CASE STUDY: EGGERS & COMPANY
Missouri’s Historic Preservation Tax Credit Benefits Rural Missouri

Historic preservation tax credits made it possible for Ellen and Steve Frye to complete a $335,243 rehabilitation of this historic general store building in the small town of Farrar, Perry County, Missouri. Of that total, $225,146 was eligible for the 25% state historic credit, resulting in $56,286 in state tax credits.

SIGNIFICANCE TO THE COMMUNITY:
- Center of commerce and social life for Farrar and nearby communities
- Survived the Depression and World War II by trading with local farmers for eggs and cream
- Sense of town pride and attachment to the building
- Typical architecture for its time but rarely seen today

EGGERS & COMPANY AFTER REHABILITATION:
- Income tax and sales tax generated by the $350,000 in total rehabilitation expenses
- Increased property values (and therefore property taxes) for surrounding properties
- Property value went from $25,000 in 2004 to $185,000 post rehab
- Increase in tourism generated by bed and breakfast
- All construction and repairs were done by workers living in Farrar and surrounding communities
- The building has found new life as a bed and breakfast, which now serves as a social and commercial center for Farrar