

City of St. Louis Downtown Neighborhood 2001 Land Analysis										
Address	Land Table	Parcel ID	Sale Date	Sale Price	LB 5:95	Front Feet	\$/Front Feet			
<del>121 N Mill St</del>	<del>Downtown</del>	<del>53-010-124-00</del>	<del>4/4/2022</del>	<del>\$ 2,000</del>	<del>\$ 100</del>	<del>20</del>	<del>\$ 5</del>			
214 W Saginaw St	Downtown	53-010-137-00	7/22/2025	\$ 57,000	\$ 2,850	50	\$ 57			
121 N Mill St	Downtown	53-010-124-00	6/1/2022	\$ 25,000	\$ 1,250	20	\$ 63			
214 N Mill St	Downtown	53-010-185-00	8/12/2022	\$ 70,000	\$ 3,500	39	\$ 90			
214 W Saginaw St	Downtown	53-010-138-00	6/5/2024	\$ 60,000	\$ 3,000	33	\$ 91			
<b>Summary:</b>										
A land to building ratio of 5% was applied for this neighborhood. Although location contributes to value, vacant land sales are limited due to the complexity of downtown development. As a result, the primary value driver is the existing improvements. <b>The land rate applied is \$90/FF</b> , with observed front foot values ranging from \$57 to \$91.										
Price per acre ranges from \$18,382 to \$39,474; however, an acreage table is not utilized in the downtown neighborhood. Current sales of improved properties and vacant land sales history will support the current land determination.										