

2000S COMMERCIAL SOUTH 2025 LAND RATES

All sales with (-) land residuals removed.

Residential/Commercial/Industrial properties mixed within neighborhoods.
Included sales from all classes within specific areas.
**Main Road acreage increased by 0.48% from 2024 rates.
Increased Main Roads ff by approximately 0.48% for 2025.
**Side Road acreage increased by 3.9% from 2024 rates.
Increased Side Road ff by approximately 3.9% for 2025.

MAIN ROADS 2025 LAND RATES

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	
28-007-3010-300	4030 GRISWOLD	06/17/22	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$30,100	83.61	\$66,259	\$36,000	\$66,259	225.0	358.0	1.85	1.85	\$160	\$19,459	\$0.45	225.00	
28-007-3014-001	4110 GRISWOLD	05/25/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$30,800	68.44	\$67,766	\$45,000	\$67,766	238.2	945.5	5.11	5.11	\$189	\$8,806	\$0.20	208.17	
28-007-3015-000	4118 GRISWOLD	03/20/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$124,600	69.22	\$282,905	\$77,555	\$180,460	426.1	1330.0	13.10	13.10	\$182	\$5,920	\$0.14	426.06	
28-017-1004-000	2100 32ND	01/09/24	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$39,300	35.73	\$87,864	\$42,874	\$20,738	126.5	91.0	0.52	0.52	\$339	\$82,768	\$1.90	248.03	
28-017-4001-401	3370 DOVE	06/21/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$25,000	45.45	\$62,006	\$55,000	\$62,006	297.0	601.3	4.10	4.10	\$185	\$13,415	\$0.31	297.00	
28-018-1003-000	4209 GRISWOLD	11/10/23	\$0	MLC	03-ARM'S LENGTH	\$273,000	\$146,500	53.66	\$295,487	\$119,069	\$141,556	1,230.0	1506.9	42.55	42.55	\$97	\$2,798	\$0.06	1,230.00	
28-018-2010-000	MICHIGAN	03/15/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$100,100	117.76	\$203,430	\$85,000	\$203,430	655.5	1329.1	20.00	20.00	\$130	\$4,250	\$0.10	655.48	
28-018-4006-001	4280 DOVE	01/04/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$89,900	37.46	\$181,959	\$107,849	\$49,808	174.0	689.0	2.75	2.75	\$620	\$39,189	\$0.90	174.00	
28-019-1027-000	1251 MINNESOTA	07/20/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$64,400	51.52	\$115,859	\$41,602	\$32,461	165.0	674.1	2.55	2.55	\$252	\$16,295	\$0.37	165.00	
28-019-1030-000	1284 N RANGE	02/02/24	\$430,000	WD	19-MULTI PARCEL ARM'S I	\$430,000	\$134,100	31.19	\$276,857	\$232,389	\$65,232	275.5	420.0	2.65	1.24	\$844	\$87,694	\$2.01	129.00	
28-019-1040-200	4371 DOVE	04/04/23	\$0	MLC	03-ARM'S LENGTH	\$800,000	\$135,400	16.93	\$259,945	\$635,678	\$95,623	360.4	846.1	7.00	7.00	\$1,764	\$90,811	\$2.08	360.39	
28-019-3003-000	1241 MICHIGAN	02/02/23	\$77,500	WD	03-ARM'S LENGTH	\$77,500	\$46,800	60.39	\$105,641	\$19,652	\$47,793	183.8	345.3	1.06	1.06	\$107	\$18,627	\$0.43	133.10	
28-019-3013-000	1155 MICHIGAN	06/13/23	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$48,500	37.89	\$100,545	\$82,364	\$54,909	126.3	1179.9	3.45	3.45	\$652	\$23,874	\$0.55	126.26	
28-019-3026-000	4006 RAVENSWOOD	01/10/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$64,600	34.00	\$146,118	\$89,127	\$45,245	174.0	320.0	0.95	0.95	\$512	\$94,314	\$2.17	128.70	
28-020-1004-000	3945 DOVE	05/31/23	\$0	CD	03-ARM'S LENGTH	\$500,000	\$215,400	43.08	\$448,391	\$137,086	\$85,477	350.0	655.9	5.27	5.27	\$392	\$26,013	\$0.60	350.00	
28-020-1019-000	DOVE	05/25/22	\$17,500	WD	03-ARM'S LENGTH	\$17,500	\$16,000	91.43	\$32,493	\$17,500	\$32,493	64.1	990.0	1.50	1.50	\$273	\$11,667	\$0.27	66.00	
28-020-1022-000	3665 DOVE	05/12/23	\$352,500	WD	03-ARM'S LENGTH	\$352,500	\$149,000	42.27	\$297,368	\$126,739	\$71,607	264.0	660.0	4.00	4.00	\$480	\$31,685	\$0.73	264.00	
28-020-1024-000	3643 DOVE	02/15/24	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$34,500	46.00	\$110,260	\$10,561	\$45,821	176.2	640.0	0.97	0.97	\$60	\$10,888	\$0.25	66.00	
28-020-2011-000	3413 DOVE	02/27/23	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$46,700	129.72	\$67,965	\$12,949	\$44,914	226.2	121.0	1.13	1.13	\$57	\$11,510	\$0.26	330.00	
28-020-4032-000	3846 RAVENSWOOD	07/26/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$65,100	31.76	\$149,987	\$102,572	\$47,559	473.3	134.6	1.64	1.64	\$217	\$62,544	\$1.44	240.38	
28-245-0027-000	4212 RAVENSWOOD	09/23/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$50,700	28.17	\$120,179	\$88,725	\$28,904	98.0	120.0	0.33	0.33	\$906	\$268,051	\$6.15	120.00	
28-253-0045-000	1703 27TH	08/15/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$36,100	27.77	\$115,495	\$49,415	\$34,910	59.3	100.0	0.15	0.15	\$834	\$325,099	\$7.46	66.00	
28-253-0061-000	2526 OAK	09/29/23	\$0	MLC	03-ARM'S LENGTH	\$169,900	\$48,200	28.37	\$113,902	\$77,859	\$21,861	37.1	100.0	0.10	0.10	\$2,098	\$819,568	\$18.81	41.33	
28-742-0007-010	1041 MINNESOTA	06/13/23	\$240,000	WD	19-MULTI PARCEL ARM'S I	\$240,000	\$105,000	43.75	\$219,921	\$67,988	\$47,909	172.3	290.0	0.51	0.25	\$395	\$132,789	\$3.05	154.00	
28-742-0008-000	1035 MINNESOTA	02/07/24	\$250,000	WD	19-MULTI PARCEL ARM'S I	\$250,000	\$90,800	36.32	\$202,568	\$119,112	\$71,680	572.9	822.4	3.78	1.38	\$208	\$31,544	\$0.72	600.00	
28-742-0009-000	1019 MINNESOTA	07/19/23	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$70,300	42.10	\$157,309	\$47,006	\$37,315	126.5	300.0	0.55	0.55	\$372	\$85,310	\$1.96	80.00	
28-761-0021-000	1822 N RANGE	08/28/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$56,400	37.60	\$115,739	\$88,899	\$54,638	210.1	462.0	1.38	1.38	\$423	\$64,466	\$1.48	130.00	
28-800-0013-000	1625 MICHIGAN	06/19/23	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$74,700	124.50	\$149,648	\$21,451	\$111,099	330.0	1056.0	7.91	7.91	\$65	\$2,712	\$0.06	165.00	
28-840-0005-002	3319 DOVE	09/15/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$50,100	20.88	\$105,872	\$156,919	\$22,791	76.7	125.8	0.37	0.37	\$2,045	\$424,105	\$9.74	128.00	
28-840-0008-000	DOVE	05/19/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$19,700	65.67	\$37,332	\$30,000	\$37,458	126.1	301.0	0.94	0.94	\$238	\$31,915	\$0.73	136.00	
Totals:			\$3,834,500			\$5,577,400	\$2,208,800		\$4,697,070	\$2,823,940	\$1,929,722	8,020.1		138.15	134.09					
							Sale. Ratio =>	39.60			Average						Average			
							Std. Dev. =>	29.72			per FF=>	\$352					per Net Acre=>	20,440.52		Average
																	per SqFt=>	\$0.47		

2000S MAIN ROADS PER ACRE RATE FOR 2025 USED: \$20,440

2024 MAIN ROADS FF RATE: \$297

(+ 0.48%) 2000S MAIN ROADS FF RATE FOR 2025 USED: \$298

SIDE ROADS 2025 LAND RATES

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	
28-020-2027-000	1288 40TH	07/21/22	\$185,000	WD	11-FROM LENDING INSTIT	\$185,000	\$72,300	39.08	\$175,966	\$44,737	\$35,703	259.2	246.9	1.49	1.49	\$173	\$30,005	\$0.69	200.00	
28-020-4004-000	3711 MOAK	10/02/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$141,900	37.84	\$291,399	\$157,734	\$74,133	407.3	1181.4	5.18	5.18	\$387	\$30,451	\$0.70	191.00	
28-245-0022-000	1049 WISCONSIN	04/14/22	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$50,400	46.67	\$130,883	\$2,280	\$25,163	129.7	200.0	0.55	0.55	\$18	\$4,138	\$0.09	80.00	
28-245-0025-000	WISCONSIN	11/17/23	\$30,000	WD	03-ARM'S LENGTH	\$10,000	\$10,400	104.00	\$21,949	\$10,000	\$21,949	113.1	240.0	0.44	0.44	\$88	\$22,676	\$0.52	80.00	
28-245-0026-000	WISCONSIN	11/17/23	\$30,000	WD	03-ARM'S LENGTH	\$10,000	\$10,400	104.00	\$15,520	\$10,000	\$15,520	113.1	240.0	0.22	0.22	\$88	\$45,455	\$1.04	80.00	
28-245-0031-000	COLORADO	11/17/23	\$30,000	WD	03-ARM'S LENGTH	\$10,000	\$10,400	104.00	\$2,720	\$10,000	\$2,720	113.1	240.0	0.22	0.22	\$88	\$45,455	\$1.04	80.00	
28-245-0038-001	4240 PEAVEY	07/07/23	\$209,900	WD	03-ARM'S LENGTH	\$209,900	\$77,500	36.92	\$177,781	\$40,232	\$8,113	97.8	72.5	0.25	0.25	\$411	\$160,928	\$3.69	150.02	
28-610-0009-000	40TH	09/19/22	\$1,000	WD	03-ARM'S LENGTH	\$1,000	\$1,400	140.00	\$3,041	\$1,000	\$3,041	89.4	136.0	0.25	0.25	\$11	\$4,000	\$0.09	80.00	
28-742-0016-000	CAROLINA	05/18/23	\$3,250	WD	19-MULTI PARCEL ARM'S I	\$13,000	\$6,000	46.15	\$12,171	\$13,000	\$12,171	358.0	240.3	2.21	1.10	\$36	\$5,890	\$0.14	800.00	
28-748-0007-020	3035 PETIT	11/01/22	\$0	OTH	03-ARM'S LENGTH	\$75,000	\$12,000	16.00	\$37,158	\$75,000	\$37,158	140.1	614.0	2.27	2.27	\$535	\$33,040	\$0.76	140.09	
28-754-0008-000	PETIT	12/08/23	\$10,500	WD	03-ARM'S LENGTH	\$10,500	\$10,000	95.24	\$29,109	\$10,500	\$29,109	86.7	874.8	1.74	1.74	\$121	\$6,034	\$0.14	86.68	
28-754-0008-000	PETIT	11/21/23	\$6,000	WD	03-ARM'S LENGTH	\$6,000	\$10,000	166.67	\$29,109	\$6,000	\$29,109	86.7	874.8	1.74	1.74	\$69	\$3,448	\$0.08	86.68	
28-754-0009-000	3308 PETIT	03/22/24	\$76,000	WD	03-ARM'S LENGTH	\$76,000	\$19,000	25.00	\$35,086	\$63,389	\$22,475	137.0	874.8	1.74	1.74	\$463	\$36,410	\$0.84	86.68	
28-758-0002-000	2406 PETIT	12/21/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$28,300	43.54	\$63,392	\$9,832	\$8,224	40.1	100.0	0.10	0.10	\$245	\$95,456	\$2.19	44.67	
28-772-0007-000	2416 UPTON	07/20/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$63,700	42.47	\$143,040	\$20,827	\$13,867	67.6	117.4	0.19	0.19	\$308	\$111,374	\$2.56	69.52	
28-800-0013-000	1625 MICHIGAN	06/19/23	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$74,700	124.50	\$149,648	\$21,451	\$111,099	330.0	1056.0	7.91	7.91	\$65	\$2,712	\$0.06	165.00	
28-840-0014-000	3342 CLEVELAND	05/15/23	\$0	WD	03-ARM'S LENGTH	\$50,000	\$24,800	49.60	\$56,248	\$512	\$6,760	198.8	300.6	0.88	0.88	\$3	\$581	\$0.01	127.70	
28-840-0014-000	3342 CLEVELAND	05/15/23	\$0	WD	03-ARM'S LENGTH	\$60,000	\$24,800	41.33	\$56,248	\$10,512	\$6,760	198.8	300.6	0.88	0.88	\$53	\$11,932	\$0.27	127.70	
Totals:			\$1,339,650			\$1,474,400	\$648,000		\$1,430,468	\$507,006	\$463,074	2,966.8		28.26	27.16					
										Sale. Ratio =>	43.95	Average			per Net Acre=>			Average		
										Std. Dev. =>	44.16	per FF=>		\$171			17,938.86	per SqFt=>		\$0.41