

2000S COMMERCIAL SOUTH 2026 LAND RATES

All sales with (-) land residuals removed.

Residential/Commercial/Industrial properties mixed within neighborhoods.
 *Included sales from all classes within specific areas.
 *Included Kimball Twp vacant land sale in side road analysis.
 *Main Road acreage increased from \$20,440 in 2025 to \$22,749 for 2026 which is approximately 11.3% increase.
 *Increased Main Roads ff by approximately 11.3% for 2026 to be consistent.

MAIN ROADS 2026 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
28-007-3013-501	4100 GRISWOLD	07/26/24	\$355,960	WD	03-ARM'S LENGTH	\$355,960	\$215,700	60.60	\$38,867	\$331,553	\$14,460	150.0	990.0	3.37	3.37	\$2,210
28-007-3015-000	4118 GRISWOLD	03/20/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$124,600	69.22	\$314,759	\$51,942	\$186,701	426.1	1330.0	13.10	13.10	\$122
28-017-1004-000	2100 32ND	01/09/24	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$39,300	35.73	\$110,185	\$21,312	\$21,497	126.5	91.0	0.52	0.52	\$169
28-018-1003-000	4209 GRISWOLD	11/10/23	\$0	MLC	03-ARM'S LENGTH	\$273,000	\$146,500	53.66	\$321,460	\$93,323	\$141,783	1,230.0	1506.9	42.55	42.55	\$76
28-018-4030-000	N RANGE	04/09/24	\$10	CD	19-MULTI PARCEL ARM'S LENGTH	\$148,352	\$65,200	43.95	\$130,399	\$148,352	\$130,399	247.5	2640.0	7.50	5.00	\$599
28-019-1011-000	1423 MINNESOTA	09/13/24	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$82,800	36.64	\$191,154	\$100,465	\$65,619	165.0	1002.5	3.75	3.75	\$609
28-019-1030-000	1284 N RANGE	02/02/24	\$430,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$430,000	\$134,100	31.19	\$276,857	\$232,389	\$65,232	275.5	420.0	2.65	1.24	\$844
28-019-1040-200	4371 DOVE	04/04/23	\$0	MLC	03-ARM'S LENGTH	\$800,000	\$135,400	16.93	\$352,987	\$543,091	\$96,078	360.4	846.1	7.00	7.00	\$1,507
28-019-3003-000	1241 MICHIGAN	06/20/24	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$48,200	25.64	\$141,472	\$109,394	\$62,866	183.8	345.3	1.06	1.06	\$595
28-019-3013-000	1155 MICHIGAN	06/13/23	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$48,500	37.89	\$113,981	\$67,233	\$53,214	126.3	1179.9	3.45	3.45	\$532
28-019-3014-010	1149 MICHIGAN	08/09/24	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$99,100	36.70	\$263,600	\$49,205	\$42,805	200.2	150.1	0.52	0.52	\$246
28-020-1006-000	3919 DOVE	08/09/24	\$0	WD	19-MULTI PARCEL ARM'S LENGTH	\$530,000	\$59,400	11.21	\$138,989	\$432,273	\$41,204	138.7	673.7	1.55	1.55	\$3,116
28-190-0098-100	MICHIGAN	01/05/24	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$43,800	125.14	\$110,012	\$35,000	\$110,012	240.0	1136.5	6.30	6.30	\$146
28-190-0102-000	2194 MICHIGAN	11/21/24	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$87,900	43.30	\$196,512	\$94,497	\$88,009	161.5	1163.5	4.30	4.30	\$585
28-190-0118-200	3552 GRISWOLD	03/21/25	\$525,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$525,000	\$262,700	50.04	\$594,008	\$96,577	\$165,585	600.0	600.0	4.13	2.07	\$161
28-245-0033-000	4224 RAVENSWOOD	08/20/24	\$124,900	WD	03-ARM'S LENGTH	\$124,900	\$49,800	39.87	\$110,022	\$38,572	\$23,694	69.3	120.0	0.17	0.17	\$557
28-245-0035-100	1114 MINNESOTA	01/30/25	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$86,500	46.76	\$203,102	\$17,087	\$35,189	102.9	174.5	0.37	0.37	\$166
28-742-0007-010	1041 MINNESOTA	06/13/23	\$240,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$240,000	\$105,000	43.75	\$219,921	\$67,988	\$47,909	172.3	290.0	0.51	0.25	\$395
28-742-0008-000	1035 MINNESOTA	02/07/24	\$250,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$250,000	\$90,800	36.32	\$202,568	\$119,112	\$71,680	572.9	822.4	3.78	1.38	\$208
28-742-0009-000	1019 MINNESOTA	07/19/23	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$70,300	42.10	\$176,480	\$33,780	\$43,260	126.5	300.0	0.55	0.55	\$267
28-761-0005-000	1982 N RANGE	07/22/24	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$40,800	27.95	\$106,278	\$67,733	\$28,011	81.9	75.4	0.21	0.21	\$827
28-761-0021-000	1822 N RANGE	08/28/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$56,400	37.60	\$153,146	\$68,724	\$71,870	210.1	462.0	1.38	1.38	\$327
28-800-0003-000	MICHIGAN	09/05/24	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$44,600	74.33	\$89,530	\$60,000	\$89,530	330.0	1320.0	10.00	10.00	\$182
28-800-0013-000	1625 MICHIGAN	06/19/23	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$74,700	124.50	\$159,387	\$8,282	\$107,669	330.0	1056.0	7.91	7.91	\$25
28-840-0008-000	DOVE	05/19/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$19,700	65.67	\$37,584	\$30,000	\$37,584	126.1	301.0	0.94	0.94	\$238
28-840-0023-010	32ND	11/10/24	\$15,000	WD	03-ARM'S LENGTH	\$3,750	\$3,700	98.67	\$9,265	\$3,750	\$9,265	215.5	255.2	0.88	0.88	\$17
Totals:			\$4,078,870			\$5,818,962	\$2,235,500		\$4,762,525	\$2,921,634	\$1,851,125	6,969.0		128.43	119.79	
							Sale. Ratio =>	38.42			Average			Average		
							Std. Dev. =>	28.47			per FF=>	\$419		per Net Acre=>	22,749.02	

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

2000S MAIN ROADS PER ACRE RATE FOR 2026 USED: \$22,749

2025 2000S MAIN ROADS FF RATE: \$298

(+ 11.3%) 2000S MAIN ROADS FF RATE FOR 2026 USED: \$332

SIDE ROADS 2026 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
28-020-0004-000	3711 MOAK	10/02/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$141,900	37.84	\$411,568	\$77,075	\$113,643	407.3	1181.4	5.18	5.18	\$189
28-245-0025-000	WISCONSIN	11/17/23	\$30,000	WD	03-ARM'S LENGTH	\$10,000	\$10,400	104.00	\$31,565	\$10,000	\$31,565	113.1	240.0	0.44	0.44	\$88
28-245-0026-000	WISCONSIN	11/17/23	\$30,000	WD	03-ARM'S LENGTH	\$10,000	\$7,300	73.00	\$22,320	\$10,000	\$22,320	80.0	120.0	0.22	0.22	\$125
28-245-0031-000	COLORADO	11/17/23	\$30,000	WD	03-ARM'S LENGTH	\$10,000	\$10,400	104.00	\$3,440	\$10,000	\$3,440	113.1	240.0	0.22	0.22	\$88
28-245-0038-001	4240 PEAVEY	07/07/23	\$209,900	WD	03-ARM'S LENGTH	\$209,900	\$77,500	36.92	\$201,576	\$19,991	\$11,667	97.8	72.5	0.25	0.25	\$204
28-253-0094-000	2514 DIVISION	06/12/24	\$133,250	WD	03-ARM'S LENGTH	\$133,250	\$51,800	38.87	\$107,000	\$47,888	\$21,638	37.1	100.0	0.10	0.10	\$1,290
28-253-0143-000	1907 25TH	08/30/24	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$48,500	33.22	\$110,938	\$64,212	\$29,150	50.0	124.0	0.14	0.14	\$1,284
28-253-0150-000	2519 BANCROFT	01/15/25	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$35,400	47.20	\$74,172	\$22,466	\$21,638	37.1	100.0	0.10	0.10	\$605
28-272-0047-000	3338 LITTLE	02/21/24	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$17,800	14.35	\$50,717	\$75,599	\$2,316	53.9	124.0	0.15	0.15	\$1,404
28-272-0082-000	3208 MOAK	06/06/24	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$61,900	37.98	\$144,508	\$39,018	\$20,526	107.5	123.7	0.31	0.31	\$363
28-282-0001-000	3215 GLEN	12/04/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$39,800	28.43	\$114,123	\$30,231	\$4,354	101.3	124.0	0.29	0.29	\$299
28-282-0010-000	3228 NERN	10/28/24	\$6,000	WD	03-ARM'S LENGTH	\$6,000	\$1,100	18.33	\$2,903	\$6,000	\$2,903	67.5	124.0	0.19	0.19	\$89
28-450-0007-000	3862 KNAPP	04/28/23	\$184,900	WD	03-ARM'S LENGTH	\$184,900	\$60,600	32.77	\$140,136	\$80,864	\$36,100	100.0	400.0	0.92	0.92	\$809
28-610-0016-000	39TH	03/11/25	\$75,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$75,000	\$44,300	59.07	\$131,702	\$75,000	\$131,702	872.3	612.0	6.26	3.50	\$86
28-742-0016-000	CAROLINA	05/18/23	\$3,250	WD	19-MULTI PARCEL ARM'S LENGTH	\$13,000	\$6,000	46.15	\$12,171	\$13,000	\$12,171	358.0	240.3	2.21	1.10	\$36
28-754-0008-000	PETIT	12/08/23	\$10,500	WD	03-ARM'S LENGTH	\$10,500	\$10,000	95.24	\$30,245	\$10,500	\$30,245	86.7	874.8	1.74	1.74	\$121
28-754-0008-000	PETIT	11/21/23	\$6,000	WD	03-ARM'S LENGTH	\$6,000	\$10,000	166.67	\$30,245	\$6,000	\$30,245	86.7	874.8	1.74	1.74	\$69
28-754-0009-000	3308 PETIT	03/22/24	\$76,000	WD	03-ARM'S LENGTH	\$76,000	\$19,000	25.00	\$71,561	\$27,736	\$23,297	137.0	874.8	1.74	1.74	\$202
28-754-0010-000	3320 PETIT	07/01/24	\$150,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$150,000	\$105,100	70.07	\$207,331	\$98,683	\$102,514	127.7	1169.0	5.92	2.94	\$773
28-840-0014-000	3342 CLEVELAND	05/15/23	\$0	WD	03-ARM'S LENGTH	\$60,000	\$24,800	41.33	\$68,489	\$61	\$8,550	198.8	300.6	0.88	0.88	\$0
28-840-0023-001	CLEVELAND	11/10/24	\$15,000	WD	03-ARM'S LENGTH	\$3,750	\$3,700	98.67	\$9,268	\$3,750	\$9,268	215.5	255.3	0.88	0.88	\$17
28-840-0023-010	32ND	11/10/24	\$15,000	WD	03-ARM'S LENGTH	\$3,750	\$3,700	98.67	\$9,265	\$3,750	\$9,265	215.5	255.2	0.88	0.88	\$17
28-840-0023-020	CLEVELAND	11/10/24	\$15,000	WD	03-ARM'S LENGTH	\$3,750	\$3,400	90.67	\$8,550	\$3,750	\$8,550	198.8	300.6	0.88	0.88	\$19
28-840-0023-030	CLEVELAND	11/10/24	\$15,000	WD	03-ARM'S LENGTH	\$3,750	\$3,400	90.67	\$8,552	\$3,750	\$8,552	198.9	300.8	0.88	0.88	\$19
28-840-0023-040	CLEVELAND	11/10/24	\$10,000	WD	03-ARM'S LENGTH	\$5,000	\$3,400	68.00	\$8,554	\$5,000	\$8,554	198.9	300.9	0.88	0.88	\$25
28-840-0024-000	3320 GLEN	11/10/24	\$10,000	WD	03-ARM'S LENGTH	\$5,000	\$3,400	68.00	\$8,541	\$5,000	\$8,541	198.6	300.0	0.88	0.88	\$25
28-883-0025-000	25TH	12/12/24	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$5,000	17.86	\$9,956	\$28,000	\$9,956	60.7	248.0	0.29	0.15	\$461
28-883-0026-000	25TH	12/12/24	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$5,000	17.86	\$9,956	\$28,000	\$9,956	60.7	248.0	0.29	0.15	\$461
25-730-0002-000	NERN ST	07/14/23	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$28,600	35.75	\$68,490	\$80,000	\$68,490	578.0	727.4	9.65	9.65	\$138

Totals: \$2,183,800 \$2,138,550 \$843,200 \$2,107,842 \$885,324 \$801,116 5,158.5 44.51 37.37

Sale. Ratio => 39.43 Average per FF=> \$172
 Std. Dev. => 35.85 Average per Net Acre=> 19,892.69

2025 2000S SIDE ROADS PER FF RATE: \$170
 2000S SIDE ROADS PER FF RATE FOR 2026 USED: \$172

2025 2000S SIDE ROADS PER ACRE RATE: \$17,939
 2000S SIDE ROADS PER ACRE RATE FOR 2026 USED: \$19,893