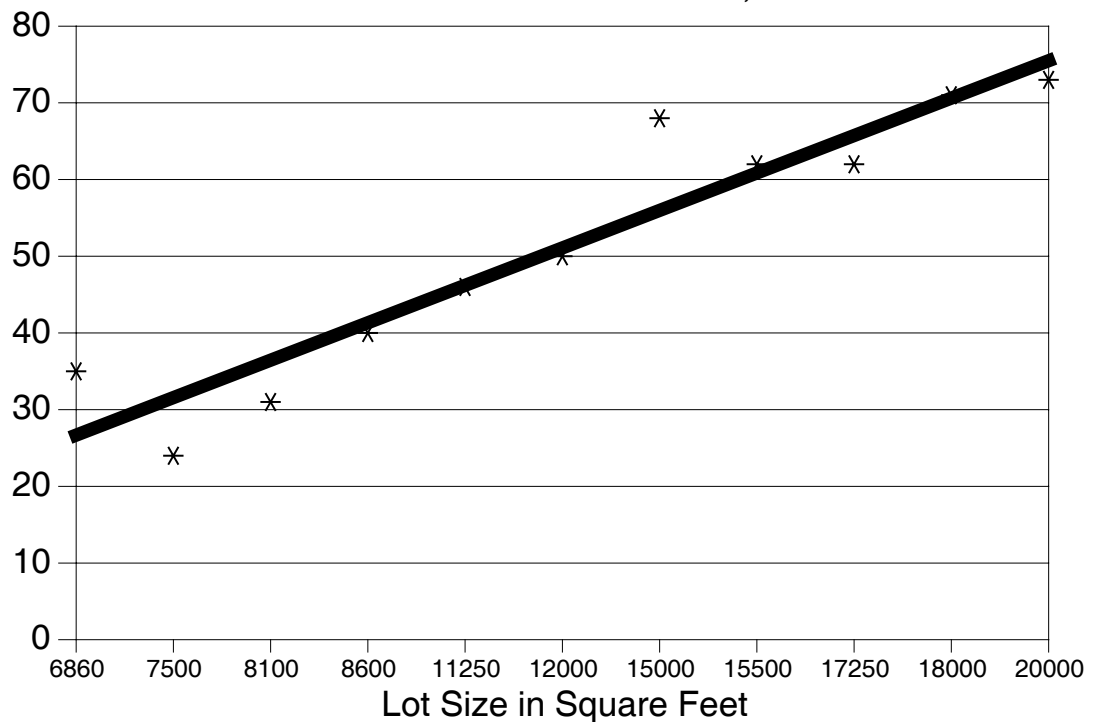


Lineal Feet of Street per Lot

Source: Tom J. Keith & Assoc, Inc



Lineal Feet of Street per Lot.

This chart is employed in conjunction with the “Number of Lots per Acre vs Lot Size” to determine the number of lineal feet (as measured down the center of the street) of street for a lot of a specific size. For example, a subdivision of 15,000 square foot lots would require about 55 lineal feet of street per lot. At \$250 per lineal foot construction cost for the infrastructure such as water, sanitary sewer storm sewer, grading, base, paving and other improvements, the total development cost would amount to 55 x \$250 or \$13,750 per lot. Of course there are many variables that affect cost.

This chart helps the appraiser determine the feasibility, number of lots that can be developed from a tract and the cost of the development.