



POND-GROVER LOOP ROAD COMMITTEE

Information on Home Sales Price in vicinity of Pond-Grover Loop Road

June 28, 2016

MEMORANDUM

To: Pond-Grover Loop Road Committee Members

From: Department of Planning and Parks

Re: Information on Sale Price of Homes within the Vicinity of the Pond-Grover Loop Road

Cc: Ryan S. Thomas, P.E., City Administrator
John A. Young, City Attorney
Rick Brown, P.E. and P.T.O.E., Director of Public Works

Throughout the past year, as discussions have been held regarding the future of the Pond-Grover Loop Road, and its possible extension, questions have been raised about property values and the impact its construction would have on them in its vicinity. In analyzing this matter, the Department gathered details on the sale prices of homes in subdivisions that back to the existing Pond-Grover Loop Road in an effort to determine if they show significantly lower sales prices, as has been questioned. The data used is from St. Louis County Department of Revenue and reflects a 3-year timeframe of sales between 2012 and 2014.

The analysis does not take into account details on the home type or condition, but simply its proximity to the roadway and sale price. The data was extrapolated by subdivision, for the six (6) locations adjacent to the Pond-Grover Loop Road. These subdivisions included the following:

- Lafayette Trails
- Kingstowne Estates
- Hickory Manor – Village A
- Hickory Manor – Village B
- Hickory Manor – Village C & D
- Hunters Run & Evergreen

This data shows property that is adjacent to the Pond-Grover Loop Road is mixed, sometimes the highest priced home within the subdivision and sometimes the lowest priced home. These statistics, shown on the attached spreadsheets, likely reflect the condition and style of the home have a greater impact on its price,

than if it is adjacent to the Pond-Grover Loop Road. Proximity to roadways remains a major consideration in the design of any residential subdivision within the City and how to best manage safety, light, sound, and views to the benefit of the residences next to them. Accordingly, this consideration led to the need to provide a conceptual design of the roadway, so its components can be visualized and understood from an inclusion/use standpoint.

**Home Sale Prices - Lafayette Trails Subdivision
2012-2014**

# on Map	House Number	Street Name	Subdivision	Through Street/ Cul-de-sac	Location within subdivision	Perimeter/ Interior Lot Location	Surrounding Elements	Sale Price	Sale Date	Rank by Pricing (Highest to Lowest)
3	17212	Lafayette Trails Drive	Lafayette Trails	Through	Northwest Quadrant	Perimeter	Backs to Community Park	\$ 399,900	7/31/2013	1
14	17108	Lafayette Trails Court	Lafayette Trails	Cul-de-sac	Southeast Quadrant	Perimeter	Backs to Windsor Crest Subdivision	\$ 399,900	5/13/2013	1
10	2263	Sentier Drive	Lafayette Trails	Through	Southeast Quadrant	Interior	Surrounded by other lots	\$ 385,000	3/30/2014	3
4	17205	Lafayette Trails Drive	Lafayette Trails	Through	Northwest Quadrant	Interior	Surrounded by other lots	\$ 355,500	9/24/2012	4
7	17127	Lafayette Trails Drive	Lafayette Trails	Through	Southeast Quadrant	Interior	Surrounded by other lots	\$ 355,000	6/13/2012	5
8	2275	Sentier Drive	Lafayette Trails	Through	Southeast Quadrant	Interior	Surrounded by other lots	\$ 355,000	5/29/2013	5
17	17218	LeForet Court	Lafayette Trails	Cul-de-sac	Northwest Quadrant	Interior	Surrounded by other lots	\$ 350,000	4/16/2013	7
5	17193	Lafayette Trails Drive	Lafayette Trails	Through	Southwest Quadrant	Interior	Surrounded by other lots	\$ 343,400	10/2/2012	8
9	2262	Sentier Drive	Lafayette Trails	Through	Southeast Quadrant	Interior	Surrounded by other lots	\$ 333,000	7/21/2014	9
12	17114	Sentier Court	Lafayette Trails	Cul-de-sac	Central	Interior	Surrounded by other lots	\$ 332,000	1/22/2013	10
1	17220	Lafayette Trails Drive	Lafayette Trails	Through	Northwest Quadrant	Perimeter	Backs to Community Park	\$ 330,005	4/25/2012	11
6	17174	Lafayette Trails Drive	Lafayette Trails	Through	Southwest Corner	Perimeter	Borders Community Park and Windsor Crest Subdivision	\$ 328,400	4/4/2013	12
2	17225	Lafayette Trails Drive	Lafayette Trails	Through	Northwest Quadrant	Interior	Surrounded by other lots	\$ 323,000	5/5/2014	13
15	17117	Lafayette Trails Court	Lafayette Trails	Cul-de-sac	Southeast Quadrant	Perimeter	Backs to State Route 109	\$ 323,000	5/29/2014	13
11	2233	Sentier Drive	Lafayette Trails	Through	Northwest Quadrant	Interior	Surrounded by other lots	\$ 310,500	8/6/2012	15
13	17161	Lafayette Trails Court	Lafayette Trails	Cul-de-sac	Northeast Corner	Perimeter	Backs to Pond-Grover Loop Road and Retention Basin	\$ 245,000	8/28/2012	16
16	17137	Lafayette Trails Court	Lafayette Trails	Cul-de-sac	East-Central	Perimeter	Backs to State Route 109	\$ 242,555	3/7/2012	17

**Home Sale Prices - Kingstowne Estates Subdivision
2012-2014**

# on Map	House Number	Street Name	Subdivision	Through Street/ Cul-de-sac	Location within subdivision	Perimeter/ Interior Lot Location	Surrounding Elements	Sale Price	Sale Date	Rank by Pricing (Highest to Lowest)
32	9	Kingstowne Estates Court	Kingstowne Estates	Cul-de-sac	Southeast Corner	Perimeter	Backs to Hickory Manor Subdivision	\$ 300,000	12/4/2014	1
19	16908	Kingstowne Place Drive	Kingstowne Estates	Cul-de-sac	Southwest Quadrant	Perimeter	Backs to Pond-Grover Loop Road	\$ 296,000	1/30/2014	2
22	2312	Kingstowne Place Court	Kingstowne Estates	Cul-de-sac	Northwest Quadrant	Interior	Surrounded by other lots	\$ 293,000	4/15/2014	3
28	16816	Kingstowne Estates Drive	Kingstowne Estates	Cul-de-sac	South-Central	Perimeter	Backs to Pond-Grover Loop Road	\$ 293,000	5/29/2014	3
25	16835	Kingstowne Way Drive	Kingstowne Estates	Through	North-Central	Perimeter	Borders Babler Park Estates Subdivision	\$ 283,000	4/25/2013	5
33	2302	Kingstowne Way Court	Kingstowne Estates	Cul-de-sac	Northeast Quadrant	Interior	Surrounded by other lots	\$ 276,735	4/3/2012	6
27	16829	Kingstowne Estates Drive	Kingstowne Estates	Cul-de-sac	South-Central	Interior	Surrounded by other lots	\$ 276,000	8/27/2013	7
23	2320	Kingstowne Place Court	Kingstowne Estates	Cul-de-sac	Southwest Quadrant	Interior	Corner Lot - interior	\$ 273,000	6/2/2013	8
20	16904	Kingstowne Place Drive	Kingstowne Estates	Cul-de-sac	Southwest Quadrant	Perimeter	Backs to Pond-Grover Loop Road	\$ 260,500	11/18/2014	9
31	16734	Kingstowne Estates Drive	Kingstowne Estates	Cul-de-sac	Southeast Quadrant	Perimeter	Backs to Hickory Manor Subdivision	\$ 259,900	4/29/2012	10
24	2327	Paradise Peak Circle	Kingstowne Estates	Through	Northwest Quadrant	Perimeter	Borders Babler Park Estates Subdivision	\$ 258,000	3/4/2014	11
26	16826	Kingstowne Way Drive	Kingstowne Estates	Through	North-Central	Interior	Surrounded by other lots	\$ 258,000	5/29/2014	11
34	2303	Kingstowne Way Court	Kingstowne Estates	Cul-de-sac	Northeast Quadrant	Interior	Surrounded by other lots	\$ 257,900	5/31/2012	13
30	16750	Kingstowne Estates Drive	Kingstowne Estates	Cul-de-sac	Southeast Quadrant	Perimeter	Backs to Pond-Grover Loop Road	\$ 254,500	4/11/2013	14
21	2313	Kingstowne Place Court	Kingstowne Estates	Cul-de-sac	Northwest Quadrant	Interior	Surrounded by other lots	\$ 252,000	4/18/2013	15
18	16920	Kingstowne Place Drive	Kingstowne Estates	Cul-de-sac	Southwest Quadrant	Perimeter	Backs to Pond-Grover Loop Road	\$ 244,500	1/2/2014	16
29	16758	Kingstowne Estates Drive	Kingstowne Estates	Cul-de-sac	Southeast Quadrant	Perimeter	Backs to Pond-Grover Loop Road	\$ 175,000	2/15/2012	17

**Home Sale Prices - Hickory Manor Subdivision - Village A
2012-2014**

# on Map	House Number	Street Name	Subdivision	Through Street/ Cul-de-sac	Location within subdivision	Perimeter/ Interior Lot Location	Surrounding Elements	Sale Price	Sale Date	Rank by Pricing (Highest to Lowest)
42	2461	Hickory Manor Drive	Hickory Manor Village A	Through	Northwest Quadrant	Perimeter	Backs to State Route 109	\$ 272,500	5/20/2014	1
55	2571	Hickory Manor Drive	Hickory Manor Village A	Through	Southwest Quadrant	Interior	Surrounded by other lots	\$ 270,000	3/16/2014	2
41	2445	Hickory Manor Drive	Hickory Manor Village A	Through	Northwest Quadrant	Interior	Surrounded by other lots	\$ 269,900	10/13/2013	3
40	16998	Hickory Forest Lane	Hickory Manor Village A	Through	Northwest Quadrant	Interior	Surrounded by other lots	\$ 268,500	6/16/2013	4
38	16934	Hickory Forest Lane	Hickory Manor Village A	Through	Northwest Quadrant	Interior	Surrounded by other lots	\$ 267,000	11/20/2012	5
44	2472	Hickory Manor Drive	Hickory Manor Village A	Through	Southwest Quadrant	Interior	Surrounded by other lots	\$ 267,000	12/9/2014	5
51	2511	Hickory Manor Drive	Hickory Manor Village A	Through	Southwest Corner	Perimeter	Backs to Eatherton Road and Sandalwood Creek Condominiums	\$ 265,000	11/18/2013	7
37	16979	Hickory Forest Lane	Hickory Manor Village A	Through	Northwest Corner	Perimeter	Backs to State Route 109	\$ 260,000	5/27/2014	8
52	2536	Hickory Manor Drive	Hickory Manor Village A	Through	Southwest Quadrant	Interior	Surrounded by other lots	\$ 259,900	3/16/2014	9
45	2476	Hickory Manor Drive	Hickory Manor Village A	Through	Southwest Quadrant	Interior	Surrounded by other lots	\$ 259,000	9/9/2013	10
35	16947	Hickory Forest Lane	Hickory Manor Village A	Through	Northwest Quadrant	Perimeter	Backs to Pond-Grover Loop Road	\$ 255,000	5/20/2012	11
47	2481	Hickory Manor Drive	Hickory Manor Village A	Through	Southwest Quadrant	Perimeter	Backs to Eatherton Road	\$ 253,000	5/31/2012	12
49	2503	Hickory Manor Drive	Hickory Manor Village A	Through	Southwest Corner	Perimeter	Backs to Eatherton Road	\$ 253,000	9/2/2014	12
43	2452	Hickory Manor Drive	Hickory Manor Village A	Through	Northwest Quadrant	Interior	Surrounded by other lots	\$ 246,500	1/26/2014	14
53	2587	Hickory Manor Drive	Hickory Manor Village A	Through	Southwest Quadrant	Interior	Backs to common ground	\$ 246,000	5/12/2013	15
46	2477	Hickory Manor Drive	Hickory Manor Village A	Through	Southwest Quadrant	Perimeter	Backs to Eatherton Road and State Route 109	\$ 245,000	7/16/2014	16
54	2551	Hickory Manor Drive	Hickory Manor Village A	Through	Southwest Quadrant	Interior	Surrounded by other lots	\$ 238,500	4/30/2012	17
36	16967	Hickory Forest Lane	Hickory Manor Village A	Through	Northwest Corner	Perimeter	Backs to Pond-Grover Loop Road	\$ 224,900	7/21/2014	18
50	2507	Hickory Manor Drive	Hickory Manor Village A	Through	Southwest Corner	Perimeter	Backs to Eatherton Road	\$ 222,000	12/3/2012	19
48	2485	Hickory Manor Drive	Hickory Manor Village A	Through	Southwest Quadrant	Perimeter	Backs to Eatherton Road	\$ 218,219	12/11/2012	20
39	16938	Hickory Forest Lane	Hickory Manor Village A	Through	Northwest Quadrant	Interior	Surrounded by other lots	\$ 203,500	11/12/2012	21

**Home Sale Prices - Hickory Manor Subdivision - Village B
2012-2014**

# on Map	House Number	Street Name	Subdivision	Through Street/ Cul-de-sac	Location within subdivision	Perimeter/ Interior Lot Location	Surrounding Elements	Sale Price	Sale Date	Rank by Pricing (Highest to Lowest)
64	16829	Hickory Crest Drive	Hickory Manor Village B	Through	South-Central	Interior	Surrounded by other lots	\$ 272,000	3/13/2014	1
70	16720	Hickory Crest Drive	Hickory Manor Village B	Through	Southeast Quadrant	Interior	Surrounded by other lots	\$ 267,500	7/22/2012	2
62	16846	Hickory Crest Drive	Hickory Manor Village B	Through	Central	Interior	Backs to retention basin	\$ 265,000	10/27/2013	3
73	32	Hickory Valley Court	Hickory Manor Village B	Cul-de-sac	Northeast Quadrant	Interior	Surrounded by other lots	\$ 259,000	6/17/2013	4
59	16931	Hickory Crest Drive	Hickory Manor Village B	Through	Northeast Quadrant	Interior	Surrounded by other lots	\$ 255,500	4/10/2014	5
60	16716	Hickory Crest Drive	Hickory Manor Village B	Through	Northeast Quadrant	Interior	Backs to retention basin & Pond-Grover Loop Road	\$ 251,000	7/20/2014	6
79	16822	Hickory Trails Lane	Hickory Manor Village B	Through	Southeast Quadrant	Interior	Surrounded by other lots	\$ 250,300	1/31/2013	7
56	16940	Hickory Crest Drive	Hickory Manor Village B	Through	Northeast Quadrant	Perimeter	Backs to Pond-Grover Loop Road	\$ 250,000	3/9/2014	8
71	16724	Hickory Crest Drive	Hickory Manor Village B	Through	Southeast Quadrant	Interior	Surrounded by other lots	\$ 248,400	1/20/2014	9
61	16870	Hickory Crest Drive	Hickory Manor Village B	Through	Northeast Quadrant	Interior	Backs to retention basin	\$ 240,000	3/27/2013	10
66	16810	Hickory Crest Drive	Hickory Manor Village B	Through	South-Central	Perimeter	Backs to Sandalwood Creek Subdivision	\$ 239,400	3/3/2014	11
72	2	Hickory Valley Court	Hickory Manor Village B	Cul-de-sac	Northeast Quadrant	Interior	Surrounded by other lots	\$ 232,000	4/14/2014	12
74	33	Hickory Valley Court	Hickory Manor Village B	Cul-de-sac	Northeast Quadrant	Interior	Surrounded by other lots	\$ 228,667	3/21/2012	13
81	16864	Hickory Trails Lane	Hickory Manor Village B	Through	Southeast Quadrant	Interior	Surrounded by other lots	\$ 225,500	11/27/2012	14
75	57	Hickory Mound Court	Hickory Manor Village B	Cul-de-sac	Southeast Quadrant	Perimeter	Backs to Sandalwood Creek Subdivision	\$ 218,000	5/9/2013	15
57	16928	Hickory Crest Drive	Hickory Manor Village B	Through	Northeast Quadrant	Perimeter	Backs to Pond-Grover Loop Road	\$ 216,500	3/3/2014	16
68	16780	Hickory Crest Drive	Hickory Manor Village B	Through	South-Central	Perimeter	Backs to Sandalwood Creek Subdivision	\$ 214,900	6/23/2013	17
69	16739	Hickory Crest Drive	Hickory Manor Village B	Through	Southeast Quadrant	Interior	Surrounded by other lots	\$ 214,900	8/5/2014	17
58	16908	Hickory Crest Drive	Hickory Manor Village B	Through	Northeast Quadrant	Perimeter	Backs to Pond-Grover Loop Road	\$ 210,000	3/4/2012	19
80	16852	Hickory Trails Lane	Hickory Manor Village B	Through	Southeast Quadrant	Interior	Surrounded by other lots	\$ 207,500	5/28/2012	20
65	16826	Hickory Crest Drive	Hickory Manor Village B	Through	South-Central	Interior	Corner lot - Surrounded by other lots	\$ 190,113	9/15/2014	21
63	16830	Hickory Crest Drive	Hickory Manor Village B	Through	Central	Interior	Surrounded by other lots	\$ 183,000	6/18/2012	22
67	16802	Hickory Crest Drive	Hickory Manor Village B	Through	South-Central	Perimeter	Backs to Sandalwood Creek Subdivision	\$ 167,000	3/25/2012	23

**Home Sale Prices - Hickory Manor Subdivision - Villages C and D
2012-2014**

# on Map	House Number	Street Name	Subdivision	Through Street/ Cul-de-sac	Location within subdivision	Perimeter/ Interior Lot Location	Surrounding Elements	Sale Price	Sale Date	Rank by Pricing (Highest to Lowest)
90	16660	Green Pines Drive	Hickory Manor Village D	Through	Northeast Quadrant	Perimeter	Backs to Pond-Grover Loop Road	\$ 235,000	5/7/2013	1
89	15971	Sandalwood Creek Drive	Hickory Manor Village C	Through	Southeast Corner	Interior	Surrounded by other lots	\$ 233,176	4/3/2012	2
82	15908	Sandalwood Creek Drive	Hickory Manor Village C	Through	Southeast Quadrant	Perimeter	Backs to Pond-Grover Loop Road	\$ 195,000	7/27/2014	3
88	15940	Sandalwood Creek Drive	Hickory Manor Village C	Through	Southeast Quadrant	Perimeter	Backs to Pond-Grover Loop Road	\$ 195,000	9/14/2014	3
77	16755	Hickory Meadows Court	Hickory Manor Village C	Cul-de-sac	Southeast Quadrant	Perimeter	Backs to other lots and Sandalwood Creek Subdivision	\$ 190,000	12/14/2014	5
83	15911	Sandalwood Creek Drive	Hickory Manor Village C	Through	Southeast Quadrant	Interior	Surrounded by other lots	\$ 187,900	6/18/2014	6
78	16760	Hickory Meadows Court	Hickory Manor Village C	Cul-de-sac	Southeast Quadrant	Perimeter	Backs to Sandalwood Creek Subdivision	\$ 186,000	6/30/2014	7
85	15927	Sandalwood Creek Drive	Hickory Manor Village C	Through	Southeast Quadrant	Interior	Surrounded by other lots	\$ 184,000	10/21/2012	8
87	15920	Sandalwood Creek Drive	Hickory Manor Village C	Through	Southeast Quadrant	Perimeter	Backs to Pond-Grover Loop Road	\$ 178,500	8/18/2013	9
76	16731	Hickory Meadows Court	Hickory Manor Village C	Cul-de-sac	Southeast Quadrant	Interior	Surrounded by other lots	\$ 174,000	9/17/2012	10
84	15923	Sandalwood Creek Drive	Hickory Manor Village C	Through	Southeast Quadrant	Interior	Surrounded by other lots	\$ 172,500	7/17/2012	11
86	15931	Sandalwood Creek Drive	Hickory Manor Village C	Through	Southeast Quadrant	Interior	Surrounded by other lots	\$ 161,500	2/15/2012	12

**Home Sale Prices - Hunters Run and Evergreen Subdivisions
2012-2014**

# on Map	House Number	Street Name	Subdivision	Through Street/ Cul-de-sac	Location within subdivision	Perimeter/ Interior Lot Location	Surrounding Elements	Sale Price	Sale Date	Rank by Pricing (Highest to Lowest)
91	16648	Green Pines Drive	Evergreen	Through	Northwest Corner	Perimeter	Adjacent to Hickory Manor - backs to common ground	\$ 230,000	6/22/2014	1
92	16004	Sandalwood Creek Drive	Hunters Run	Through	East-Central	Perimeter	Backs to Pond-Grover Loop Road	\$ 187,959	3/21/2012	2
95	16028	Sandalwood Creek Drive	Hunters Run	Through	Southeast Corner	Perimeter	Backs to Villages at Bright Leaf Proposed Subdivision	\$ 173,500	12/3/2014	3
94	2333	Hunters Crest Drive	Hunters Run	Through	Northeast Quadrant	Perimeter	Backs to Hickory Manor Subdivision	\$ 170,000	3/14/2013	4
97	16044	Sandalwood Creek Drive	Hunters Run	Through	Southeast Quadrant	Perimeter	Backs to Villages at Bright Leaf Proposed Subdivision	\$ 167,000	7/10/2013	5
96	16036	Sandalwood Creek Drive	Hunters Run	Through	Southeast Corner	Perimeter	Backs to Villages at Bright Leaf Proposed Subdivision	\$ 165,000	12/3/2012	6
98	16052	Sandalwood Creek Drive	Hunters Run	Through	Southeast Quadrant	Perimeter	Backs to Villages at Bright Leaf Proposed Subdivision	\$ 162,000	10/17/2012	7
99	16056	Sandalwood Creek Drive	Hunters Run	Through	Southeast Quadrant	Perimeter	Backs to Villages at Bright Leaf Proposed Subdivision	\$ 150,000	10/21/2013	8
93	16016	Sandalwood Creek Drive	Hunters Run	Through	Southeast Corner	Perimeter	Backs to Pond-Grover Loop Road	\$ 143,000	10/26/2014	9