIVER	401	59	
53-750-028-00	509 N SEAMAN	11/22/24	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$53,700	39.49	\$114,722	\$14,444	\$121,556	\$102,955	1.181	961	\$126.49	4006	12.1348	ONE STORY	\$14,444	4006 NORTH OF RIVER	401	68	
53-750-002-00	515 N UNION	06/04/24	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$42,100	27.16	\$127,539	\$9,313	\$145,687	\$121,382	1.200	1,451	\$100.40	4006	14.0911	ONE STORY	\$8,714	4006 NORTH OF RIVER	401	64	
53-750-059-00	415 N UNION	06/06/24	\$82,500	WD	03-ARM'S LENGTH	\$82,500	\$30,700	37.21	\$66,443	\$8,762	\$73,738	\$59,221	1.245	800	\$92.17	4006	18.5813	ONE STORY	\$5,477	4006 NORTH OF RIVER	401	56	
53-750-055-00	428 N SEAMAN	06/16/23	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$40,800	30.91	\$104,718	\$11,782	\$120,218	\$95,417	1.260	1,020	\$117.86	4006	20.0599	ONE STORY PLUS	\$9,504	4006 NORTH OF RIVER	401	63	
53-250-029-00	510 TEMAN	02/12/25	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$77,200	36.76	\$163,988	\$24,591	\$185,409	\$143,118	1.295	1,804	\$102.78	4006	23.6171	ONE STORY PLUS	\$17,571	4006 NORTH OF RIVER	401	52	
Totals:			\$1,945,400			\$1,945,400	\$774,500		\$1,827,145		\$1,734,043	\$1,665,560			\$95.19		1.8208						
								Sale. Ratio =>	39.81				E.C.F. =>	1.041			Std. Deviation=>	0.368791321					
								Std. Dev. =>	7.28				Ave. E.C.F. =>	1.059			Ave. Variance=>	13.9181	Coefficient of Var=>	13.13866553			
OUTLIERS																							
53-750-002-00	515 N UNION	01/05/24	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$38,000	63.33	\$127,539	\$9,313	\$50,687	\$121,382	0.418	1,451	\$34.93	4006	64.1743	ONE STORY	\$8,714	4006 NORTH OF RIVER	401	64	
53-600-047-00	308 W PROSPECT	08/24/23	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$42,000	76.36	\$103,394	\$18,350	\$36,650	\$87,314	0.420	1,627	\$22.53	4006	63.9577	ONE STORY PLUS	\$17,461	4006 NORTH OF RIVER	401	45	
53-010-360-00	702 CORINTH	05/15/23	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$34,600	32.04	\$82,021	\$8,934	\$99,066	\$75,038	1.320	1,050	\$94.35	4006	26.0886	ONE STORY	\$8,565	4006 NORTH OF RIVER	401	56	
53-600-028-00	632 CORINTH	04/12/24	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$56,500	86.92	\$120,801	\$28,416	\$36,584	\$94,851	0.386	1,464	\$24.99	4006	67.3626	ONE STORY	\$24,252	4006 NORTH OF RIVER	401	45	
53-750-027-00	523 N SEAMAN	01/30/24	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$32,900	29.91	\$81,711	\$15,021	\$94,979	\$68,470	1.387	1,000	\$94.98	4006	32.7832	ONE STORY	\$15,021	4006 NORTH OF RIVER	401	48	
53-600-031-00	602 CORINTH	01/14/25	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$42,300	32.56	\$91,736	\$18,068	\$111,832	\$75,635	1.479	1,303	\$85.83	4006	41.9259	ONE STORY	\$18,068	4006 NORTH OF RIVER	401	56	
53-600-047-00	308 W PROSPECT	08/29/24	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$47,600	27.67	\$103,394	\$18,350	\$153,650	\$87,314	1.760	1,627	\$94.44	4006	70.0412	ONE STORY PLUS	\$17,461	4006 NORTH OF RIVER	401	45	