

| City of St. Louis 2026 Residential ECF Analysis - 4001 (E of Main St S of River) & 4002 (W of Main S 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                          |
| 53-500-118-00  | 410 W CRAWFORD   | 02/04/25  | \$112,500  | WD     | 03-ARM'S LENGTH         | \$112,500    | \$82,100       | 72.98         | \$178,048      | \$8,623     | \$103,877      | \$183,758    | 0.565  | 1,956      | \$53.11   | 4002     | 46.1226          | ONE STORY PLUS | \$8,208    | 4002 WEST OF MAIN SOUTH OF RIVER    |
| 53-010-254-00  | 105 N FRANKLIN   | 05/04/23  | \$115,000  | WD     | 03-ARM'S LENGTH         | \$115,000    | \$52,700       | 45.83         | \$171,984      | \$13,425    | \$101,575      | \$171,973    | 0.591  | 2,116      | \$48.00   | 4001     | 43.5873          | DUPLEX         | \$10,854   | 4001 EAST OF MAIN ST SOUTH OF RIVER |
| 53-650-012-00  | 208 S FRANKLIN   | 12/20/23  | \$103,000  | WD     | 03-ARM'S LENGTH         | \$103,000    | \$42,300       | 41.07         | \$151,641      | \$13,284    | \$89,716       | \$150,062    | 0.598  | 1,792      | \$50.06   | 4001     | 42.8658          | MULTI FAMILY   | \$13,284   | 4001 EAST OF MAIN ST SOUTH OF RIVER |
| 53-650-130-10  | 513 S CLINTON    | 06/21/23  | \$109,000  | WD     | 03-ARM'S LENGTH         | \$109,000    | \$61,800       | 56.70         | \$156,137      | \$16,443    | \$92,557       | \$151,512    | 0.611  | 1,378      | \$67.17   | 4001     | 41.5629          | ONE STORY      | \$10,854   | 4001 EAST OF MAIN ST SOUTH OF RIVER |
| 53-010-136-00  | 230 W SAGINAW    | 06/11/24  | \$70,000   | WD     | 03-ARM'S LENGTH         | \$70,000     | \$45,500       | 65.00         | \$100,789      | \$6,722     | \$63,278       | \$102,025    | 0.620  | 1,859      | \$34.04   | 4002     | 40.6298          | TWO STORY      | \$5,346    | 4002 WEST OF MAIN SOUTH OF RIVER    |
| 53-100-039-00  | 432 S MILL       | 02/29/24  | \$69,000   | WD     | 03-ARM'S LENGTH         | \$69,000     | \$38,600       | 55.94         | \$95,333       | \$13,046    | \$55,954       | \$89,248     | 0.627  | 1,689      | \$33.13   | 4002     | 39.9571          | TWO STORY      | \$13,002   | 4002 WEST OF MAIN SOUTH OF RIVER    |
| 53-800-008-00  | 116 S CLINTON    | 10/18/24  | \$99,750   | CD     | 11-FROM LENDING INSTITU | \$99,750     | \$64,300       | 64.46         | \$137,130      | \$12,921    | \$86,829       | \$134,717    | 0.645  | 1,933      | \$44.92   | 4001     | 38.1989          | ONE STORY PLUS | \$12,474   | 4001 EAST OF MAIN ST SOUTH OF RIVER |
| 53-010-046-00  | 317 W SAGINAW    | 09/20/24  | \$91,000   | WD     | 03-ARM'S LENGTH         | \$91,000     | \$58,700       | 64.51         | \$123,535      | \$12,452    | \$78,548       | \$120,480    | 0.652  | 1,868      | \$42.05   | 4002     | 37.4562          | TWO STORY      | \$9,559    | 4002 WEST OF MAIN SOUTH OF RIVER    |
| 53-500-077-00  | 111 S BANKSON    | 11/20/23  | \$35,000   | MLC    | 03-ARM'S LENGTH         | \$35,000     | \$19,000       | 54.29         | \$43,169       | \$10,692    | \$24,308       | \$35,225     | 0.690  | 1,044      | \$23.28   | 4002     | 33.6431          | ONE STORY PLUS | \$10,692   | 4002 WEST OF MAIN SOUTH OF RIVER    |
| 53-500-026-00  | 401 NORTH        | 04/21/23  | \$70,000   | WD     | 03-ARM'S LENGTH         | \$70,000     | \$36,500       | 52.14         | \$88,142       | \$9,911     | \$60,089       | \$84,849     | 0.708  | 1,270      | \$47.31   | 4002     | 31.8333          | ONE STORY PLUS | \$8,402    | 4002 WEST OF MAIN SOUTH OF RIVER    |
| 53-010-248-00  | 120 N MAIN       | 11/08/24  | \$70,000   | WD     | 03-ARM'S LENGTH         | \$70,000     | \$0            | 0.00          | \$81,674       | \$16,901    | \$53,099       | \$70,253     | 0.756  | 1,333      | \$39.83   | 4001     | 27.0690          | ONE STORY PLUS | \$8,910    | 4001 EAST OF MAIN ST SOUTH OF RIVER |
| 53-500-038-00  | 223 N DELAWARE   | 01/05/24  | \$52,425   | WD     | 03-ARM'S LENGTH         | \$52,425     | \$23,700       | 45.21         | \$59,712       | \$5,180     | \$47,245       | \$59,145     | 0.799  | 836        | \$56.51   | 4002     | 22.7723          | ONE STORY PLUS | \$4,157    | 4002 WEST OF MAIN SOUTH OF RIVER    |
| 53-010-298-00  | 319 E SAGINAW    | 03/18/24  | \$91,000   | WD     | 03-ARM'S LENGTH         | \$91,000     | \$41,200       | 45.27         | \$102,185      | \$9,594     | \$81,406       | \$100,424    | 0.811  | 1,371      | \$59.38   | 4001     | 21.5896          | ONE STORY      | \$9,234    | 4001 EAST OF MAIN ST SOUTH OF RIVER |
| 53-010-283-00  | 313 E SAGINAW    | 04/11/23  | \$259,500  | WD     | 03-ARM'S LENGTH         | \$259,500    | \$95,800       | 36.92         | \$278,552      | \$43,827    | \$215,673      | \$254,582    | 0.847  | 3,594      | \$60.01   | 4001     | 17.9355          | TWO STORY      | \$30,780   | 4001 EAST OF MAIN ST SOUTH OF RIVER |
| 53-500-018-00  | 418 W CENTER     | 09/27/24  | \$112,500  | WD     | 03-ARM'S LENGTH         | \$112,500    | \$52,800       | 46.93         | \$120,759      | \$11,399    | \$101,101      | \$118,612    | 0.852  | 1,924      | \$52.55   | 4002     | 17.4149          | DUPLEX         | \$11,236   | 4002 WEST OF MAIN SOUTH OF RIVER    |
| 53-700-033-00  | 1301 VIRGINIA    | 10/31/24  | \$65,000   | WD     | 03-ARM'S LENGTH         | \$65,000     | \$32,300       | 49.69         | \$68,269       | \$14,882    | \$50,118       | \$57,903     | 0.866  | 920        | \$54.48   | 4002     | 16.0975          | ONE STORY PLUS | \$13,954   | 4002 WEST OF MAIN SOUTH OF RIVER    |
| 53-010-053-00  | 310 W WASHINGTON | 02/09/24  | \$80,000   | WD     | 03-ARM'S LENGTH         | \$80,000     | \$36,100       | 45.13         | \$83,060       | \$24,866    | \$55,134       | \$63,117     | 0.874  | 2,536      | \$21.74   | 4002     | 15.3000          | TWO STORY      | \$14,584   | 4002 WEST OF MAIN SOUTH OF RIVER    |
| 53-010-076-00  | 112 S PINE       | 08/30/24  | \$110,000  | WD     | 03-ARM'S LENGTH         | \$110,000    | \$54,400       | 49.45         | \$115,324      | \$12,870    | \$97,130       | \$111,121    | 0.874  | 2,152      | \$45.13   | 4002     | 15.2430          | TWO STORY      | \$12,177   | 4002 WEST OF MAIN SOUTH OF RIVER    |
| 53-010-318-00  | 617 E WASHINGTON | 11/03/23  | \$173,000  | WD     | 03-ARM'S LENGTH         | \$173,000    | \$50,800       | 29.36         | \$176,343      | \$12,662    | \$160,338      | \$177,528    | 0.903  | 1,944      | \$82.48   | 4001     | 12.3349          | TWO STORY      | \$10,692   | 4001 EAST OF MAIN ST SOUTH OF RIVER |
| 53-500-039-00  | 409 W CENTER     | 04/20/23  | \$91,000   | WD     | 03-ARM'S LENGTH         | \$91,000     | \$27,900       | 30.66         | \$92,231       | \$7,637     | \$83,363       | \$91,751     | 0.909  | 1,008      | \$82.70   | 4002     | 11.7935          | ONE STORY PLUS | \$7,275    | 4002 WEST OF MAIN SOUTH OF RIVER    |
| 53-500-097-00  | 110 S BANKSON    | 12/20/24  | \$84,000   | WD     | 03-ARM'S LENGTH         | \$84,000     | \$40,700       | 48.45         | \$84,488       | \$14,197    | \$69,803       | \$76,238     | 0.916  | 1,188      | \$58.76   | 4002     | 11.0919          | ONE STORY PLUS | \$10,660   | 4002 WEST OF MAIN SOUTH OF RIVER    |
| 53-010-223-00  | 119 S MILL       | 06/20/24  | \$73,800   | WD     | 03-ARM'S LENGTH         | \$73,800     | \$33,600       | 45.53         | \$73,826       | \$8,324     | \$65,476       | \$71,043     | 0.922  | 1,282      | \$51.07   | 4002     | 10.4884          | TWO STORY      | \$8,324    | 4002 WEST OF MAIN SOUTH OF RIVER    |
| 53-150-030-00  | 904 WILSON       | 12/18/24  | \$215,000  | WD     | 03-ARM'S LENGTH         | \$215,000    | \$130,900      | 60.88         | \$214,017      | \$50,244    | \$164,756      | \$177,628    | 0.928  | 2,280      | \$72.26   | 4002     | 9.8984           | MANUFACTURED   | \$50,244   | 4002 WEST OF MAIN SOUTH OF RIVER    |
| 53-100-037-00  | 424 S MILL       | 06/15/23  | \$93,000   | WD     | 03-ARM'S LENGTH         | \$93,000     | \$32,200       | 34.62         | \$91,954       | \$14,294    | \$78,706       | \$84,230     | 0.934  | 720        | \$109.31  | 4002     | 9.2100           | ONE STORY      | \$11,830   | 4002 WEST OF MAIN SOUTH OF RIVER    |
| 53-650-052-00  | 306 E WASHINGTON | 08/01/24  | \$192,000  | WD     | 03-ARM'S LENGTH         | \$192,000    | \$91,300       | 47.55         | \$189,996      | \$29,989    | \$162,011      | \$173,543    | 0.934  | 2,066      | \$78.42   | 4001     | 9.2971           | ONE STORY PLUS | \$21,060   | 4001 EAST OF MAIN ST SOUTH OF RIVER |
| 53-650-139-00  | 627 S FRANKLIN   | 05/05/23  | \$168,000  | WD     | 03-ARM'S LENGTH         | \$168,000    | \$49,000       | 29.17         | \$165,437      | \$13,389    | \$154,611      | \$164,911    | 0.938  | 1,378      | \$112.20  | 4001     | 8.8977           | ONE STORY      | \$10,692   | 4001 EAST OF MAIN ST SOUTH OF RIVER |
| 53-650-106-00  | 405 S MAIN       | 05/12/23  | \$115,000  | WD     | 03-ARM'S LENGTH         | \$115,000    | \$40,900       | 35.57         | \$112,053      | \$13,890    | \$101,110      | \$106,467    | 0.950  | 900        | \$112.34  | 4001     | 7.6839           | ONE STORY      | \$10,854   | 4001 EAST OF MAIN ST SOUTH OF RIVER |
| 53-500-078-00  | 115 S BANKSON    | 06/16/23  | \$105,000  | WD     | 03-ARM'S LENGTH         | \$105,000    | \$42,100       | 40.10         | \$101,767      | \$15,027    | \$89,973       | \$94,078     | 0.956  | 905        | \$99.42   | 4002     | 7.0153           | ONE STORY      | \$11,249   | 4002 WEST OF MAIN SOUTH OF RIVER    |
| 53-010-238-00  | 103 W TYRELL     | 06/30/23  | \$169,800  | WD     | 03-ARM'S LENGTH         | \$169,800    | \$46,600       | 27.44         | \$157,770      | \$14,061    | \$155,739      | \$155,867    | 0.999  | 2,595      | \$60.02   | 4001     | 2.7337           | 1.5 STORY      | \$13,284   | 4001 EAST OF MAIN ST SOUTH OF RIVER |
| 53-010-067-00  | 107 S DELAWARE   | 04/28/23  | \$105,000  | WD     | 03-ARM'S LENGTH         | \$105,000    | \$37,400       | 35.62         | \$95,692       | \$7,939     | \$97,061       | \$95,177     | 1.020  | 931        | \$104.25  | 4002     | 0.6721           | TWO STORY      | \$6,408    | 4002 WEST OF MAIN SOUTH OF RIVER    |
| 53-100-066-00  | 517 S MAPLE      | 12/22/23  | \$200,000  | WD     | 03-ARM'S LENGTH         | \$200,000    | \$24,900       | 12.45         | \$181,311      | \$11,502    | \$188,498      | \$184,175    | 1.023  | 1,536      | \$122.72  | 4001     | 0.3044           | TWO STORY      | \$11,502   | 4001 EAST OF MAIN ST SOUTH OF RIVER |
| 53-350-007-00  | 123 S LINCOLN    | 12/15/23  | \$146,000  | WD     | 03-ARM'S LENGTH         | \$146,000    | \$37,900       | 25.96         | \$133,374      | \$19,858    | \$126,142      | \$123,119    | 1.025  | 926        | \$136.22  | 4001     | 0.1968           | ONE STORY      | \$10,692   | 4001 EAST OF MAIN ST SOUTH OF RIVER |
| 53-010-249-00  | 116 N MAIN       | 08/28/23  | \$100,000  | WD     | 03-ARM'S LENGTH         | \$100,000    | \$35,800       | 35.80         | \$89,822       | \$10,692    | \$89,308       | \$85,824     | 1.041  | 1,288      | \$69.34   | 4001     | 1.4073           | TWO STORY      | \$10,692   | 4001 EAST OF MAIN ST SOUTH OF RIVER |
| 53-700-010-00  | 720 WHITNEY      | 04/17/24  | \$70,000   | WD     | 03-ARM'S LENGTH         | \$70,000     | \$29,000       | 41.43         | \$61,298       | \$5,404     | \$64,596       | \$66,623     | 1.066  | 977        | \$66.12   | 4002     | 3.9025           | ONE STORY      | \$3,518    | 4002 WEST OF MAIN SOUTH OF RIVER    |
| 53-650-122-00  | 501 S FRANKLIN   | 11/20/23  | \$185,000  | WD     | 03-ARM'S LENGTH         | \$185,000    | \$54,000       | 29.19         | \$161,837      | \$15,304    | \$169,696      | \$158,930    | 1.068  | 1,398      | \$121.38  | 4001     | 4.1225           | ONE STORY PLUS | \$10,692   | 4001 EAST OF MAIN ST SOUTH OF RIVER |
| 53-650-080-00  | 316 S CLINTON    | 05/08/23  | \$99,000   | WD     | 03-ARM'S LENGTH         | \$99,000     | \$39,800       | 40.20         | \$86,370       | \$21,546    | \$77,454       | \$70,308     | 1.102  | 900        | \$86.06   | 4001     | 7.5120           | ONE STORY      | \$21,546   | 4001 EAST OF MAIN ST SOUTH OF RIVER |
| 53-010-058-00  | 119 N PINE       | 12/19/24  | \$116,494  | WD     | 03-ARM'S LENGTH         | \$116,494    | \$46,700       | 40.09         | \$99,175       | \$11,976    | \$104,518      | \$94,576     | 1.105  | 1,184      | \$88.28   | 4002     | 7.8604           | ONE STORY      | \$8,610    | 4002 WEST OF MAIN SOUTH OF RIVER    |
| 53-010-302-00  | 510 E SAGINAW    | 03/07/25  | \$135,000  | WD     | 03-ARM'S LENGTH         | \$135,000    | \$52,400       | 38.81         | \$114,415      | \$15,250    | \$119,750      | \$107,554    | 1.113  | 903        | \$132.61  | 4001     | 8.6873           | TWO STORY      | \$10,530   | 4001 EAST OF MAIN ST SOUTH OF RIVER |
| 53-010-133-00  | 210 N PINE       | 02/24/24  | \$165,000  | WD     | 03-ARM'S LENGTH         | \$165,000    | \$56,400       | 34.18         | \$136,746      | \$17,433    | \$147,567      | \$129,407    | 1.140  | 1,928      | \$76.54   | 4002     | 11.3816          | TWO STORY      | \$12,796   | 4002 WEST OF MAIN SOUTH OF RIVER    |
| 53-650-099-00  | 419 S FRANKLIN   | 09/19/23  | \$115,000  | WD     | 03-ARM'S LENGTH         | \$115,000    | \$39,000       | 33.91         | \$94,274       | \$12,178    | \$102,822      | \$89,041     | 1.155  | 1,166      | \$88.18   | 4001     | 12.8250          | TWO STORY      | \$10,692   | 4001 EAST OF MAIN ST SOUTH OF RIVER |
| 53-500-063-00  | 113 N BANKSON    | 07/03/24  | \$128,000  | WD     | 03-ARM'S LENGTH         | \$128,000    | \$48,900       | 38.20         | \$104,595      | \$15,888    | \$112,112      | \$96,212     | 1.165  | 1,776      | \$63.13   | 4002     | 13.8748          | TWO STORY      | \$10,724   | 4002 WEST OF MAIN SOUTH OF RIVER    |
| 53-300-004-00  | 405 E SAGINAW    | 06/04/24  | \$180,000  | WD     | 03-ARM'S LENGTH         | \$180,000    | \$69,600       | 38.67         | \$144,668      | \$19,446    | \$160,554      | \$135,816    | 1.182  | 1,868      | \$85.95   | 4001     | 15.5628          | TWO STORY      | \$14,904   | 4001 EAST OF MAIN ST SOUTH OF RIVER |
| 53-500-103-00  | 224 S BANKSON    | 10/18/23  | \$173,000  | WD     | 03-ARM'S LENGTH         | \$173,000    | \$48,900       | 28.27         | \$138,143      | \$21,840    | \$151,160      | \$126,142    | 1.198  | 1,035      | \$146.05  | 4002     | 17.1813          | ONE STORY      | \$10,206   | 4002 WEST OF MAIN SOUTH OF RIVER    |
| 53-350-047-00  | 308 S EUCLID     | 03/07/24  | \$105,000  | WD     | 03-ARM'S LENGTH         | \$105,000    | \$31,600       | 30.10         | \$85,088       | \$19,534    | \$85,466       | \$71,100     | 1.202  | 880        | \$97.12   | 4001     | 17.5539          | ONE STORY PLUS | \$16,200   | 4001 EAST OF MAIN ST SOUTH OF RIVER |
| 53-010-155-00  | 310 N PINE       | 05/02/24  | \$144,900  | WD     | 03-ARM'S LENGTH         | \$144,900    | \$53,300       | 36.78         | \$110,420      | \$6,688     | \$138,212      | \$112,508    | 1.228  | 2,098      | \$65.88   | 4002     | 20.1950          | TWO STORY      | \$6,688    | 4002 WEST OF MAIN SOUTH OF RIVER    |
| 53-350-061-00  | 618 E WASHINGTON | 09/04/24  | \$115,000  | WD     | 03-ARM'S LENGTH         | \$115,000    | \$41,500       | 36.09         | \$88,705       | \$10,692    | \$104,308      | \$84,613     | 1.233  | 859        | \$121.43  | 4001     | 20.6250          | ONE STORY      | \$10,692   | 4001 EAST OF MAIN ST SOUTH OF RIVER |
| 53-010-073-00  | 124 S PINE       | 12/20/24  | \$121,900  | WD     | 03-ARM'S LENGTH         | \$121,900    | \$43,700       | 35.85         | \$92,205       | \$9,149     | \$112,751      | \$90,082     | 1.252  | 1,236      | \$91.22   | 4002     | 22.5124          | ONE STORY      | \$8,489    | 4002 WEST OF MAIN SOUTH OF RIVER    |
| 53-550-002-00  | 621 S EAST       | 03/15/24  | \$155,000  | WD     | 03-ARM'S LENGTH         | \$155,000    | \$47,500       | 30.65         | \$117,402      | \$15,264    | \$139,736      | \$110,779    | 1.261  | 1,292      | \$108.15  | 4001     | 23.4879          | ONE STORY      | \$13,284   | 4001 EAST OF MAIN ST SOUTH OF RIVER |
| 53-650-040-00  | 308 E TYRELL     | 12/13/24  | \$140,000  | WD     | 03-ARM'S LENGTH         | \$140,000    | \$35,600       | 25.43         | \$100,371      | \$8,285     | \$131,715      | \$99,876     | 1.319  | 1,079      | \$122.07  | 4001     | 29.2262          | ONE STORY PLUS | \$6,642    | 4001 EAST OF MAIN ST SOUTH OF RIVER |
| 53-350-031-00  | 216 S LINCOLN    | 03/25/24  | \$145,000  | WD     | 03-ARM'S LENGTH         | \$145,000    | \$45,000       | 31.03         | \$107,428      | \$22,069    | \$122,931      | \$92,580     | 1.328  | 1,452      | \$84.66   | 4001     | 30.1313          | ONE STORY      | \$10,692   | 4001 EAST OF MAIN ST SOUTH OF RIVER |
| 53-650-063-00  | 309 S MAIN       | 04/19/24  | \$115,000  | WD     | 03-ARM'S LENGTH         | \$115,000    | \$40,300       | 35.04         | \$83,033       | \$10,692    |                |              |        |            |           |          |                  |                |            |                                     |