

**City of St. Louis Residential Land Analysis - Land Table 4001 (East of Main St South of River) includes 4002**

Parcel Number	Property Address	Sale Date	Sale Price	Improvement Value	Land Residual	Front Foot	Depth	Eff. Front	Price Per FF	Land Ratio
53-010-021-00	310 W Center	5/26/2021	\$81,000	\$74,539	\$6,461	45	165	145	\$45	7.98%
53-010-018-00	324 W Center	3/18/2022	\$10,000	\$0	\$10,000	66	165	187	\$53	100.00% Vacant
53-010-228-00	120 S Main	3/1/2022	\$85,000	\$70,533	\$14,467	66	185	194	\$75	17.02%
53-100-063-00	505 S Maple	5/27/2021	\$61,285	\$55,487	\$5,798	59	114	77	\$75	9.46%
53-650-110-00	420 S Franklin	2/3/2022	\$165,000	\$154,749	\$10,251	100	170	123	\$83	6.21%
53-010-024-00	309 N Pine	11/19/2021	\$60,000	\$43,652	\$16,348	66	165	187	\$87	27.25%
53-100-046-00	103 Chestnut	10/22/2021	\$56,000	\$45,859	\$10,141	66	165	99	\$102	18.11%
53-010-032-00	210 N Delaware	5/11/2022	\$130,000	\$110,796	\$19,204	66	165	187	\$103	14.77%
53-010-040-00	209 N Pine	7/30/2021	\$150,000	\$127,472	\$22,528	66	226	207	\$109	15.02%
53-500-049-00	207 N Bankson	9/10/2021	\$85,000	\$59,653	\$25,347	66	165	187	\$136	29.82%
53-010-092-00	222 Michigan	4/16/2021	\$65,000	\$44,584	\$20,416	50	114	138	\$148	31.41%
53-700-038-01	1402 Virginia	5/7/2021	\$80,000	\$28,864	\$51,136	150	100	333	\$153	63.92%
53-100-008-00	121 W Hazel	2/9/2023	\$170,000	\$132,642	\$37,358	82	165	219	\$171	21.98%
53-500-028-00	415 W Center	7/8/2022	\$125,000	\$90,670	\$34,330	78	132	200	\$172	27.46%
53-010-194-00	215 N Main	4/9/2021	\$150,000	\$122,680	\$27,320	58	125	158	\$173	18.21%
53-010-014-00	313 North	11/22/2021	\$88,000	\$58,414	\$29,586	61	138	168	\$176	33.62%
53-500-045-00	520 W Saginaw	12/16/2021	\$90,000	\$60,273	\$29,727	66	99	165	\$180	33.03%
53-100-062-00	501 S Maple	4/29/2022	\$100,000	\$86,110	\$13,890	50	119	73	\$190	13.89%
53-575-010-00	520 Butternut	11/18/2022	\$125,000	\$98,418	\$26,582	165	80	137	\$195	21.27%
53-350-061-00	618 E Washington	4/22/2021	\$75,000	\$55,732	\$19,268	66	165	99	\$195	25.69%
53-500-074-00	413 W Washington	6/23/2022	\$129,900	\$89,092	\$40,808	82	132	208	\$196	31.41%
53-500-120-00	212 S Delaware	10/26/2021	\$150,000	\$112,173	\$37,827	63	165	181	\$209	25.22%
53-010-049-00	324 W Washington	11/11/2021	\$179,000	\$117,699	\$61,301	122	132	288	\$213	34.25%
53-800-002-00	220 E Washington	5/25/2021	\$245,000	\$223,307	\$21,693	82	129	98	\$222	8.85%
53-650-051-00	202 S East	8/16/2021	\$82,000	\$62,381	\$19,619	66	130	87	\$225	23.93%
53-700-037-10	1306 Virginia	6/15/2021	\$97,600	\$56,935	\$40,665	69	105	173	\$235	41.66%
53-150-024-00	806 Wilson	9/7/2022	\$92,250	\$58,726	\$33,524	54	100	141	\$237	36.34%
53-350-002-00	514 E Washington	1/13/2023	\$110,000	\$88,969	\$21,031	58	127	81	\$260	19.12%
53-100-026-00	409 S Maple	8/15/2022	\$80,000	\$59,633	\$20,367	66	100	77	\$263	25.46%
53-650-128-00	308 E Walnut	6/21/2021	\$80,000	\$56,687	\$23,313	66	132	88	\$265	29.14%
53-650-038-00	212 E Tyrell	10/5/2022	\$106,000	\$80,538	\$25,462	78	132	96	\$265	24.02%

Parcel Number	Property Address	Sale Date	Sale Price	Improvement Value	Land Residual	Front Foot	Depth	Eff. Front	Price Per FF	Land Ratio
53-650-039-00	304 E Tyrell	12/2/2022	\$83,000	\$61,003	\$21,997	89	67	82	\$269	26.50%
53-350-032-00	210 S Lincoln	2/15/2023	\$94,000	\$67,121	\$26,879	66	165	99	\$272	28.59%
53-650-050-00	208 S East	3/10/2023	\$94,700	\$69,320	\$25,380	66	130	87	\$291	26.80%
53-010-345-00	510 S Lincoln	7/26/2021	\$155,000	\$109,691	\$45,309	142	165	150	\$303	29.23%
<b>4001</b>										
53-010-255-00	109 N Franklin	10/5/2021	\$165,000	\$107,238	\$57,762	67	165	100	\$580	35.01%
53-300-018-00	313 Giddings	7/8/2022	\$170,000	\$99,844	\$70,156	64	195	108	\$652	41.27%
53-350-007-00	123 S Lincoln	6/7/2022	\$49,900	\$55,614	-\$5,714	66	165	99	-\$58	-11.45%
53-350-033-00	420 E Tyrell	6/10/2021	\$61,500	\$57,428	\$4,072	65	132	87	\$47	6.62%
53-350-036-01	510 E Tyrell	7/29/2022	\$120,000	\$51,500	\$68,500	82	132	99	\$694	57.08%
53-350-058-00	304 S Lincoln	8/12/2021	\$145,500	\$88,243	\$57,257	66	165	99	\$578	39.35%
53-350-075-00	311 S Euclid	7/13/2021	\$122,000	\$60,893	\$61,107	66	165	99	\$617	50.09%
53-650-040-00	308 E Tyrell	1/11/2023	\$37,000	\$50,063	-\$13,063	41	132	71	-\$183	-35.31%
53-650-092-00	420 S East	8/16/2021	\$192,000	\$122,376	\$69,624	66	131	88	\$794	36.26%
53-650-107-00	409 S Main	12/2/2021	\$140,000	\$87,355	\$52,645	67	160	98	\$537	37.60%
53-800-001-00	110 S Clinton	8/3/2021	\$65,000	\$96,946	-\$31,946	62	132	85	-\$374	-49.15%
53-350-016-00	402 E Washington	11/15/2022	\$180,000	\$120,011	\$59,989	115	130	120	\$500	33.33%
53-650-121-00	500 S Franklin	6/25/2021	\$215,000	\$151,638	\$63,362	108	165	127	\$499	29.47%
53-010-323-00	119 Hubbard	11/4/2022	\$125,000	\$73,854	\$51,146	74	164	104	\$492	40.92%
53-100-031-00	405 S Maple	6/16/2022	\$66,000	\$32,383	\$33,617	66	87	73	\$461	50.93%
53-400-011-10	418 E Hazel	6/24/2021	\$142,000	\$71,072	\$70,928	142	165	150	\$474	49.95%
53-350-024-00	203 S East	2/9/2023	\$129,900	\$68,776	\$61,124	132	165	143	\$427	47.05%
53-010-319-00	619 E Washington	12/30/2022	\$70,000	\$37,089	\$32,911	50	169	90	\$367	47.02%
53-010-327-00	607 E Saginaw	10/13/2021	\$90,000	\$54,752	\$35,248	80	95	85	\$415	39.16%
53-300-004-00	405 E Saginaw	10/14/2022	\$150,000	\$92,231	\$57,769	92	400	195	\$297	38.51%
53-300-011-00	517 E Saginaw	6/9/2022	\$164,900	\$104,170	\$60,730	167	389	241	\$252	36.83%
53-650-033-00	223 S Franklin	12/21/2021	\$103,000	\$64,122	\$38,878	66	157	96	\$404	37.75%
53-650-063-00	309 S Main	9/24/2021	\$90,000	\$57,970	\$32,030	66	157	96	\$332	35.59%
53-350-015-00	422 E Washington	11/12/2021	\$114,100	\$73,290	\$40,810	115	129	120	\$341	35.77%
53-800-006-00	113 S Franklin	7/30/2021	\$138,000	\$90,657	\$47,343	77	166	107	\$444	34.31%
53-010-278-00	301 E Washington	5/20/2022	\$110,000	\$76,390	\$33,610	90	70	83	\$403	30.55%
53-575-005-00	523 Butternut	7/6/2021	\$129,900	\$88,934	\$40,966	86	129	100	\$408	31.54%

Parcel Number	Property Address	Sale Date	Sale Price	Improvement Value	Land Residual	Front Foot	Depth	Eff. Front	Price Per FF	Land Ratio
<del>53-650-011-00</del>	<del>210 S Franklin</del>	<del>9/24/2021</del>	<del>\$107,100</del>	<del>\$72,117</del>	<del>\$34,983</del>	<del>49</del>	<del>157</del>	<del>85</del>	<del>\$412</del>	<del>32.66%</del>
<del>53-575-010-00</del>	<del>520 Butternut</del>	<del>3/31/2022</del>	<del>\$145,000</del>	<del>\$98,418</del>	<del>\$46,582</del>	<del>165</del>	<del>80</del>	<del>137</del>	<del>\$341</del>	<del>32.13%</del>
<del>53-650-052-00</del>	<del>306 E Washington</del>	<del>4/5/2021</del>	<del>\$165,000</del>	<del>\$117,450</del>	<del>\$47,550</del>	<del>130</del>	<del>131</del>	<del>130</del>	<del>\$365</del>	<del>28.82%</del>
<del>53-350-051-00</del>	<del>315 S East</del>	<del>4/30/2021</del>	<del>\$109,000</del>	<del>\$78,086</del>	<del>\$30,914</del>	<del>66</del>	<del>165</del>	<del>99</del>	<del>\$312</del>	<del>28.36%</del>
<b>4002</b>										
<del>53-010-046-00</del>	<del>317 W Saginaw</del>	<del>10/15/2021</del>	<del>\$74,500</del>	<del>\$81,366</del>	<del>-\$6,866</del>	<del>54</del>	<del>197</del>	<del>174</del>	<del>-\$39.54</del>	<del>-9.22%</del>
<del>53-010-058-00</del>	<del>119 N Pine</del>	<del>9/8/2022</del>	<del>\$83,500</del>	<del>\$94,067</del>	<del>-\$10,567</del>	<del>66</del>	<del>107</del>	<del>168</del>	<del>-\$63.02</del>	<del>-12.66%</del>
<del>53-010-060-00</del>	<del>307 W Saginaw</del>	<del>10/19/2021</del>	<del>\$66,000</del>	<del>\$60,832</del>	<del>\$5,168</del>	<del>65</del>	<del>132</del>	<del>174</del>	<del>\$29.70</del>	<del>7.83%</del>
<del>53-010-071-00</del>	<del>324 W Tyrell</del>	<del>10/12/2021</del>	<del>\$55,900</del>	<del>\$68,154</del>	<del>-\$12,254</del>	<del>61</del>	<del>132</del>	<del>166</del>	<del>-\$73.82</del>	<del>-21.92%</del>
<del>53-010-073-00</del>	<del>124 S Pine</del>	<del>10/25/2022</del>	<del>\$63,000</del>	<del>\$60,493</del>	<del>\$2,507</del>	<del>66</del>	<del>104</del>	<del>167</del>	<del>\$15.04</del>	<del>3.98%</del>
<del>53-010-084-00</del>	<del>211 S Delaware</del>	<del>11/30/2021</del>	<del>\$130,000</del>	<del>\$76,057</del>	<del>\$53,943</del>	<del>63</del>	<del>121</del>	<del>166</del>	<del>\$324.31</del>	<del>41.49%</del>
<del>53-100-012-00</del>	<del>419 S Mill</del>	<del>12/10/2021</del>	<del>\$25,000</del>	<del>\$23,180</del>	<del>\$1,820</del>	<del>66</del>	<del>165</del>	<del>187</del>	<del>\$9.73</del>	<del>7.28%</del>
<del>53-500-063-00</del>	<del>113 N Bankson</del>	<del>1/7/2022</del>	<del>\$53,000</del>	<del>\$63,140</del>	<del>-\$10,140</del>	<del>66</del>	<del>166</del>	<del>187</del>	<del>-\$54.13</del>	<del>-19.13%</del>
<del>53-500-066-00</del>	<del>421 W Saginaw</del>	<del>11/30/2021</del>	<del>\$130,000</del>	<del>\$61,931</del>	<del>\$68,069</del>	<del>100</del>	<del>113</del>	<del>238</del>	<del>\$286</del>	<del>52.36%</del>
<del>53-010-235-00</del>	<del>111 W Tyrell</del>	<del>1/4/2022</del>	<del>\$55,000</del>	<del>\$24,169</del>	<del>\$30,831</del>	<del>60</del>	<del>131</del>	<del>164</del>	<del>\$188</del>	<del>56.06%</del>
<del>53-010-077-00</del>	<del>108 S Pine</del>	<del>11/24/2021</del>	<del>\$55,000</del>	<del>\$19,513</del>	<del>\$35,487</del>	<del>66</del>	<del>166</del>	<del>187</del>	<del>\$189</del>	<del>64.52%</del>
<del>53-010-237-00</del>	<del>109 W Tyrell</del>	<del>7/19/2021</del>	<del>\$113,000</del>	<del>\$61,824</del>	<del>\$51,176</del>	<del>82</del>	<del>131</del>	<del>208</del>	<del>\$246</del>	<del>45.29%</del>
<del>53-010-020-00</del>	<del>318 W Center</del>	<del>8/26/2021</del>	<del>\$193,000</del>	<del>\$115,608</del>	<del>\$77,392</del>	<del>115</del>	<del>165</del>	<del>285</del>	<del>\$272</del>	<del>40.10%</del>
<del>53-150-008-00</del>	<del>909 Wilson</del>	<del>10/6/2021</del>	<del>\$153,000</del>	<del>\$85,607</del>	<del>\$67,393</del>	<del>100</del>	<del>103</del>	<del>234</del>	<del>\$288</del>	<del>44.05%</del>

Land Table 4001 - removing outliers (indicated with strikethrough) produced an average of \$181 per front foot and an average land ratio of 27%.

The vacant land sale produced a rate of \$53 per front foot. Including the vacant sale, the rate of \$181 per front foot was used.

**Parcel Number    Property Address    Sale Date    Sale Price    Improvement Value    Land Residual    Front Foot    Depth    Eff. Front    Price Per FF    Land Ratio**



**Frontage**

Description:

Front Foot Rate:

Standard Depth:

Standard Frontage (Opt.):

Maximum Frontage Factor:

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**Sites**

Description:

Site Value:

**City of St. Louis Residential Land Analysis - Land Table 4003 (Westgate Original) & 4004 (Westgate New)**

Parcel Number	Property Address	Sale Date	Sale Price	Improvement Value	Land Residual	Front Foot	Depth	Eff. Front Foot	Price Per FF	Land Ratio	Price Per Front Foot
53-850-150-00	126 York	7/27/2022	\$152,000	\$115,253	\$36,747	85	139	216	\$170	24.18%	\$49
53-850-043-00	103 York	7/11/2022	\$190,000	\$112,259	\$77,741	179	140	405	\$192	40.92%	\$74
53-850-130-00	410 Devon	9/2/2021	\$164,900	\$124,444	\$40,456	80	126	202	\$200	24.53%	\$97
53-850-021-00	103 Essex	5/4/2021	\$155,000	\$97,720	\$57,280	80	169	216	\$265	36.95%	\$170
53-850-019-00	102 Surrey	9/23/2022	\$230,000	\$144,680	\$85,320	128	152	307	\$278	37.10%	\$192
53-850-138-00	403 Devon	6/15/2022	\$194,600	\$129,297	\$65,303	93	145	234	\$279	33.56%	\$200
53-850-138-00	403 Devon	4/13/2022	\$194,900	\$129,297	\$65,603	93	145	234	\$280	33.66%	\$265
<b>4003 &amp; 4004</b>											\$278
53-100-103-00	543 Cheesman	11/30/2021	\$185,000	\$104,553	\$80,447	330	520	833	\$97	43.48%	\$279
53-850-007-00	201 Surrey	2/2/2022	\$160,000	\$140,497	\$19,503	110	131	264	\$74	12.19%	\$280
53-850-035-00	117 York	11/22/2021	\$141,000	\$130,299	\$10,701	85	150	220	\$49	7.59%	\$309

Parcel Number	Property Address	Sale Date	Sale Price	Improvement Value	Land Residual	Front Foot	Depth	Eff. Front	Price Per FF	Land Ratio
53-850-125-00	322 Devon	9/16/2022	\$180,000	\$112,310	\$67,690	86	141	219	\$309	37.61%

Land Table 4003 & 4004 - removing outliers (indicated with strikethrough) produced an average of \$193 per front foot and an average land ratio of 30%.  
The rate of \$193 per front foot was used.



**Frontage**

Description: WESTGATE NEW

Front Foot Rate: 193

Standard Depth: 165

Depth Factor Curve...

Standard Frontage (Opt.): 0

Front Factor Curve...

Maximum Frontage Factor: 0.00

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**Sites**

Description:

Site Value: 0

**Frontage**

Description: WESTGATE ORIG

Front Foot Rate: 193

Standard Depth: 165

Depth Factor Curve...

Standard Frontage (Opt.): 0

Front Factor Curve...

Maximum Frontage Factor: 0.00

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**Sites**

Description:

Site Value: 0

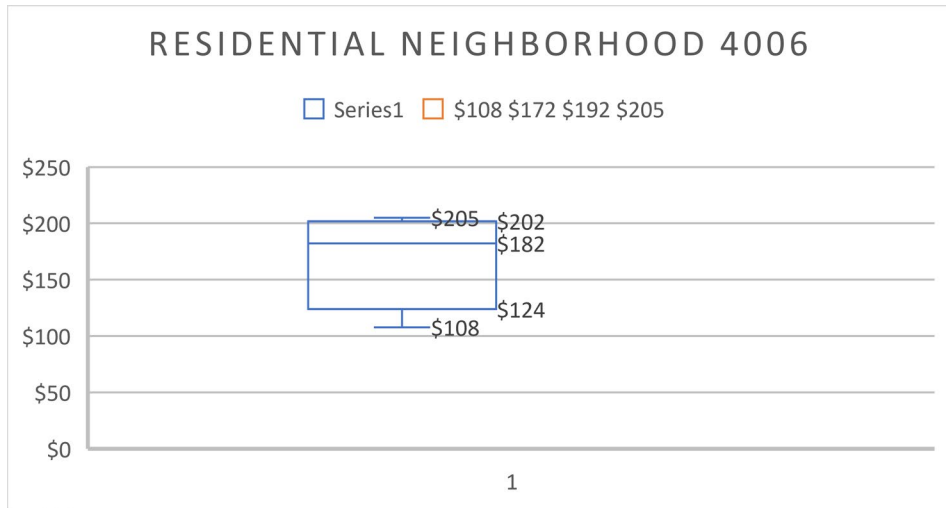
### City of St. Louis Residential Land Analysis - Land Table 4006 (North of River)

Parcel Number	Property Address	Sale Date	Sale Price	Improvement Value	Land Residual	Front Foot	Depth	Eff. Front	Price Per FF	Land Ratio
53-750-058-00	417 N Union	4/25/2022	\$62,000	\$53,949	\$8,051	41	142	75	\$108	12.99%
53-750-027-00	523 N Seaman	7/20/2021	\$82,000	\$60,564	\$21,436	104	166	125	\$172	26.14%
53-010-375-00	217 W Prospect	12/20/2022	\$117,000	\$88,988	\$28,012	50	337	146	\$192	23.94%
53-600-067-00	116 W Prospect	2/9/2022	\$89,000	\$69,796	\$19,204	66	149	94	\$205	21.58%
<del>53-750-044-01</del>	<del>415 N Clinton</del>	<del>11/10/2022</del>	<del>\$115,900</del>	<del>\$87,321</del>	<del>\$28,579</del>	<del>90</del>	<del>165</del>	<del>115</del>	<del>\$249</del>	<del>24.66%</del>

Parcel Number	Property Address	Sale Date	Sale Price	Improvement Value	Land Residual	Front Foot	Depth	Eff. Front	Price Per FF	Land Ratio
<del>53-750-054-00</del>	<del>422 N Seaman</del>	<del>9/14/2022</del>	<del>\$120,000</del>	<del>\$92,796</del>	<del>\$27,204</del>	<del>66</del>	<del>165</del>	<del>99</del>	<del>\$275</del>	<del>22.67%</del>
<del>53-010-363-00</del>	<del>517 Corinth</del>	<del>10/12/2022</del>	<del>\$125,000</del>	<del>\$90,175</del>	<del>\$34,825</del>	<del>66</del>	<del>247</del>	<del>126</del>	<del>\$276</del>	<del>27.86%</del>
<del>53-250-006-00</del>	<del>609 Olive</del>	<del>7/7/2022</del>	<del>\$118,900</del>	<del>\$92,416</del>	<del>\$26,484</del>	<del>66</del>	<del>145</del>	<del>92</del>	<del>\$287</del>	<del>22.27%</del>
<del>53-175-008-00</del>	<del>706 Fairway</del>	<del>6/29/2021</del>	<del>\$165,000</del>	<del>\$185,451</del>	<del>-\$20,451</del>	<del>113</del>	<del>265</del>	<del>164</del>	<del>-\$124.96</del>	<del>-12.39%</del>
<del>53-250-001-00</del>	<del>509 Olive</del>	<del>1/4/2022</del>	<del>\$93,500</del>	<del>\$90,710</del>	<del>\$2,790</del>	<del>148</del>	<del>175</del>	<del>157</del>	<del>\$17.77</del>	<del>2.98%</del>
<del>53-250-008-00</del>	<del>605 Teman</del>	<del>11/28/2022</del>	<del>\$160,000</del>	<del>\$154,515</del>	<del>\$5,485</del>	<del>165</del>	<del>204</del>	<del>178</del>	<del>\$30.81</del>	<del>3.43%</del>
<del>53-600-042-00</del>	<del>536 Corinth</del>	<del>2/20/2023</del>	<del>\$39,000</del>	<del>\$35,279</del>	<del>\$3,721</del>	<del>74</del>	<del>132</del>	<del>93</del>	<del>\$39.87</del>	<del>9.54%</del>
<del>53-750-005-00</del>	<del>211 E Prospect</del>	<del>4/9/2021</del>	<del>\$55,000</del>	<del>\$80,838</del>	<del>-\$25,838</del>	<del>61</del>	<del>132</del>	<del>85</del>	<del>-\$305.17</del>	<del>-46.98%</del>
<del>53-750-053-00</del>	<del>420 N Seaman</del>	<del>9/10/2021</del>	<del>\$144,000</del>	<del>\$88,457</del>	<del>\$55,543</del>	<del>66</del>	<del>165</del>	<del>99</del>	<del>\$561.04</del>	<del>38.57%</del>
<del>53-750-055-00</del>	<del>428 N Seaman</del>	<del>11/18/2021</del>	<del>\$90,000</del>	<del>\$84,166</del>	<del>\$5,834</del>	<del>66</del>	<del>165</del>	<del>99</del>	<del>\$58.93</del>	<del>6.48%</del>
<del>53-750-059-00</del>	<del>415 N Union</del>	<del>5/12/2021</del>	<del>\$50,000</del>	<del>\$47,756</del>	<del>\$2,244</del>	<del>41</del>	<del>142</del>	<del>75</del>	<del>\$30.05</del>	<del>4.49%</del>
<del>53-750-102-00</del>	<del>326 N Main</del>	<del>6/25/2021</del>	<del>\$79,000</del>	<del>\$123,148</del>	<del>-\$44,148</del>	<del>66</del>	<del>200</del>	<del>111</del>	<del>-\$398.93</del>	<del>-55.88%</del>
<del>53-750-006-00</del>	<del>207 E Prospect</del>	<del>8/9/2022</del>	<del>\$100,000</del>	<del>\$69,930</del>	<del>\$30,070</del>	<del>44</del>	<del>110</del>	<del>66</del>	<del>\$456</del>	<del>30.07%</del>
<del>53-750-005-00</del>	<del>211 E Prospect</del>	<del>7/11/2022</del>	<del>\$115,000</del>	<del>\$80,838</del>	<del>\$34,162</del>	<del>61</del>	<del>132</del>	<del>85</del>	<del>\$403</del>	<del>29.71%</del>
<del>53-250-019-00</del>	<del>532 Hebron</del>	<del>5/21/2021</del>	<del>\$136,000</del>	<del>\$66,073</del>	<del>\$69,927</del>	<del>176</del>	<del>200</del>	<del>184</del>	<del>\$380</del>	<del>51.42%</del>
<del>53-750-078-00</del>	<del>205 River</del>	<del>5/5/2021</del>	<del>\$95,000</del>	<del>\$62,879</del>	<del>\$32,121</del>	<del>69</del>	<del>116</del>	<del>85</del>	<del>\$379</del>	<del>33.81%</del>
<del>53-600-059-00</del>	<del>512 Eden</del>	<del>12/14/2021</del>	<del>\$93,000</del>	<del>\$53,767</del>	<del>\$39,233</del>	<del>108</del>	<del>132</del>	<del>116</del>	<del>\$338</del>	<del>42.19%</del>
<del>53-250-002-01</del>	<del>519 Olive</del>	<del>10/21/2021</del>	<del>\$60,000</del>	<del>\$32,700</del>	<del>\$27,300</del>	<del>80</del>	<del>215</del>	<del>125</del>	<del>\$218</del>	<del>45.50%</del>
<del>53-750-020-00</del>	<del>109 E Prospect</del>	<del>1/27/2023</del>	<del>\$146,900</del>	<del>\$120,720</del>	<del>\$26,180</del>	<del>41</del>	<del>132</del>	<del>71</del>	<del>\$367</del>	<del>17.82%</del>
<del>53-010-380-00</del>	<del>415 N Main</del>	<del>8/20/2021</del>	<del>\$160,000</del>	<del>\$113,318</del>	<del>\$46,682</del>	<del>106</del>	<del>151</del>	<del>121</del>	<del>\$386</del>	<del>29.18%</del>
<del>53-750-063-00</del>	<del>405 N Union</del>	<del>11/5/2021</del>	<del>\$95,000</del>	<del>\$65,774</del>	<del>\$29,226</del>	<del>41</del>	<del>141</del>	<del>74</del>	<del>\$393</del>	<del>30.76%</del>
<del>53-750-067-00</del>	<del>422 N Clinton</del>	<del>12/7/2022</del>	<del>\$85,000</del>	<del>\$58,165</del>	<del>\$26,835</del>	<del>66</del>	<del>142</del>	<del>91</del>	<del>\$294</del>	<del>31.57%</del>
<del>53-750-089-00</del>	<del>325 N Clinton</del>	<del>2/18/2022</del>	<del>\$100,000</del>	<del>\$68,993</del>	<del>\$31,007</del>	<del>132</del>	<del>82</del>	<del>115</del>	<del>\$269</del>	<del>31.01%</del>
<del>53-600-008-00</del>	<del>624 Berea</del>	<del>7/13/2021</del>	<del>\$101,500</del>	<del>\$68,024</del>	<del>\$33,476</del>	<del>164</del>	<del>295</del>	<del>208</del>	<del>\$161</del>	<del>32.98%</del>

Land Table 4006 - removing outliers (indicated with strikethrough) produced an average of \$170 per front foot and an average land ratio of 21%.  
The rate of \$170 per front foot was used.

Parcel Number    Property Address    Sale Date    Sale Price    Improvement Value    Land Residual    Front Foot    Depth    Eff. Front    Price Per FF    Land Ratio



**Frontage**

Description: NORTH OF RIVER

Front Foot Rate: 170

Standard Depth: 165

Depth Factor Curve...

Standard Frontage (Opt.): 0

Front Factor Curve...

Maximum Frontage Factor: 0.00

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**Sites**

Description:

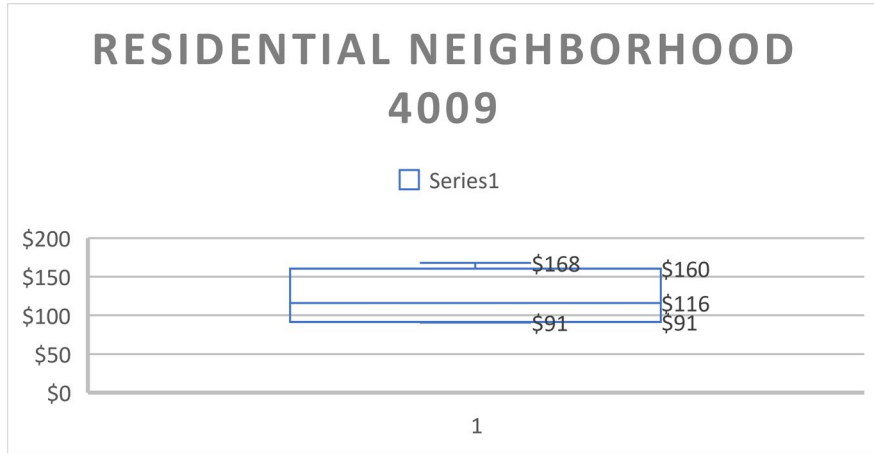
Site Value: 0

**City of St. Louis Residential Land Analysis - Land Table 4009 (Michigan Avenue Residential)**

Parcel Number	Property Address	Sale Date	Sale Price	Improvement Value	Land Residual	Front Foot	Depth	Eff. Front	Price Per FF	Land Ratio	
51-354-753-00	1017 Michigan	3/2/2022	\$16,900	\$0	\$16,900	165	230	187	\$91	100.00%	Vacant
51-354-275-00	1400 Michigan	9/6/2022	\$125,000	\$116,279	\$8,721	76	128	93	\$93	6.98%	
53-700-027-00	1001 Michigan	9/27/2021	\$92,000	\$81,708	\$10,292	79	65	74	\$138	11.19%	
51-354-800-00	422 Hannah	11/30/2021	\$109,000	\$89,874	\$19,126	66	210	114	\$168	17.55%	
51-354-300-00	745 California	11/18/2021	\$155,000	\$107,099	\$47,901	185	112	161	\$298	30.90%	
51-354-317-00	730 California	11/12/2021	\$129,900	\$97,115	\$32,785	90	108	96	\$342	25.24%	
51-353-004-00	124 Williams	4/30/2021	\$175,000	\$114,371	\$60,629	200	130	177	\$343	34.65%	
53-050-013-00	1016 Michigan	8/26/2021	\$145,000	\$106,999	\$38,001	66	194	109	\$350	26.21%	
53-100-104-00	422 Michigan	12/29/2021	\$85,000	\$45,597	\$39,403	77	165	106	\$371	46.36%	
53-100-076-10	517 Michigan	10/3/2022	\$130,000	\$45,966	\$84,034	98	151	115	\$729	64.64%	
53-100-104-00	422 Michigan	3/20/2023	\$108,000	\$45,597	\$62,403	77	165	106	\$587	57.78%	

Land Table 4009 - removing outliers (indicated with strikethrough) produced an average of \$123 per front foot and an average land ratio of 12%.  
 The vacant land sale produced a rate of \$91 per front foot. Including the vacant sale, the rate of \$123 per front foot was used.  
 The City of Alma is included in this analysis, due to Michigan Ave running between the two cities and similar properties.

Parcel Number    Property Address    Sale Date    Sale Price    Improvement Value    Land Residual    Front Foot    Depth    Eff. Front    Price Per FF    Land Ratio



**Frontage**

Description: MICHIGAN AVE

Front Foot Rate: 123

Standard Depth: 165

Depth Factor Curve...

Standard Frontage (Opt.): 0

Front Factor Curve...

Maximum Frontage Factor: 0.00

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**Sites**

Description:

Site Value: 0

**City of St. Louis Residential Land Analysis - Land Table 4010 (Ed Dangler Subdivision)**

Parcel Number	Property Address	Sale Date	Sale Price	Improvement Value	Land Residual	Acres	Price Per Acre	Land Ratio
<del>53-010-382-37</del>	<del>102 Andrea</del>	<del>7/30/2021</del>	<del>\$385,000</del>	<del>\$438,505</del>	<del>-\$53,505</del>	<del>1.50</del>	<del>-\$35,670</del>	<del>-13.90%</del>
53-010-382-40	119 Dawn	11/8/2021	\$289,900	\$218,848	\$71,052	1.82	\$39,040	24.51%
<del>53-010-411-00</del>	<del>525 Orchard</del>	<del>11/23/2022</del>	<del>\$338,000</del>	<del>\$338,599</del>	<del>-\$599</del>	<del>±</del>	<del>-\$599</del>	<del>-0.18%</del>

Land Table 4010 - removing outliers (indicated with strikethrough) produced an average of \$39,000 per acre and an average land ratio of 25%.  
The rate of \$39,000 per acre was used.

Description: ED DANGLER

**Estimated Land Values**

Enter the Estimated Land Value for each of these sizes.

1 Acre:	39,000	3 Acre:	39,500
1.5 Acre:	39,000	4 Acre:	39,500
2 Acre:	39,250	5 Acre:	40,290
2.5 Acre:	39,250	7 Acre:	41,095



Parcel Number	Property Address	Sale Date	Sale Price	Improvement Value	Land Residual	Front Foot	Depth	Eff. Front	Price Per FF	Land Ratio
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Land Table 4020 - Contaminated Land on or near Velsicol site

Description: 4020 - VELVICOL

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	1,250	3 Acre:	9,000	10 Acre:	11,500	30 Acre:	14,000
1.5 Acre:	1,250	4 Acre:	10,000	15 Acre:	12,000	40 Acre:	14,500
2 Acre:	2,000	5 Acre:	10,500	20 Acre:	13,000	50 Acre:	15,000
2.5 Acre:	3,000	7 Acre:	11,000	25 Acre:	13,500	100 Acre:	30,000