

KINNEY, STEPHEN J
8008 CARONDELET AVE
ST LOUIS MO 63105

B35503P348

Previous Owner
LADYSLIPPER FLOWER SHOP, INC
PO BOX 807

GRAY ME 04039
Sale Date: 3/08/2019

Property Data		
Neighborhood	42 Portland Rd Comm	
Tree Growth Year	0	
REVIEW	c	
Building Permit	0	
Zone/Land Use	13 Commercial	
Secondary Zone	24 Resource Protection	
Topography	1 Level	6 Swampy
1. Hill	4. Below St	7.
2. Rolling	5. Low	8.
3. Above St	6. Swampy	9.
Utilities	2 Public Water	6 Septic System
1. Public	4. Dr. Well/Po	7. Cesspool
2. Water	5. Dug Well	8. Lake
3. Holding Ta	6. Septic	9. None
Street	1 Paved	
1. Paved	4. Proposed	8.
2. Semi Imp	5. R/O/W	9.
3. Gravel	6.	
GIS Map	52	
Field Review	1	
Sale Data		
Sale Date	3/08/2019	
Price	300,000	
Sale Type	2 Land & Buildings	
1. Land	4. Mobile	7. COM
2. L & B	5. Other	8.
3. Building	6. Condo	9.
Financing	9 Unknown	
1. Convent	4. Seller	7.
2. FHA/VA	5. Private	8.
3. Assumed	6. Cash	9. Unknown
Validity	1 Arms Length Sale	
1. Valid	4. Split	7. Multiple
2. Related	5. Partial	8. Other
3. Distress	6. Exempt	9. Estate
Verified	5 Public Record	
1. Buyer	4. Agent	7. Family
2. Seller	5. Pub Rec	8. Other
3. Lender	6. MLS	9.

Assessment Record				
Year	Land	Buildings	Exempt	Total
2011	93,000	157,617	0	250,617
2012	93,000	157,617	0	250,617
2013	93,000	157,617	0	250,617
2014	90,200	157,617	0	247,817
2015	90,200	157,600	0	247,800
2016	90,100	157,600	0	247,700
2017	90,100	157,600	0	247,700
2018	90,100	157,600	0	247,700
2019	86,200	160,100	0	246,300
2020	126,500	160,100	0	286,600
2021	126,500	160,100	0	286,600
2022	126,500	160,100	0	286,600
2023	126,500	160,100	0	286,600
Calc.	225,500	243,100	0	468,600

Land Data					
Type	Effective		Influence		Influence Codes
	Frontage	Depth	Factor	Code	
1. Water (0-200)			%		1. Unimproved
2. Water (201-400)			%		2. Excess Frtg
3. Water (401-800)			%		3. Topography
4. Water (801-1600)			%		4. Size/Shape
5. Water (1600-3200)			%		5. Access
6. Water (3201-6400)			%		6. Restriction
7. Water (6401-12800)			%		7. Open Space
8. Water (12801-25600)			%		8. Environmental
9. Water (25601-51200)			%		9. Condo
10. Water (51201-102400)			%		
11. Water (102401-204800)			%		
12. Water (204801-409600)			%		
13. Water (409601-819200)			%		
14. Water (819201-1638400)			%		
15. Water (1638401-3276800)			%		
16. Water (3276801-6553600)			%		
17. Water SF Amenities			%		
18. Water View			%		
19. Water Influenced			%		
20. Shorefront A			%		
21. Base Lot			%		
22. Base Lot Vacant			%		
23. Base Lot Unpaved			%		
24. Acres to 10			%		
25. Acres 11-30			%		
26. Acres 31-50			%		
27. Acres 51 & over			%		
28. Acres 71 & Over			%		
29. Woods (41+)			%		
Total Acreage			1.88		

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Gray



