

City of St. Louis Downtown (2001) (Main Business District) Commercial Land Analysis

Parcel Number	Valuation Method	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Building Value	Land Residual	Est. Land Value	Effec. Front Foot	Depth	Dollars/FF	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Class
51-031-035-00	Abstraction	131 W SUPERIOR	12/21/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$36,900	22.36	\$154,014	\$18,458	\$7,472	80.00	122.00	\$231	0.22	0.22	\$82,402	\$1.89	201
51-031-023-00	Abstraction	203 W SUPERIOR	07/11/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$39,900	25.74	\$145,256	\$14,748	\$5,004	56.68	115.50	\$260	0.15	0.15	\$98,320	\$2.26	201
51-031-270-00	Abstraction	303 W Superior	10/25/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$59,000	47.20	\$124,317	\$6,578	\$5,895	67.90	58.87	\$97	0.09	0.09	\$71,500	\$1.64	201
51-344-818-00	Abstraction	124 W Superior	09/20/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$64,900	51.92	\$118,681	\$9,699	\$3,380	26.00	132.00	\$373	0.08	0.08	\$122,772	\$2.82	201
51-344-583-00	Abstraction	125 E Superior	10/13/22	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$61,200	50.16	\$123,860	\$2,147	\$4,007	26.50	132.00	\$81	0.08	0.08	\$26,838	\$0.62	201
53-010-124-00	Abstraction	121 N Mill	06/01/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$14,100	56.40	\$24,500	\$5,753	\$5,253	20.25	165.00	\$284	0.08	0.08	\$74,714	\$1.72	201
53-010-121-00	Abstraction	113 N Mill	09/30/21	\$64,500	WD	03-ARM'S LENGTH	\$64,500	\$19,800	30.70	\$59,256	\$10,432	\$5,188	20.00	165.00	\$522	0.76	0.76	\$13,726	\$0.32	201

Totals: \$781,500 \$781,500 \$295,800 \$749,884 \$67,815 \$36,199 297.33 \$1,848 1.46 1.46

Sale. Ratio = 37.85

Average per Effec.

Average

Average

Std. Dev. => 13.93

Used per FF=> \$228

per Net Acre=>

\$46,385 per SqFt=> \$1.06

Analysis Results

Method	Sales	Land Residual	Effec. Front Foot	Price/Effec Front Foot
Abstraction	7	\$67,815	297.33	\$228
Vacant Land	0	\$0	0.00	\$0
Total	7	\$67,815	297.33	\$228

City of St. Louis commercial neighborhood (M-46) (2002) Land Analysis

Parcel Number	Valuation Method	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Current Appraisal	Land Residual	Effec. Front	Depth	Est. Land Value	Dollars/F F	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Class	
51-283-504-20	Abstraction	1655 WRIGHT	6/21/2022	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$249,100	71.17	\$222,809	\$127,191	151.87	300.00	\$297,966	\$838	0.85	0.85	\$148,936	\$3.42	201	
53-010-218-00	Abstraction	135 W WASHINGTON	8/17/2021	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$53,600	53.60	\$57,261	\$42,739	66.00	157.74	\$72,600	\$648	0.24	0.24	\$178,824	\$4.11	201	
53-010-310-00	Abstraction	405 E Washington	7/11/2023	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$129,900	86.60	\$105,878	\$44,122	157.00	158.00	\$49,612	\$281	0.57	0.57	\$77,543	\$1.78	201	
12-027-009-00	Abstraction	7890 N ALGER RD	12/27/2022	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$82,200	56.69	\$127,244	\$25,762	70.00	197.00	\$8,006	\$368	0.24	0.24	\$107,342	\$2.46	201	
12-027-006-50	Abstraction	7996 N Alger Rd	7/14/2022	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$228,700	48.15	\$178,651	\$296,349	333.00	223.00	\$84,000	\$890	2.56	2.56	\$115,761	\$2.66	201	
Totals:				\$1,220,000			\$1,220,000	\$743,500		\$691,843	\$536,163	777.87		\$512,184		4.46	4.46				
								Sale. Ratio =>	60.94			Average				Average					
								Std. Dev. =>	15.59			Per Effec Front Foot		\$689		per Net Acre=>		\$120,162	per SqFt=>		\$2.76

Analysis Results						
Method	Sales	Land Residual	Effec. Front Foot	Price/Effec Front Foot	Total Acres	Dollars/Acre
Abstraction	7.00	\$1,460,031	977.54	\$689	6.78	\$120,162
Vacant Land	0.00	\$0	0.00	\$0	0.00	\$0
Total	7.00	\$1,460,031	977.54	\$689	6.78	\$120,162

ACREAGE TABLE-Prime			ACREAGE TABLE-		
ACRES	PRICE PER ACRE	TOTAL	ACRES	PRICE PER ACRE	TOTAL
1.00	\$205,281	\$205,281	1.00	\$47,405	\$47,405
1.50	\$205,281	\$307,922	1.50	\$47,405	\$71,108
2.00	\$205,281	\$410,562	2.00	\$47,405	\$94,810
2.50	\$205,281	\$513,203	2.50	\$47,405	\$118,513
3.00	\$205,281	\$615,843	3.00	\$47,405	\$142,215
4.00	\$205,281	\$821,124	4.00	\$47,405	\$189,620
5.00	\$205,281	\$1,026,405	5.00	\$42,665	\$213,323
7.00	\$164,225	\$1,149,574	7.00	\$38,398	\$268,786
10.00	\$131,380	\$1,313,798	10.00	\$34,558	\$345,582
15.00	\$105,104	\$1,576,558	15.00	\$31,102	\$466,536
20.00	\$84,083	\$1,681,662	20.00	\$27,992	\$559,844
25.00	\$67,266	\$1,681,662	25.00	\$25,193	\$629,824
30.00	\$53,813	\$1,614,395	30.00	\$22,674	\$680,210
40.00	\$43,051	\$1,722,022	40.00	\$20,406	\$816,252
50.00	\$34,440	\$1,722,022	50.00	\$18,366	\$918,283
100.00	\$27,552	\$2,755,235	100.00	\$16,529	\$1,652,910

City of St. Louis (2002) Commercial Land Analysis

Parcel Number	Valuation Method	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Current Appraisal	Land Residual	Effec. Front	Depth	Est. Land Value	Dollars/FF	Net Acres	Total Acres	Dollars/Acre	Dollars/Sq Ft	Class
51-283-504-20	Abstraction	1655 WRIGHT	6/21/2022	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$249,100	71.17	\$222,809	\$127,191	151.87	300.00	\$297,966	\$838	0.85	0.85	\$148,936	\$3.42	201
53-010-218-00	Abstraction	135 W WASHINGTON	8/17/2021	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$53,600	53.60	\$57,261	\$42,739	66.00	157.74	\$72,600	\$648	0.24	0.24	\$178,824	\$4.11	201
12-027-016-10	Abstraction	7642 N Alger Rd	8/11/2021	\$874,443	WD	03-ARM'S LENGTH	\$874,443	\$306,800	35.09	\$265,468	\$608,975	126.00	446.00	\$265,468	\$4,833	1.50	1.50	\$405,983	\$9.32	201
53-010-310-00	Abstraction	405 E Washington	7/11/2023	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$129,900	86.60	\$105,878	\$44,122	157.00	158.00	\$49,612	\$281	0.57	0.57	\$77,543	\$1.78	201
12-027-009-00	Abstraction	7890 N ALGER RD	12/27/2022	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$82,200	56.69	\$127,244	\$25,762	70.00	197.00	\$8,006	\$368	0.24	0.24	\$107,342	\$2.46	201
12-027-006-50	Abstraction	7996 N Alger Rd	7/14/2022	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$228,700	48.15	\$178,651	\$296,349	333.00	223.00	\$84,000	\$890	2.56	2.56	\$115,761	\$2.66	201

Totals:	\$2,094,443	\$2,094,443	\$1,050,300	\$957,311	\$1,145,138	903.87	\$777,652	5.96	5.96	
			Sale. Ratio =>	50.15	Average	Average	Average	Average	Average	
			Std. Dev. =>	18.07	Per Effec Front Foot	\$1,267	per Net Acre=>	\$192,073	per SqFt=>	\$4.41

Analysis Results

Method	Sales	Land Residual	Effec. Front Foot	Price/Effec Front Foot	Total Acres	Dollars/Acre
Abstraction	7.00	\$1,460,031	977.54	\$1,267	6.78	\$192,073
Vacant Land	0.00	\$0	0.00	\$0	0.00	\$0
Total	7.00	\$1,460,031	977.54	\$1,267	6.78	\$192,073

ACREAGE TABLE-Prime

ACRES	PRICE PER ACRE	TOTAL
1.00	\$205,281	\$205,281
1.50	\$205,281	\$307,922
2.00	\$205,281	\$410,562
2.50	\$205,281	\$513,203
3.00	\$205,281	\$615,843
4.00	\$205,281	\$821,124
5.00	\$205,281	\$1,026,405
7.00	\$164,225	\$1,149,574
10.00	\$131,380	\$1,313,798
15.00	\$105,104	\$1,576,558
20.00	\$84,083	\$1,681,662
25.00	\$67,266	\$1,681,662
30.00	\$53,813	\$1,614,395
40.00	\$43,051	\$1,722,022
50.00	\$34,440	\$1,722,022
100.00	\$27,552	\$2,755,235

City of St. Louis Outside Business District (2003) & Industrial (3001) Commercial Land Analysis

Parcel Number	Valuation Method	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Current Appraisal	Land Residual	Effec. Front	Depth	Est. Land Value	Dollars/ FF	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Class
51-352-768-00	Abstraction	1951 MICHIGAN	01/25/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$22,000	25.88	\$62,021	\$33,621	100.00	220.00	\$10,642	\$336	0.32	0.32	\$33,256	\$0.76	201
51-354-873-00	Abstraction	1313 MARQUETTE	03/07/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$37,000	61.67	\$86,545	\$3,778	171.40	94.00	\$30,323	\$22	0.91	0.91	\$33,322	\$0.76	201
51-354-777-00	Abstraction	1045 E SUPERIOR	08/05/21	\$89,000	WD	03-ARM'S LENGTH	\$101,897	\$49,900	48.97	\$145,269	\$8,820	148.50	233.00	\$52,192	\$59	0.79	0.79	\$66,066	\$1.52	201
51-343-509-00	Abstraction	725 E Superior	01/31/23	\$246,500	WD	03-ARM'S LENGTH	\$246,500	\$118,400	48.03	\$230,026	\$62,485	411.00	255.40	\$46,011	\$152	0.69	0.69	\$66,683	\$1.53	301
53-860-010-00	Abstraction	301 WOODSIDE	09/27/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$96,100	26.69	\$334,267	\$104,043	361.00	82.50	\$78,310	\$288	2.84	2.84	\$27,574	\$0.63	301
02-019-020-00	Abstraction	911 AND 915 E MONROE RD	05/16/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$129,000	61.43	\$217,343	\$42,508	654.00		\$49,851	\$65	3.00	3.00	\$16,617	\$0.38	201
02-030-001-10	Abstraction	950 E MONROE RD	07/15/22	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$67,400	52.66	\$119,729	\$41,839	164.00		\$33,568	\$255	1.89	1.89	\$17,761	\$0.41	201
04-007-026-05	Abstraction	4426 N STATE	02/07/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000		0.00	\$358,549	\$118,043	420.00		\$76,592	\$281	5.13	5.13	\$14,930	\$0.34	201
12-021-019-10	Abstraction	3520 W MONROE RD	01/21/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$72,300	30.13	\$180,059	\$94,905	196.00		\$34,964	\$484	1.88	1.88	\$18,598	\$0.43	201
51-334-001-15	Vacant Land	550 LUCE	05/18/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$52,900	75.57	\$95,099	\$95,185	366.72	583.00	\$120,284	\$260	4.91	4.91	\$24,508	\$0.56	201
51-343-507-15	Vacant Land	900 MICHIGAN	10/15/21	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$4,400	29.33	\$8,801	\$15,000	70.45	192.50	\$8,801	\$213	0.31	0.31	\$28,390	\$0.65	301
52-050-006-00	Vacant Land	160 S CROSWELL RD	05/27/22	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$71,100	43.35	\$128,598	\$164,000	784.00		\$128,598	\$209	5.30	5.30	\$24,282	\$0.56	201
12-022-029-01	Vacant Land	W MONROE/N BEGOLE RD	08/16/21	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$14,800	74.00	\$37,929	\$20,000	353.00	324.00	\$37,929	\$57	2.38	2.38	\$15,937	\$0.37	201
01-001-006-00	Vacant Land	239 W LINCOLN RD	08/26/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$5,600	18.67	\$20,401	\$30,000	132.00	326.00	\$20,401	\$227	1.00	1.00	\$20,401	\$0.47	201

Totals:	\$2,117,500	\$2,130,397	\$740,900	\$2,024,636	\$834,227	4332.07	\$728,466	31.34	31.34											
			Sale. Ratio	34.78		Average										Average				
			Std. Dev. =	21.86		Per Effec Front Foot	\$193									Average				
																per Net				
																Acre=>	\$26,615	per SqFt=>	\$0.61	

Analysis Results

Method	Sales	Land Residual	Effec. Front Foot	Price/Effec Front Foot	Total Acres	Dollars/Acre	Dollars/SqFt	ACREAGE TABLE-INDUSTRIAL			ACREAGE TABLE-MICHIGAN AVE			ACREAGE TABLE-OUTSIDE BUS						
								ACRES	PRICE PER ACRE	TOTAL	ACRES	PRICE PER ACRE	TOTAL	ACRES	PRICE PER ACRE	TOTAL				
Abstraction	7.00	\$510,042	2625.90	\$194	17.45	\$18,578	\$0.43	1.00	\$25,057	\$25,057	1.00	\$23,333	\$23,333	1.00	\$26,615	\$26,615				
Vacant Land	5.00	\$324,185	1706.17	\$190	13.89	\$23,333	\$0.54	1.50	\$20,046	\$30,068	1.50	\$18,666	\$28,000	1.50	\$21,292	\$31,938				
Total	12.00	\$834,227	4332.07	\$193	31.34	\$26,615	\$0.61	2.00	\$16,036	\$32,073	2.00	\$14,933	\$29,866	2.00	\$17,034	\$34,067				
								2.50	\$12,829	\$30,790	2.50	\$11,946	\$29,866	2.50	\$13,627	\$34,067				
								3.00	\$10,263	\$30,790	3.00	\$9,557	\$28,672	3.00	\$10,902	\$32,705				
								4.00	\$8,211	\$32,843	4.00	\$7,646	\$30,583	4.00	\$8,721	\$34,885				
								5.00	\$6,569	\$32,843	5.00	\$6,117	\$30,583	5.00	\$6,977	\$34,885				
								7.00	\$5,255	\$36,784	7.00	\$4,893	\$34,253	7.00	\$5,582	\$39,071				
								10.00	\$4,204	\$42,039	10.00	\$3,915	\$39,146	10.00	\$4,465	\$44,653				
								15.00	\$3,363	\$50,446	15.00	\$3,132	\$46,976	15.00	\$3,572	\$53,583				
								20.00	\$2,690	\$53,809	20.00	\$2,505	\$50,107	20.00	\$2,858	\$57,155				
								25.00	\$2,152	\$53,809	25.00	\$2,004	\$50,107	25.00	\$2,286	\$57,155				
								30.00	\$1,722	\$51,657	30.00	\$1,603	\$48,103	30.00	\$1,829	\$54,869				
								40.00	\$1,378	\$55,101	40.00	\$1,283	\$51,310	40.00	\$1,463	\$58,527				
								50.00	\$1,102	\$55,101	50.00	\$1,026	\$51,310	50.00	\$1,171	\$58,527				
								100.00	\$882	\$88,161	100.00	\$821	\$82,096	100.00	\$936	\$93,643				

NOT USED

Parcel Number	Valuation Method	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Current Appraisal	Land Residual	Effec. Front	Depth	Est. Land Value	Dollars/ FF	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Class
53-860-042-02	Vacant Land	Lot 3 West	02/04/22	\$41,610	WD	03-ARM'S LENGTH	\$41,610		0.00		\$89,955	120.00	255.40	\$48,345	\$750	0.69	0.69	\$70,065	\$1.61	301