

RIVERS EDGE SQ FT AND RATE 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/FF	Dollars/SqFt	Land Table
2209-FGA-40	3570 ANNA DR	10/24/23	MLC	\$50,000	\$28,355	0.58	0.58	#REF!	\$1.13	FRANKE'S GREEN ACRES 475
2209-RE-08	3774 DRIFTWOOD DR	10/22/22	WD	\$192,000	\$27,115	0.73	0.73	#REF!	\$0.85	RIVERS EDGE .94
2209-RE-11	3706 DRIFTWOOD DR	02/06/23	WD	\$410,000	\$90,371	1.27	0.86	#REF!	\$1.64	RIVERS EDGE .94
2209-RE-23	3585 PEBBLE CREEK DR	09/21/20	WD	\$199,900	\$41,934	1.02	1.02	#REF!	\$0.95	RIVERS EDGE .94
2209-RE-45	3786 PEBBLE CREEK DR	09/30/20	WD	\$239,000	\$40,557	0.88	0.88	#REF!	\$1.06	RIVERS EDGE .94
2209-RE-56	3535 DRIFTWOOD DR	05/01/20	WD	\$170,000	\$8,759	0.68	0.68	#REF!	\$0.30	RIVERS EDGE .94
2209-RE-58	3633 DRIFTWOOD DR	07/02/20	WD	\$172,500	\$15,710	0.70	0.70	#REF!	\$0.52	RIVERS EDGE .94
2209-RE-64		06/02/21	WD	\$14,000	\$14,000	0.59	0.59	#REF!	\$0.55	RIVERS EDGE .94
2209-RE-68	3865 DRIFTWOOD DR	07/20/20	WD	\$240,000	\$35,511	0.75	0.75	#REF!	\$1.09	RIVERS EDGE .94
Totals:				\$1,687,400	\$302,312	7.18	6.78			
						Average per FF=>	Average \$135 per SqFt=>		\$0.97	

USED 135 FF RATE
USED .97 SQ FT RATE

RES LAND RATE 51 ACRES AND UP 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Land Table
2209-07-3101		12/22/23	WD	\$126,000	\$126,000	\$118,440	40.00	40.00	\$3,150	RURAL RESIDENTIAL
2209-14-4201	10617 E 30 1/2 RD	01/09/23	WD	\$160,000	\$160,000	\$160,000	80.00	80.00	\$2,000	RURAL RESIDENTIAL
Totals:				\$286,000	\$286,000	\$278,440	120.00	120.00		
						Average per FF=>	Average per Net Acre=>	2,383.33	Average per SqFt=>	

USED 2383

RURAL RESIDENTIAL ACRE RATE 0-1.99 ACRES 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Land Table
2209-19-3303	6239 E 34 RD	09/29/23	WD	\$175,000	\$28,609	\$3,127	0.65	0.65	\$44,014	RURAL RESIDENTIAL
2209-24-3206		12/30/22	MLC	\$16,000	\$16,000	\$5,600	0.80	0.80	\$20,000	RURAL RESIDENTIAL
2209-35-3101-06	S 45 1/2 RD	08/16/22	WD	\$290,000	\$172,517	\$47,125	16.18	1.02	\$10,662	RURAL RESIDENTIAL
2209-29-4108-03		04/03/23	WD	\$15,000	\$15,000	\$12,417	2.46	1.23	\$6,098	RURAL RESIDENTIAL
2209-16-2108		09/22/23	WD	\$48,000	\$48,000	\$21,984	4.05	1.35	\$11,852	RURAL RESIDENTIAL
2209-09-3402-01	8433 E 30 RD	09/27/23	WD	\$350,000	\$65,291	\$11,054	1.88	1.88	\$34,729	RURAL RESIDENTIAL
Totals:				\$894,000	\$345,417	\$101,307	26.02	6.93		
							Average			
							per Net Acre=:	13,275.06		

used 13275

RURAL RESIDENTIAL CLAM RIVER FF RATE 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Effec. Front	Net Acres	Dollars/FF	Rate Group 1
2209-24-4107	11771 E 34 RD	11/01/23	WD	\$62,000	\$62,000	330.0	0.00	\$188	CLAM RIVER FRON
2209-24-4401-02		01/17/24	WD	\$32,000	\$32,000	165.0	0.00	\$194	CLAM RIVER FRON
2209-24-4106	11756 E 32 1/2 RD	11/29/23	WD	\$218,000	\$163,620	300.0	3.33	\$345	CLAM RIVER FRON
Totals:				\$312,000	\$257,620	795.0			
						Average			
						per FF=>	\$210		

USED 210

RURAL RESIDENTIAL LONG LAKE FF RATE 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Actual Front	Land Table	Rate Group 1
2209-29-4212	2254 TENTH AV	11/01/22	WD	\$240,000	\$75,000	\$2,520	127.5	200.0	127.50	RURAL RESIDENTIAL	LONG LAKE FF
2209-29-4213	2220 TENTH AV	06/28/22	WD	\$253,384	\$68,500	\$3,960	127.5	200.0	127.50	RURAL RESIDENTIAL	LONG LAKE FF
2209-02-3102		05/22/23	WD	\$49,900	\$49,900	\$54,000	270.0	0.0	270.00	RURAL RESIDENTIAL	LONG LAKE FF
2209-29-4211	917 MAJERLE ST	11/04/22	PTA	\$259,000	\$69,500	\$13,524	425.0	260.0	425.00	RURAL RESIDENTIAL	LONG LAKE FF
2209-29-4211	917 MAJERLE ST	05/04/23	WD	\$255,000	\$56,000	\$13,217	425.0	260.0	425.00	RURAL RESIDENTIAL	LONG LAKE FF
2209-13-2130	11478 E 30 3/4 RD	06/22/23	WD	\$260,000	\$81,000	\$28,259	330.0	1372.0	330.00	RURAL RESIDENTIAL	LONG LAKE FF
Totals:				\$1,317,284	\$399,900	\$115,480	1,705.0				
							Average per FF=>	\$260			

Used260

RURAL RESIDENTIAL 2-3.99 ACRE RATE 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre	Land Table
2209-19-4407	6879 E 34 RD	02/02/24	WD	\$85,000	\$19,421	2.26	2.26	\$8,593	RURAL RESIDENTIAL
2209-29-4211	917 MAJERLE ST	11/04/22	PTA	\$259,000	\$21,555	2.54	2.54	\$8,496	RURAL RESIDENTIAL
2209-36-3101-04	200 BRAMBLEWOOD	04/24/23	WD	\$33,000	\$33,000	3.91	3.91	\$8,440	RURAL RESIDENTIAL
Totals:				\$377,000	\$73,976	8.71	8.71		
						Average per Net Acre=>	8,496.15	Average per SqFt=>	

USED 8496

RURAL RESIDENTIAL 4-9.99 ACRE RATE 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre	Land Table
2209-30-3101-05		04/28/22	WD	\$15,000	\$15,000	4.93	4.93	\$3,043	RURAL RESIDENTIAL
2209-08-3404	7378 E 28 3/4 RD	01/20/23	WD	\$62,000	\$33,386	13.34	5.00	\$2,503	RURAL RESIDENTIAL
2209-24-2405	11441 E 32 1/2 RD	12/02/22	WD	\$50,000	\$20,723	5.00	5.00	\$4,145	RURAL RESIDENTIAL
2209-24-2405	11441 E 32 1/2 RD	12/08/23	WD	\$70,500	\$43,685	5.00	5.00	\$8,737	RURAL RESIDENTIAL
2209-36-1401	5358 S SEELEY RD	06/20/22	WD	\$400,000	\$51,677	5.00	5.00	\$10,335	RURAL RESIDENTIAL
2209-36-3101-02		09/12/23	WD	\$39,900	\$39,900	5.00	5.00	\$7,980	RURAL RESIDENTIAL
2209-36-3101-05		07/14/23	WD	\$39,900	\$39,900	5.00	5.00	\$7,980	RURAL RESIDENTIAL
2209-36-3101-06	230 BRAMBLEWOOD	06/05/23	WD	\$39,900	\$39,900	5.00	5.00	\$7,980	RURAL RESIDENTIAL
2209-10-2101		07/10/23	WD	\$8,000	\$8,000	5.02	5.02	\$1,594	RURAL RESIDENTIAL
2209-14-2205		10/21/22	WD	\$40,000	\$40,000	19.70	5.10	\$2,030	RURAL RESIDENTIAL
2209-09-4203	1785 S MACKINAW TR	06/22/22	WD	\$257,000	\$23,994	5.19	5.19	\$4,623	RURAL RESIDENTIAL
2209-34-2204	1110 PLETT RD	05/06/22	WD	\$140,000	\$56,119	5.75	5.75	\$9,760	RURAL RESIDENTIAL
2209-09-4302	1819 S MACKINAW TR	08/18/23	WD	\$370,000	\$129,320	5.85	5.85	\$22,106	RURAL RESIDENTIAL
2209-04-4302		03/03/23	WD	\$67,500	\$67,500	11.87	6.01	\$5,687	RURAL RESIDENTIAL
2209-08-4301-03	E 30 RD	12/06/23	WD	\$28,000	\$28,000	6.35	6.35	\$4,409	RURAL RESIDENTIAL
2209-01-1111		01/13/23	WD	\$25,000	\$25,000	7.44	7.44	\$3,360	RURAL RESIDENTIAL
2209-26-4401	4967 S BIRCH LN	09/27/22	WD	\$640,000	\$149,862	28.58	8.58	\$5,244	RURAL RESIDENTIAL
2209-16-2406		05/04/23	WD	\$30,000	\$30,000	9.86	9.86	\$3,043	RURAL RESIDENTIAL
2209-06-1304	6662 E 26 1/4 RD	10/10/23	WD	\$310,000	\$57,412	9.94	9.94	\$5,776	RURAL RESIDENTIAL
Totals:				\$2,632,700	\$899,378	163.82	115.02		
						Average per Net Acre=>	Average 5,490.10 per SqFt=>		

USED 5490

RURAL RESIDENTIAL 10-50 ACRE RATE 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Land Table
2209-04-3101-05	766 S 41 1/2 RD	12/26/22	WD	\$30,000	\$30,000	\$32,610	10.00	10.00	\$3,000	RURAL RESIDENTIAL
2209-14-2203		10/21/22	WD	\$40,000	\$40,000	\$48,910	19.70	10.00	\$2,030	RURAL RESIDENTIAL
2209-14-2203		10/12/23	WD	\$53,000	\$53,000	\$71,020	19.70	10.00	\$2,690	RURAL RESIDENTIAL
2209-01-1138	495 S 47 3/4 RD	01/19/24	WD	\$120,000	\$23,209	\$32,026	10.01	10.01	\$2,319	RURAL RESIDENTIAL
2209-07-1101		08/04/22	WD	\$30,000	\$17,564	\$32,360	10.01	10.01	\$1,755	RURAL RESIDENTIAL
2209-01-1133		02/17/23	WD	\$71,500	\$71,500	\$32,078	10.03	10.03	\$7,129	RURAL RESIDENTIAL
2209-12-1121		12/03/23	WD	\$28,000	\$28,000	\$32,120	10.10	10.10	\$2,772	RURAL RESIDENTIAL
2209-13-2107	2510 S 47 1/4 RD	11/18/22	PTA	\$230,000	\$79,728	\$32,150	10.10	10.10	\$7,894	RURAL RESIDENTIAL
2209-13-2109	2400 S 47 1/4 RD	07/20/22	WD	\$300,000	\$49,551	\$32,150	10.10	10.10	\$4,906	RURAL RESIDENTIAL
2209-13-2122	2433 S 47 1/4 RD	02/17/24	WD	\$245,452	\$80,759	\$32,150	10.10	10.10	\$7,996	RURAL RESIDENTIAL
2209-01-1125		02/08/23	WD	\$22,000	\$22,000	\$32,806	10.31	10.31	\$2,134	RURAL RESIDENTIAL
2209-01-1107		07/17/23	WD	\$140,000	\$140,000	\$30,797	31.25	11.19	\$4,480	RURAL RESIDENTIAL
2209-01-1114		02/02/24	WD	\$89,900	\$89,900	\$39,514	12.89	12.89	\$6,974	RURAL RESIDENTIAL
2209-01-1126		06/05/23	WD	\$64,500	\$64,500	\$36,742	13.72	13.72	\$4,701	RURAL RESIDENTIAL
2209-18-3202-02	2709 S 37 RD	12/05/22	WD	\$40,000	\$18,469	\$43,778	15.00	15.00	\$1,231	RURAL RESIDENTIAL
2209-35-1101		09/27/22	WD	\$640,000	\$149,862	\$70,583	28.58	20.00	\$5,244	RURAL RESIDENTIAL
2209-06-2208	6365 E 26 1/4 RD	06/26/23	WD	\$475,000	\$90,114	\$71,902	30.00	30.00	\$3,004	RURAL RESIDENTIAL
2209-30-1404	6845 E 34 1/2 RD	07/27/23	WD	\$100,000	\$100,000	\$71,286	30.00	30.00	\$3,333	RURAL RESIDENTIAL
2209-07-3101		12/22/23	WD	\$126,000	\$126,000	\$118,440	40.00	40.00	\$3,150	RURAL RESIDENTIAL
Totals:				\$2,845,352	\$1,274,156	\$893,422	331.60	283.56		
						Average per FF=>	Average per Net Acre:	3,842.45	Average per SqFt=>	

USED 3842

SUBS OLDER FF LAND RATE 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	Land Table
2209-BA-08	9960 E 13TH ST	03/08/23	WD	\$260,000	\$51,994	\$31,744	128.0	\$406	SUBS OLDER 1
2209-BA-11	9886 E 13TH ST	09/28/23	WD	\$206,000	\$26,121	\$30,375	125.0	\$209	SUBS OLDER 1
2209-SUPK221	2710 S 39 RD	05/27/22	WD	\$40,000	\$11,911	\$28,768	116.0	\$103	SUBS OLDER 1
2209-SUPK229	2540 S 39 RD	08/23/22	WD	\$86,408	\$43,658	\$28,768	116.0	\$376	SUBS OLDER 1
2209-VA-01	1906 MARY ST	11/09/22	PTA	\$140,000	\$52,311	\$49,600	200.0	\$262	SUBS OLDER 1
Totals:				\$732,408	\$185,995	\$169,255	685.0		
							Average per FF=>	\$272	

USED 272

SUNDSTROM'S PINE KNOLL FF RATE 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	Actual Front	Land Table
2209-BA-11	9886 E 13TH ST	09/28/23	WD	\$206,000	\$26,121	\$30,375	125.0	\$209	125.00	SUBS OLDER 1
2209-SUPK221	2710 S 39 RD	05/27/22	WD	\$40,000	\$11,911	\$28,768	116.0	\$103	116.00	SUBS OLDER 1
2209-SUPK452	150 PINE KNOLL DF	06/28/22	WD	\$420,000	\$85,090	\$34,720	140.0	\$608	140.00	SUNDSTROM'S PINE KNOLL-4
2209-VA-01	1906 MARY ST	11/09/22	PTA	\$140,000	\$52,311	\$49,600	200.0	\$262	200.00	SUBS OLDER 1
Totals:				\$806,000	\$175,433	\$143,463	581.0			
							Average per FF=>	\$302		

USED 302

TIMBER RIDGE FF RATE 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Land Table
2209-TRP-07	4949 TIMBER LAWN CT	12/06/22	WD	\$250,000	\$51,250	\$78,101	284.3	329.0	1.95	1.95	\$180	TIMBER RIDGE
2209-TRP-16	4691 TIMBER RIDGE DR	05/05/21	WD	\$350,000	\$48,520	\$103,026	348.8	528.0	2.57	2.57	\$139	TIMBER RIDGE
2209-TRP-32	4832 TIMBER RIDGE DR	11/02/21	WD	\$320,000	\$50,005	\$35,836	235.8	168.0	0.89	0.89	\$212	TIMBER RIDGE
Totals:				\$920,000	\$149,775	\$216,963	868.9		5.41	5.41		
							Average per FF=>	\$172				

USED 172

TIMBER RIDGE SF RATE 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Effec. Front	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Land Table
2209-TRP-07	4949 TIMBER LAWN CT	12/06/22	WD	\$250,000	\$51,250	284.3	1.95	\$180	\$26,296	\$0.60	148.00	TIMBER RIDGE
2209-TRP-32	4832 TIMBER RIDGE DR	11/02/21	WD	\$320,000	\$50,005	235.8	0.89	\$212	\$55,934	\$1.28	310.00	TIMBER RIDGE
Totals:				\$570,000	\$101,255	520.2	2.84					
								Average per SqFt=>	\$0.82			

USED .82

WOODLAND ESTATES SF AND FF RATE 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Net Acres	Dollars/FF	Dollars/SqFt	Actual Front
2209-MABE-14	219 MAPLEBROOKE LN	04/30/21	WD	\$268,000	\$19,889	\$50,923	205.3	1.95	\$97	\$0.23	128.00
2209-MDWS-06	5340 S 45 1/2 RD	10/22/22	WD	\$327,500	\$27,281	\$37,200	150.0	1.02	\$182	\$0.62	150.00
2209-PP-18	4884 JOHN R RD	09/13/23	WD	\$276,000	\$83,256	\$51,736	232.0	0.58	\$359	\$3.32	232.00
2209-PP-20	9677 BOB RD	06/18/21	WD	\$115,000	\$29,566	\$53,816	217.0	0.66	\$136	\$1.02	217.00
2209-WOOD-19	10585 PINE GROVE DR	02/23/24	WD	\$340,000	\$80,007	\$38,031	201.3	0.95	\$397	\$1.94	196.00
Totals:				\$1,326,500	\$239,999	\$231,706	1,005.7	5.15			
							Average				
							per FF=>	\$239		\$1.07	

USED 239 FF RATE
USED 1.07 SQ FT RATE

Land Table

NEWER SUBDIVISIONS

NEWER SUBDIVISIONS

NEWER SUBDIVISIONS

NEWER SUBDIVISIONS

WOODLAND ESTATES 925

AGRICULTURAL LAND RATE 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre	Land Table
2109-28-3101-01	10603 S 41 RD	07/21/22	WD	\$189,900	\$140,944	39.81	31.09	\$3,540	ACREAGES
2109-28-3101-02	10681 S 41 RD	08/19/22	WD	\$40,000	\$40,000	9.35	9.72	\$4,278	ACREAGES
2209-16-1101-04	S MACKINAW TRL	08/31/22	WD	\$48,000	\$48,000	14.22	14.80	\$3,376	ACREAGES
2412-10-4401-02	10131 N 9 RD	06/08/22	WD	\$120,652	\$120,652	37.03	38.92	\$3,258	ACREAGES
002-032-002-00	COOMBS	01/10/24	WD	\$200,000	\$200,000	59.59	59.59	\$3,356	AG LAND VALUE
012-026-005-01	S VANDERMEULEN	01/02/24	WD	\$312,686	\$312,686	80.00	73.04	\$3,909	AG LAND VALUE
013-016-003-00	8256 S LUCAS	12/21/22	WD	\$294,000	\$279,748	49.50	49.50	\$5,652	AG LAND VALUE
013-025-005-50	10601 S GREEN	04/26/22	MLC	\$1,610,500	\$333,745	216.02	78.81	\$1,545	AG LAND VALUE
014-008-004-10	S CALL	11/17/23	WD	\$194,000	\$194,000	39.46	39.46	\$4,916	AG LAND VALUE
014-018-008-00	5026 W GEERS	09/16/22	WD	\$200,000	\$200,000	80.00	80.00	\$2,500	AG LAND VALUE
015-008-001-30	N 7 MILE	09/18/23	LC	\$176,000	\$176,000	80.00	80.00	\$2,200	AG LAND VALUE
Totals:				\$3,385,738	\$2,045,775	704.98	554.93		
per Net Acre=>							2,901.89		

used 2902

BRAMBLEWOOD LAND 0-130,680 SQ FOOT VALUE 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Total Acres	Land Table
2209-BWE-09	620 WOODWIND DR	05/27/22	WD	\$372,000	\$52,734	\$16,169	1.12	BRAMBLEWOOD ESTATES
2209-BWE-11	600 WOODWINDS	05/13/22	WD	\$15,000	\$15,000	\$14,978	1.01	BRAMBLEWOOD ESTATES
2209-BWE-19	285 BRAMBLEWOOD	11/23/22	WD	\$17,000	\$17,000	\$15,236	1.03	BRAMBLEWOOD ESTATES
2209-BWE-20	295 BRAMBLEWOOD	11/08/23	WD	\$15,000	\$15,000	\$16,554	1.07	BRAMBLEWOOD ESTATES
2209-BWE-51		10/03/23	WD	\$30,000	\$30,000	\$25,996	4.97	BRAMBLEWOOD ESTATES
Totals:				\$449,000	\$129,734	\$88,933	9.20	
Average per SqFt=>								\$0.34

USED .34

Comm #1 SQ FT Rate 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Dollars/SqFt	Land Table
2209-20-4303	3841 WALKER AV	11/29/23	WD	\$279,000	\$150,608	\$103,727	1.13	\$133,399	\$3.06	HARING COMMERCIAL
2209-20-4311	7603 E 34 RD	10/19/22	WD	\$350,000	\$158,410	\$43,608	0.78	\$203,090	\$4.66	HARING COMMERCIAL
2209-21-4307	8807 E 34 RD	01/13/23	WD	\$2,000,000	\$1,165,587	\$240,003	1.19	\$979,485	\$22.49	HARING COMMERCIAL
2209-28-1107-02	8866 E 34 RD	03/22/23	CD	\$5,963,000	\$824,046	\$857,152	4.25	\$193,893	\$4.45	HARING COMMERCIAL
2209-28-1206	1920 N MITCHELL	03/01/24	WD	\$845,000	\$603,897	\$421,701	3.93	\$153,546	\$3.52	HARING COMMERCIAL
2209-28-1321	205 BELL AV	04/17/23	WD	\$454,000	\$206,123	\$78,059	1.45	\$142,449	\$3.27	HARING COMMERCIAL
2209-28-4213	1451 HANTHORN	09/23/22	WD	\$516,000	\$99,561	\$88,862	3.69	\$26,981	\$0.62	HARING COMMERCIAL
2209-SAE-48-03	1556 HANTHORN	04/22/22	WD	\$250,000	\$102,883	\$86,148	0.84	\$122,772	\$2.82	HARING COMMERCIAL
2209-SAE-48-03	1556 HANTHORN	12/21/23	LC	\$275,000	\$127,883	\$86,148	0.84	\$152,605	\$3.50	HARING COMMERCIAL
Totals:				\$10,932,000	\$3,438,998	\$2,005,408	18.10	Average per SqFt=>		\$4.36

Used 4.36

COMM #3 AND #4 LAND SQ FOOT RATE 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/SqFt	Land Table
2209-21-3302	E 34 RD	06/15/22	WD	\$110,000	\$110,000	\$129,112	4.94	5.09	\$0.51	HARING COMMERCIAL
2209-22-3206-01	3867 CECIL RD	03/12/24	WD	\$290,000	\$290,000	\$404,008	4.34	4.34	\$1.53	HARING COMMERCIAL
2209-28-1321	205 BELL AV	04/17/23	WD	\$454,000	\$206,123	\$78,059	1.45	1.40	\$3.27	HARING COMMERCIAL
2209-28-4213	1451 HANTHORP	09/23/22	WD	\$516,000	\$99,561	\$88,862	3.69	3.69	\$0.62	HARING COMMERCIAL
2209-29-4306	1030 W 13TH ST	06/29/22	WD	\$150,000	\$116,157	\$124,146	5.00	5.00	\$0.53	HARING COMMERCIAL
2209-SAE-48-03	1556 HANTHORP	04/22/22	WD	\$250,000	\$102,883	\$86,148	0.84	0.84	\$2.82	HARING COMMERCIAL
2209-SAE-48-03	1556 HANTHORP	12/21/23	LC	\$275,000	\$127,883	\$86,148	0.84	0.84	\$3.50	HARING COMMERCIAL
Totals:				\$2,045,000	\$1,052,607	\$996,483	21.09	21.20	Average per SqFt=>	\$1.15

Used 1.15

DUNCAN ACRES FRONT FOOT VALUE 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	Land Table
2209-DA1-16	3925 CECIL RD	06/14/21	WD	\$163,000	\$4,056	\$31,000	125.0	\$32	DUNCAN ACRES 400
2209-DA1-16	3925 CECIL RD	06/24/22	WD	\$182,000	\$23,056	\$31,000	125.0	\$184	DUNCAN ACRES 400
2209-DA2-27	3621 CECIL RD	10/29/21	WD	\$150,000	\$55,822	\$31,000	125.0	\$447	DUNCAN ACRES 400
2209-DA2-36	3518 CECIL RD	04/16/21	WD	\$195,000	\$9,101	\$31,000	125.0	\$73	DUNCAN ACRES 400
2209-DA2-49	3727 CECIL RD	03/07/24	WD	\$223,500	\$117,154	\$31,000	125.0	\$937	DUNCAN ACRES 400
Totals:				\$913,500	\$209,189	\$155,000	625.0		
					Average per FF=>		\$335		

USED 335

FOREST HILLS SUB LAND RATE 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Land Table
2209-FH1-038	7159 RED MAPLE DR	12/15/22	PTA	\$180,000	\$74,938	\$32,915	132.7	190.2	\$565	FOREST HILLS SUB #1 500
2209-FH1-060	7403 WILLOW DR	05/09/23	WD	\$225,000	\$41,290	\$27,748	140.1	175.5	\$295	FOREST HILLS SUB #1 500
2209-FH1-072	7380 RED MAPLE DR	08/04/21	WD	\$175,000	\$24,775	\$31,722	127.9	200.0	\$194	FOREST HILLS SUB #1 500
Totals:				\$580,000	\$141,003	\$92,385	400.8			
Average										
per FF=>							\$352			

USED 352

FRANKES GREEN ACRES FF RATE 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Net Acres	Dollars/FF	Actual Front	Land Table
2209-FGA-40	3570 ANNA DR	10/24/23	MLC	\$50,000	\$28,355	\$12,540	190.0	0.58	\$149	190.00	FRANKE'S GREEN ACRES 475
2209-FGA-43	3639 SARAH ST	09/16/22	WD	\$149,900	\$38,167	\$37,050	190.0	0.58	\$201	190.00	FRANKE'S GREEN ACRES 475
Totals:				\$199,900	\$66,522	\$49,590	380.0	1.15			
							Average per FF=>	\$175			

USED 175

GOODE ADDITION FF RATE 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	Actual Front	Land Table
2209-GA-0813	706 GOODE AV	11/13/23	WD	\$10,000	\$10,000	\$6,000	100.0	\$100	100.00	GOODE ADDITION 525
2209-GA-1225-02	ROBERTS ST	11/30/22	WD	\$52,000	\$26,226	\$15,296	78.4	\$334	84.00	GOODE ADDITION 525
Totals:				\$62,000	\$36,226	\$21,296	178.4			
Average										
per FF=>							\$203			

USED 203

INDUSTRIAL SQ FT LAND RATE 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Dollars/SqFt	Land Table
10-068-00-087-00	702 EIGHTH ST	04/19/23	WD	\$228,000	\$114,107	0.76	\$150,537	\$3.46	INDUSTRIAL NEIGHBORHOOD
10-108-00-007-06	1008 SIXTH ST	10/07/22	MLC	\$1,350,000	\$630,050	7.91	\$79,652	\$1.83	INDUSTRIAL NEIGHBORHOOD
10-110-50-002-01	1012 SENECA PL	08/16/23	WD	\$85,000	\$61,567	3.00	\$20,522	\$0.47	INDUSTRIAL NEIGHBORHOOD
2209-21-3204	3569 S 41 RD	05/20/22	WD	\$500,000	\$236,773	35.04	\$6,757	\$0.16	INDUSTRIAL NEIGHBORHOOD
MN-S-MQ-I08	210 E SEVENTH ST	08/10/23	WD	\$800,000	\$363,556	7.86	\$46,277	\$1.06	INDUSTRIAL NEIGHBORHOOD
Totals:				\$2,963,000	\$1,406,053	54.57	Average per SqFt=>		
							\$0.59		

USED 0.59