

**4008 SEC 5,6/BEACH,MICH & RANGE N 2024 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	ECF Area	Liber/Page	Other Parcels in Sa	Land Table		
28-005-1003-075	3973 W WATER	09/29/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$108,900	41.88	\$278,365	\$25,995	\$44,360	99.5	230.0	0.63	0.63	\$261	\$41,002	\$0.94	120.00	4008	5439/793		4008 SEC 5,6/BEA		
28-005-1014-000	3741 W WATER	04/08/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$62,200	32.74	\$141,154	\$96,908	\$48,062	107.8	450.0	0.74	0.74	\$899	\$130,253	\$2.99	72.00	4008	5518/667		4008 SEC 5,6/BEA		
28-005-1016-001	3717 W WATER	12/03/21	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$57,100	36.37	\$139,359	\$56,651	\$39,010	87.5	266.8	0.49	0.49	\$648	\$115,614	\$2.65	80.00	4008	5479/655		4008 SEC 5,6/BEA		
28-006-2019-000	2801 BEACH	10/27/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$72,700	39.30	\$166,134	\$72,298	\$53,432	119.8	162.3	0.92	0.92	\$603	\$78,670	\$1.81	246.73	4008	5577/237		4008 SEC 5,6/BEA		
28-006-2028-000	2852 BEACH	06/04/21	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$77,000	38.52	\$181,306	\$89,409	\$70,815	158.8	660.0	1.62	1.62	\$563	\$55,362	\$1.27	106.57	4008	5382/240		4008 SEC 5,6/BEA		
28-006-2035-000	4041 W WATER	07/06/22	\$178,900	WD	03-ARM'S LENGTH	\$178,900	\$90,700	50.70	\$209,297	\$66,797	\$97,194	188.0	1320.7	5.70	5.70	\$355	\$11,719	\$0.27	188.00	4008	5544/369		4008 SEC 5,6/BEA		
28-006-2042-000	2931 MICHIGAN	06/21/21	\$305,000	OTH	03-ARM'S LENGTH	\$305,000	\$103,900	34.07	\$268,217	\$100,305	\$63,522	142.4	343.0	1.30	1.30	\$704	\$77,217	\$1.77	165.00	4008	5392/553		4008 SEC 5,6/BEA		
28-006-2049-000	2841 MICHIGAN	08/09/21	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$75,900	36.32	\$186,142	\$67,447	\$44,589	103.7	300.0	0.69	0.69	\$650	\$97,891	\$2.25	100.00	4008	5416/797	28-006-2049-000	4008 SEC 5,6/BEA		
28-006-2061-000	2767 BEACH	12/09/22	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$83,500	41.77	\$197,029	\$64,178	\$61,307	83.2	1326.6	2.50	2.50	\$771	\$25,671	\$0.59	83.23	4008	5585/493		4008 SEC 5,6/BEA		
28-130-0002-000	2950 MICHIGAN	10/12/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$108,100	46.00	\$271,188	\$340	\$36,528	81.9	197.0	0.43	0.43	\$4	\$791	\$0.02	95.00	4008	5443/049		4008 SEC 5,6/BEA		
28-130-0008-000	2878 MICHIGAN	12/09/22	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$107,000	45.73	\$255,988	\$14,540	\$36,528	81.9	197.0	0.43	0.43	\$178	\$33,814	\$0.78	95.00	4008	5588/294		4008 SEC 5,6/BEA		
28-130-0014-000	2846 MICHIGAN	06/09/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$100,600	41.06	\$238,134	\$50,571	\$43,705	98.0	197.0	0.62	0.62	\$516	\$82,229	\$1.89	136.00	4008	5538/627		4008 SEC 5,6/BEA		
28-277-0008-000	2628 MICHIGAN	03/16/23	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$58,400	34.37	\$133,439	\$81,061	\$44,600	100.0	279.0	0.64	0.64	\$811	\$126,658	\$2.91	100.00	4008	5615/935		4008 SEC 5,6/BEA		
28-277-0018-000	2532 MICHIGAN	07/19/22	\$155,900	WD	03-ARM'S LENGTH	\$155,900	\$59,000	37.84	\$138,819	\$42,969	\$25,888	58.0	100.0	0.22	0.22	\$740	\$198,931	\$4.57	94.00	4008	5548/882		4008 SEC 5,6/BEA		
28-480-0006-000	2715 MICHIGAN	07/23/21	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$68,900	40.06	\$171,672	\$42,105	\$41,777	93.7	306.0	0.56	0.56	\$450	\$74,920	\$1.72	80.00	4008	5411/124		4008 SEC 5,6/BEA		
28-764-0090-000	2605 W WATER	03/07/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$51,100	51.10	\$115,300	\$20,524	\$35,824	80.3	300.0	0.41	0.41	\$256	\$49,695	\$1.14	60.00	4008	5501/824		4008 SEC 5,6/BEA		
28-764-0111-011	3531 W WATER	12/16/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$45,200	75.33	\$90,376	\$60,000	\$90,376	202.6	527.7	2.63	2.63	\$296	\$22,814	\$0.52	217.10	4008	5598/033		4008 SEC 5,6/BEA		
<b>Totals:</b>			<b>\$3,256,500</b>			<b>\$3,256,500</b>	<b>\$1,330,200</b>		<b>\$3,181,919</b>	<b>\$952,098</b>	<b>\$877,517</b>	<b>1,887.1</b>		<b>20.53</b>	<b>20.53</b>		<b>Average</b>								
						<b>Sale. Ratio =&gt;</b>		<b>40.85</b>		<b>Average</b>				<b>Average</b>			<b>per Net Acre=&gt;</b>								
						<b>Std. Dev. =&gt;</b>		<b>10.02</b>		<b>per FF=&gt;</b>				<b>\$505</b>			<b>46,384.98</b>							<b>per SqFt=&gt;</b>	<b>\$1.06</b>

**2024 4008 N LAP/W WATER S FF USED: \$505**

2024 INCREASE IN MAIN FF N LAP/W WATER S FF RATE FROM 2023 IS APPROXIMATELY 13.3%  
 INCREASED REMAINDER OF LAND TABLE RATES FOR NEIGHBORHOOD BY 13.3%  
 \*REMOVED UNUSED RATES IN RATE TABLE

2023 4008 HUELING RD PVT FF RATE: \$60  
**2024 4008 HUELING RD PVT RATE +13.3% USED: \$68**

2023 4008 ACREAGE RATE: \$26,704  
**2024 4008 ACREAGE RATE +13.3% USED: \$30,256**

2023 4008 SECTION LAND/EXCESS ACREAGE RATE: \$16,729  
**2024 4008 SECT'N LND/EXC ACREAGE RATE +13.3% USED: \$18,954**

2023 4008 PASTURE/SURPLUS RATE PER ACRE: \$5,862  
**2024 4008 PASTURE/SURPLUS RATE PER ACRE +13.3% USED: \$6,642**

2023 4008 RES/STANDARD RATE PER ACRE: \$26,704  
**2024 4008 RES/STANDARD RATE PER ACRE +13.3% USED: \$30,256**

2023 4008 NO FRONTAGE RATE PER ACRE: \$1,992  
**2024 4008 NO FRONTAGE RATE PER ACRE +13.3% USED: \$2,257**