

City of St. Louis 2026 Residential Land Analysis - 4010 (Ed Dangler Subdivision)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table	Class	
53-010-382-34	101 ANDREA	06/29/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$224,600	44.92	\$440,196	\$88,435	\$28,631	337.0	0.0	2.65	2.65	\$262	\$33,372	\$0.77	337.00	4010	4010 ED DANGLER SUBDIV	401	
<b>Totals:</b>			<b>\$500,000</b>			<b>\$500,000</b>	<b>\$224,600</b>		<b>\$440,196</b>	<b>\$88,435</b>	<b>\$28,631</b>	<b>337.0</b>		<b>2.65</b>	<b>2.65</b>								
							<b>Sale. Ratio =&gt;</b>	<b>44.92</b>			<b>Average</b>			<b>Average</b>				<b>Average</b>					
							<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>			<b>per FF=&gt;</b>	<b>\$262</b>		<b>per Net Acre=&gt;</b>	<b>33,371.70</b>			<b>per SqFt=&gt;</b>	<b>\$0.77</b>				
Land Table 4010 - no outliers found. The average rate was \$33,371 per acre. The rate of \$35,000 per acre was used.																							