

Property at 00019 SANDSCREEN ROAD

Prop ID 3820019

Printed 15-Oct-2025 9:15 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SANDSCREEN LLC
Second name: C/O MICHELLE HRESKO
Address: 1349 STILL HOUSE CREEK RD
City/state: CHESTERFIELD MO Zip: 63017

Location Information

Map: 014 Clerk map:
Lot: 3820019 Neigh.: Zone: Vol: 601 Page: 744

Assessments

Assmt category	Qty	Amount
Indust Land	1.36	76,160
Indust Improvmts	1.00	4,730
Commerc Building	1.00	564,590

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 20-Jan-2010
Sale price:
Sale valid:

Values

Mkt value :
Cost value: 922,114

Summary

Total assessments	645,480
Total exemptions	
Net assessment	645,480

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale :
Mkt/sale :
Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	31	1.360	80,000	108,800		108,800	76,160
Comm Primary		59,242					

1.360 acres

Total land value

108,800

76,160

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	47	Auto Service		Basement	
Exterior Walls	05	8" CB			
Roof Material	05	Tar and Gravel	1st Floor	47 Auto Service	100.00
Roof Type	05	Flat			
Foundation	05	Slab	2nd Floor		
Interior Walls	05	Painted Conc Blo			
Floors	01	Concrete	3rd Floor		
Heating System	01	Hot Water			
Fuel Type	01	Oil	4th Floor		
Construct Type	02	Fire Resistant			
Grade	30	C			
Garage					
Basement					
Bsmt Finish					
Air Cond	02	Partial Central			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			

Year Built: 1950	Eff Year Built:
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Commercial Valuation Summary

Main Area: 17,042 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	47	Auto Service	100.00	17,042	78.88	1,344,270
2nd Floor						
3rd Floor						
4th Floor						

Other Features	Size	Rate	Qty	Rate	Value
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Sub-Total	1,344,270
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Grade	C	Factor	1.0000	1,344,270
CDU		C&D Factor	1.00	1,344,270
Depreciation		40 %		806,562

Computed cost value @ 70%	564,593
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Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			8,000	1.69		C	13,520	50	6,760

Value at 70%	4,732	Value at 100%	6,760
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