

### 3700 INDUSTRIAL WAY DR CONDO 2026 LAND RATES

All sales with (-) land residuals removed.

No sales in industrial condominium.

\*Included sales that were used in 2025 analysis that still falls within study time frame and added the industrial vacant land sales in southern part of township.

### INTERNATIONAL WAY 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	Dollars/Acre	Dollars/SqFt	Actual Front		
28-178-0027-001	1938 CAMPAU	08/25/23	\$29,000	WD	03-ARM'S LENGTH	\$29,000	\$18,400	63.45	\$40,497	\$29,000	\$40,497	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	\$31,565	\$10,000	\$31,565	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	\$7,300	73.00	\$22,320	\$10,000	\$22,320	80.0	120.0	0.22	0.22	\$125	\$45,455	\$1.04	80.00		
28-750-0063-100	25TH	11/30/23	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$8,100	54.00	\$16,584	\$15,000	\$16,584	58.4	126.3	0.26	0.26	\$257	\$57,471	\$1.32	90.00		
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	\$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	\$30,245	\$6,000	\$30,245	86.7	874.8	1.74	1.74	\$69	\$3,448	\$0.08	86.68		
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	\$96,552	\$2.22	102.00		
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	\$96,552	\$2.22	102.00		
28-970-0015-000	3115 SPRUCE	12/27/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$15,700	44.86	\$35,000	\$35,000	\$35,000	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	\$35,000	\$35,000	\$35,000	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	\$35,000	\$35,000	\$35,000	96.1	152.7	0.34	0.34	\$364	\$104,167	\$2.39	96.61		
<b>Totals:</b>			<b>\$281,500</b>			<b>\$241,500</b>	<b>\$129,500</b>		<b>\$296,368</b>	<b>\$241,500</b>	<b>\$296,368</b>	<b>899.7</b>		<b>6.38</b>	<b>6.09</b>						
								<b>Sale. Ratio =&gt;</b>	<b>53.62</b>					<b>Average</b>							
								<b>Std. Dev. =&gt;</b>	<b>42.25</b>					<b>per FF=&gt;</b>	<b>\$268</b>			<b>Average</b>			
														<b>per Net Acre=&gt;</b>	<b>37,846.73</b>			<b>Average</b>			
																		<b>per SqFt=&gt;</b>	<b>\$0.87</b>		

2025 3700 INTERNATIONAL WAY PER SF RATE: \$1.05

**3700 INTERNATIONAL WAY PER SF RATE FOR 2026 USED: \$0.87**