

City of St. Louis 2026 Residential ECF Analysis - 4003 (Westgate Original) & 4004 (Westgate New)																						
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	
53-850-004-00	115 SURREY	12/01/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$101,200	50.60	\$248,343	\$28,514	\$171,486	\$222,499	0.771	2,024	\$84.73	4003	24.7116	ONE STORY	\$18,651	4003 WESTGATE ORIGINAL	401	
53-850-072-10	408 ESSEX	06/28/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$126,300	50.52	\$289,059	\$35,163	\$214,837	\$256,980	0.836	1,766	\$121.65	4004	18.1836	ONE STORY	\$35,163	4004 WESTGATE NEW	401	
53-850-015-00	112 SURREY	12/19/23	\$201,500	WD	03-ARM'S LENGTH	\$201,500	\$91,500	45.41	\$225,131	\$16,663	\$184,837	\$211,000	0.876	1,730	\$106.84	4003	14.1838	ONE STORY	\$13,027	4003 WESTGATE ORIGINAL	401	
53-850-111-00	201 ESSEX	09/13/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$107,100	44.63	\$262,353	\$28,324	\$211,676	\$236,871	0.894	1,776	\$119.19	4004	12.4211	RANCH	\$24,749	4004 WESTGATE NEW	401	
53-850-119-00	310 DEVON	10/17/24	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$128,200	47.84	\$292,943	\$24,900	\$243,100	\$271,299	0.896	3,166	\$76.78	4003	12.1782	TWO STORY	\$18,058	4003 WESTGATE ORIGINAL	401	
53-850-039-00	111 YORK	10/06/23	\$155,500	WD	03-ARM'S LENGTH	\$155,500	\$65,200	41.93	\$160,071	\$17,771	\$137,729	\$144,028	0.956	1,474	\$93.44	4003	6.1580	ONE STORY	\$8,879	4003 WESTGATE ORIGINAL	401	
53-850-006-00	119 SURREY	12/03/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$108,500	41.73	\$244,294	\$35,964	\$224,036	\$210,860	1.062	2,057	\$108.91	4003	4.4642	ONE STORY PLUS	\$25,163	4003 WESTGATE ORIGINAL	401	
53-850-150-00	126 YORK	04/05/24	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$76,600	42.79	\$172,045	\$20,476	\$158,524	\$153,410	1.033	1,661	\$95.44	4003	1.5493	ONE STORY	\$15,837	4003 WESTGATE ORIGINAL	401	
53-850-123-00	318 DEVON	03/04/25	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$71,900	41.11	\$162,637	\$20,311	\$154,589	\$144,055	1.073	1,260	\$122.69	4003	5.5284	ONE STORY	\$16,564	4003 WESTGATE ORIGINAL	401	
53-850-013-00	116 SURREY	05/10/23	\$270,400	WD	03-ARM'S LENGTH	\$270,400	\$59,500	22.00	\$240,599	\$16,596	\$253,804	\$226,724	1.119	1,776	\$142.91	4003	10.1599	ONE STORY	\$16,596	4003 WESTGATE ORIGINAL	401	
53-850-152-00	204 YORK	02/10/25	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$60,300	38.90	\$135,502	\$19,501	\$135,499	\$117,410	1.154	1,238	\$109.45	4003	13.6225	ONE STORY	\$15,551	4003 WESTGATE ORIGINAL	401	
53-850-161-03	130 DEVON	06/25/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$82,500	38.37	\$162,928	\$40,209	\$174,791	\$142,200	1.229	1,752	\$99.77	4003	21.1344	TWO STORY	\$36,048	4003 WESTGATE ORIGINAL	401	
53-850-050-00	307 DEVON	03/05/25	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$88,900	34.86	\$197,047	\$30,416	\$224,584	\$168,655	1.332	2,288	\$98.16	4003	31.3776	ONE STORY PLUS	\$13,793	4003 WESTGATE ORIGINAL	401	
Totals:			\$2,824,300			\$2,824,300	\$1,167,700		\$2,792,952		\$2,489,492	\$2,505,991			\$106.15		2.4427					
								Sale. Ratio =>	41.34			E.C.F. =>	0.993			Std. Deviation=>	0.141077177					
								Std. Dev. =>	7.48	Used			Ave. E.C.F. =>	1.018			Ave. Variance=>	13.5133	Coefficient of Var=>	13.27638419		
OUTLIERS																						
53-100-103-00	543 CHEESMAN	04/28/23	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$102,300	51.67	\$287,146	\$150,807	\$47,193	\$137,995	0.342	1,259	\$37.48	4003	67.5852	ONE STORY	\$142,024	4003 WESTGATE ORIGINAL	401	