

**City of St. Louis Outside Business Neighborhood 2003 Land Analysis**

Address	Land Table	Parcel ID	Sale Date	Sale Price	LB 15:85	Front Feet	Square Feet	Acres	\$/Front Feet	\$/Acre	\$/Sq Ft	Notes
517 Michigan Ave	Outside Business	53-100-076-10	10/3/2022	\$ 130,000	\$ 19,500	98	14723.28	0.338	\$ 199	\$ 57,692	\$ 1.32	
123 S Main St	Outside Business	53-650-022-01	9/14/2023	\$ 57,000	\$ 5,700	76	7797.24	0.179	\$ 75	\$ 31,844	\$ 0.73	
<b>Summary:</b>												
A land to building ratio of 15% was applied for this neighborhood, as buildings are the primary driver of value. A price per front foot methodology allows for appropriate market adjustments.												
<b>The applied front foot rate is \$156/FF</b> , with observed values ranging from \$113 to \$199.												
Price per acre ranges from \$47,765 to \$57,692. <b>A rate of \$52,728/acre was applied</b> , supported by current sales and vacant land sales history with an average price of \$107,322/acre.												
<b>2003 Neighborhood Acreage Land Table - 2026 Assessment Roll</b>												
1 Acre	\$	52,728	3 Acre	\$	54,869	10 Acre	\$	57,097	30 Acre	\$	103,802	
1.5 Acre	\$	53,255	4 Acre	\$	55,418	15 Acre	\$	57,668	40 Acre	\$	129,753	
2 Acre	\$	53,788	5 Acre	\$	55,972	20 Acre	\$	69,201	50 Acre	\$	162,191	
2.5 Acre	\$	54,326	7 Acre	\$	56,532	25 Acre	\$	83,042	100 Acre	\$	486,573	