







ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Story Height	0	100
RMS	0	100
Stories	1.	1. 100
Units	2	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4	DUPLX	0%	- 2025	99.12	249,584	1998	1998	0	0	40.50	59.50

Heated Area: 2192 HX Base Yr

Quality	05	05			
DOR CODE	0800	MULTI-FAM <10			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	34316.040	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,096	100		1,096	64,638
BAS	1,096	100		1,096	64,638
FGR	264	55		145	8,551
FGR	264	55		145	8,551
FOP	48	30		14	826
FOP	48	30		14	826
PTO	80	5		4	236
PTO	80	5		4	236
TOTALS	2,976			2,518	148,502

BLD DATE	LGL DATE	04/03/2025	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

L N	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

EXTRA FEATURES																
TOTAL OB/XF																
0																

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

LAND DESCRIPTION																								
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VALUATION BY				STANDARD
Tax Group: 1	Tax Dist:			
BUILDING MARKET VALUE				594,008
TOTAL MARKET OB/XF VALUE				13,067
TOTAL LAND VALUE - MARKET				70,000
TOTAL MARKET VALUE				677,075
SOH/AGL Deduction				0
ASSESSED VALUE				677,075
TOTAL EXEMPTION VALUE				0
BASE TAXABLE VALUE				677,075
TOTAL JUST VALUE				677,075
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				658,259

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1510/1585	3/18/2024	WD	U	I	11	100
GRANTOR: STLWFAR LLC						
GRANTEE: STLWFAR FOUNDATION						
1403/2645	1/22/2020	WD	U	I	11	100
GRANTOR: PAUL MAX & JOSEPHINA						
GRANTEE: STLWFAR LLC						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS= W19 PTO= N8 W10 S8 E10\$W21 BAS= W11 PTO= N8 W10 S8 E10\$ W29 S34 E16 FOP= S4 E12 N4 W12\$ E12 FGR= E12 N22 W12 S22\$ N22 E12 N12\$ S12 FGR= S22 E12 N22 W12\$ E12 S22 FOP= S4 E12 N4 W12\$ E28 N34\$.																