

City of St. Louis Washington Neighborhood 2002 Land Analysis												
Address	Land Table	Parcel ID	Sale Date	Sale Price	LB 30:70	Front Feet	Square Feet	Acres	\$/Front Feet	\$/Acre	\$/Sq Ft	Notes
622 E Washington Ave	Washington/M-46	53-350-059-00	12/17/2024	\$ 205,000	\$ 61,500	196	79584.12	1.827	\$ 314	\$ 33,662	\$ 0.77	Office
405 E Washington Ave	Washington/M-46	53-010-310-00	7/11/2023	\$ 150,000	\$ 45,000	157	24785.64	0.569	\$ 287	\$ 79,086	\$ 1.82	Liquor store
136 W Washington Ave	Washington/M-46	53-010-218-01	8/17/2021	\$ 100,000	\$ 30,000	66	10410.84	0.239	\$ 455	\$ 125,523	\$ 2.88	Coffee shop
602 W Washington Ave	Washington/M-46	53-450-012-00	5/4/2023	\$ 280,000	\$ 84,000	132	23740.2	0.545	\$ 636	\$ 154,128	\$ 3.54	Retail strip
308 W Washington Ave	Washington/M-48	53-010-052-00	4/1/2025	\$ 87,000	\$ 26,100	57	5227.2	0.120	\$ 458	\$ 217,500	\$ 4.99	small frontage
Summary:												
A land to building ratio of 30% was applied for this neighborhood, as land location is the primary driver of value. A price per front foot methodology allows for appropriate market adjustments. The applied front foot rate is \$636/FF , with observed values ranging from \$287 to \$636.												
Price per acre ranges from \$33,662 to \$217,500. A rate of \$121,979/acre was applied , supported by a current listing of \$50,000 for 0.51 acres and vacant land sales history with an average price of \$107,322/acre.												
2002 Neighborhood Acreage Land Table - 2026 Assessment Roll												
1 Acre	\$	121,979	3 Acre	\$	126,932	10 Acre	\$	132,086	30 Acre	\$	240,132	
1.5 Acre	\$	123,199	4 Acre	\$	128,201	15 Acre	\$	133,407	40 Acre	\$	300,165	
2 Acre	\$	124,431	5 Acre	\$	129,483	20 Acre	\$	160,088	50 Acre	\$	375,206	
2.5 Acre	\$	125,675	7 Acre	\$	130,778	25 Acre	\$	192,106	100 Acre	\$	1,125,618	