C DIV: ALL BLOCK 39, EX 2ND FLOO
11314 SQ FT

SOUTHERN BELL TEL & TEL CO
1010 PINE ST, ROOM 9-E-L-01
ST LOUIS, MO 63101

**2027**

**00-00-00-12749-000**

## BUILDING CHARACTERISTICS

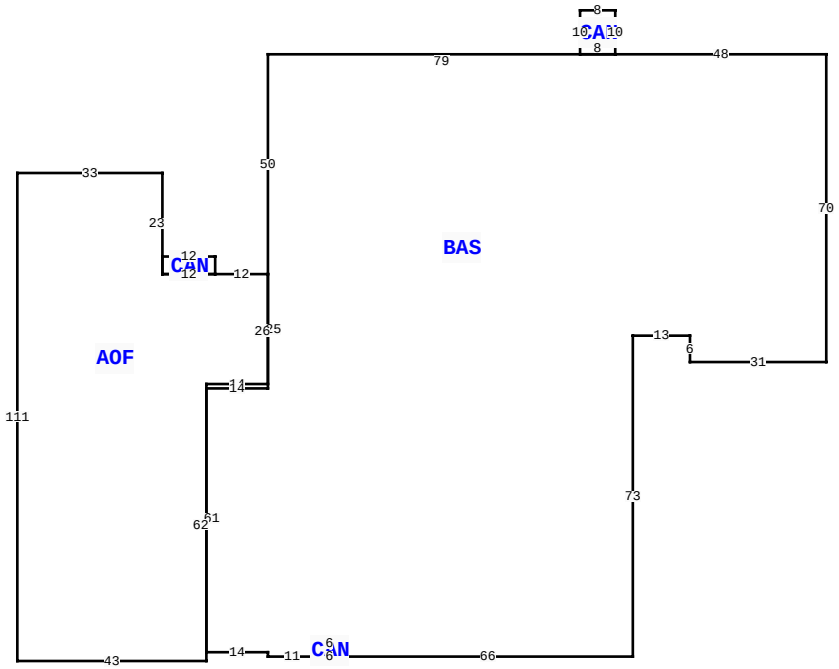
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 70 |
| Exterior Wall | 17 | MSNRY STUC 30 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 07 | CORK/VTILE 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 06 | ENG CENTRL 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Plumbing | | 12 100 |
| Frame | 04 | REIN CONC 100 |
| Story Height | | 14 100 |
| RMS | | 0 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 05 | 05 |
| DOR CODE | 9100 | UTILITIES |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 850317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| AOF | 4,907 | 150 | | 7,360 | 177,715 |
| BAS | 15,209 | 100 | | 15,209 | 367,237 |
| CAN | 18 | 30 | | 5 | 121 |
| CAN | 48 | 30 | | 14 | 338 |
| CAN | 80 | 30 | | 24 | 580 |
| TOTALS | 20,262 | | | 22,612 | 545,989 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 7600 | 06 | 22,612 | 128.4400 | 120.73 | 2,729,947 | 1978 | 1978 | 0 | 30 | 0 | 50.00 | 20.00 |

1 EXCEP WARE 0% - 0 Heated Area: 20116 HX Base Yr




| BLD DATE | | LGL DATE | |
|---|---|---|---|
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 545,989 |
| TOTAL MARKET OB/XF VALUE | 5,835 |
| TOTAL LAND VALUE - MARKET | 61,740 |
| TOTAL MARKET VALUE | 613,564 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 613,564 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 613,564 |
| TOTAL JUST VALUE | 613,564 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 613,564 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 752 | ADDN COMM | 50 | 04/30/2008 |
| 1912 | COMMERCIAL | 650 | 09/25/2000 |
| 011 | COMMERCIAL | 50,173 | 01/21/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W48 CAN= N10 W8 S10 E8$ W79 S50 AOF= W12 CAN= N4 W12 S4 E12$ W12 N23 W33 S111 E43 N62 E14 N26$ S25 W14 S61 E14 S1 E11 CAN= E6 N3 W6S3$ N3 E6 S3 E66 N73 E13 S6 E31 N70$.

## EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0260 | PAVEMENT-A | 0 | 0 | 72 | 68 | 4,896.00 | UT | 0.49 | 0.49 | 100 | 0 | 0 | 3 | 100 | 2,387 | |
| 2 | 0260 | PAVEMENT-A | 0 | 0 | 24 | 23 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 307 | |
| 3 | 0260 | PAVEMENT-A | 0 | 0 | 127 | 41 | 5,207.00 | UT | 0.39 | 0.39 | 100 | 0 | 0 | 3 | 100 | 2,031 | |
| 4 | 0140 | CLFENCE 6 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 1,110 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,835

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 9105 | C | TOWER SITE | 0 | | *CG | 210.00 | 210.00 | 44,100.00 | SF | | 1.00 | 1.00 | 0.80 | 1.75 | 1.40 | 61,740 | | | | | | | |

REVIEW DATE 03/05/2026 BY ME Total Acres: 1.01 Total Land Value: 61,740 Market: 0 Agricultural: 0 Common: 61,740 PRINTED 11/16/2026 BY SYS