

3700 INDUSTRIAL WAY DR CONDO 2025 LAND RATES

All sales with (-) land residuals removed.

Only 1 sale in Industrial Condominium. Used Vacant land sales under 2.148 acres (largest unit in condo plan)

INTERNATIONAL WAY 2025 LAND RATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	lsd/Adj. Salur. Apprais	Land Residual	it. Land Vali:ffec. Fron	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	
28-178-0027-001	1938 CAMPAU	08/25/23	\$29,000	WD	03-ARM'S LENGTH	\$29,000	\$18,400	63.45	\$39,312	\$29,000	\$39,312	74.0	156.0	0.42	0.42	\$392	\$69,212	\$1.59	117.00	
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	
28-250-0017-000	2422 PARTRIDGE	07/29/22	\$27,500	WD	03-ARM'S LENGTH	\$27,500	\$15,800	57.45	\$41,350	\$27,500	\$41,350	100.1	300.7	0.69	0.69	\$275	\$39,855	\$0.91	100.00	
28-750-0063-100	25TH	11/30/23	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$8,100	54.00	\$15,592	\$15,000	\$15,592	58.4	126.3	0.26	0.26	\$257	\$57,471	\$1.32	90.00	
28-760-0015-010	HOWARD	04/29/22	\$27,000	WD	03-ARM'S LENGTH	\$27,000	\$15,700	58.15	\$41,096	\$27,000	\$41,096	99.5	297.0	0.68	0.68	\$271	\$39,589	\$0.91	100.00	
28-915-0095-000	3095 BLACK HEATH \	03/01/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$23,100	66.00	\$35,000	\$35,000	\$35,000	122.4	179.5	0.50	0.50	\$286	\$69,583	\$1.60	123.20	
28-935-0006-000	INTERNATIONAL	06/30/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$42,100	84.20	\$46,036	\$50,000	\$46,036	184.4	239.0	1.51	1.51	\$271	\$33,025	\$0.76	184.38	
28-970-0015-000	3115 SPRUCE	12/27/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$15,700	44.86	\$31,477	\$35,000	\$32,449	86.9	117.3	0.28	0.28	\$403	\$125,448	\$2.88	53.86	
28-970-0018-000	3141 SPRUCE	12/27/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$20,600	58.86	\$41,179	\$35,000	\$42,451	96.3	165.5	0.37	0.37	\$363	\$95,890	\$2.20	96.99	
28-970-0019-000	4251 MEADOW	12/27/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$19,000	54.29	\$37,908	\$35,000	\$39,079	96.1	152.7	0.34	0.34	\$364	\$104,167	\$2.39	96.61	
Totals:			\$384,500			\$344,500	\$229,400		\$432,678	\$344,500	\$436,093	1,369.4		7.56	7.56					
							Sale. Ratio =>	66.59			Average		Average				Average			
							Std. Dev. =>	19.80			per FF=>	\$252	per Net Acre=>	45,568.78			per SqFt=>	\$1.05		

3700 INTERNATIONAL WAY PER SF RATE FOR 2025 USED: \$1.05