

4008 SEC 5, 6/BEACH, MICHIGAN & RANGE-N 2023 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
28-005-1003-075	3973 W WATER	09/29/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$108,900	41.88	\$252,414	\$51,946	\$44,360	99.5
28-005-1016-001	3717 W WATER	12/03/21	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$57,100	36.37	\$128,802	\$67,208	\$39,010	87.5
28-005-1025-000	2758 MICHIGAN	01/14/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$85,900	35.06	\$238,568	\$40,966	\$34,534	77.4
28-005-2013-000	2720 MICHIGAN	09/03/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$61,300	39.55	\$158,455	\$36,043	\$39,498	88.6
28-006-1017-010	2796 N RANGE	11/23/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$53,500	39.63	\$141,167	\$43,707	\$49,874	111.8
28-006-2012-000	2911 BEACH	10/05/20	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$82,400	34.35	\$223,384	\$84,541	\$68,025	152.5
28-006-2019-000	2801 BEACH	08/24/20	\$143,750	WD	03-ARM'S LENGTH	\$143,750	\$58,500	40.70	\$154,091	\$43,091	\$53,432	119.8
28-006-2023-000	2896 BEACH	07/06/20	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$80,900	30.76	\$206,549	\$94,212	\$37,761	84.7
28-006-2028-000	2852 BEACH	06/04/21	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$77,000	38.52	\$169,485	\$101,230	\$70,815	158.8
28-006-2042-000	2931 MICHIGAN	06/21/21	\$305,000	OTH	03-ARM'S LENGTH	\$305,000	\$103,900	34.07	\$242,659	\$125,863	\$63,522	142.4
28-006-2049-000	2841 MICHIGAN	08/09/21	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$75,900	36.32	\$170,801	\$82,775	\$44,589	103.7
28-006-3025-010	2615 BEACH	06/19/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$83,600	47.77	\$214,210	(\$9,955)	\$29,255	65.6
28-130-0002-000	2950 MICHIGAN	10/12/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$108,100	46.00	\$244,988	\$26,540	\$36,528	81.9
28-130-0004-000	2930 MICHIGAN	09/17/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$70,300	45.35	\$195,573	(\$4,045)	\$36,528	81.9
28-222-0002-100	2712 BEACH	05/29/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$81,500	49.39	\$209,092	(\$13,774)	\$30,318	68.0
28-277-0007-000	2636 MICHIGAN	12/18/20	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$44,700	30.00	\$119,393	\$74,207	\$44,600	100.0
28-277-0016-000	2550 MICHIGAN	10/29/20	\$154,900	WD	03-ARM'S LENGTH	\$154,900	\$62,400	40.28	\$160,857	\$38,643	\$44,600	100.0
28-480-0002-000	2743 MICHIGAN	05/28/20	\$109,900	WD	03-ARM'S LENGTH	\$109,900	\$45,000	40.95	\$118,266	\$33,411	\$41,777	93.7
28-480-0006-000	2715 MICHIGAN	07/23/21	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$68,900	40.06	\$157,380	\$56,397	\$41,777	93.7
28-480-0017-000	2619 MICHIGAN	11/25/20	\$87,629	WD	03-ARM'S LENGTH	\$87,629	\$44,200	50.44	\$116,663	\$12,743	\$41,777	93.7
28-764-0090-000	2605 W WATER	03/07/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$51,100	51.10	\$107,013	\$28,811	\$35,824	80.3
28-764-0111-001	3481 W WATER	08/10/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$52,800	39.11	\$149,174	\$30,506	\$44,680	100.2
Totals:			\$3,950,979			\$3,950,979	\$1,557,900		\$3,878,984	\$1,045,066	\$973,084	2,185.5
								Sale. Ratio =>	39.43			
								Std. Dev. =>	6.00			
										Average		
										per FF=>	\$478	

FRONT FOOT RATES INCREASED FROM 2022 \$446 FF TO 2023 \$478 FF
 APPROXIMATELY 7.1% INCREASE
 INCREASED ALL RATES ON 4008 NEIGHBORHOOD TABLES BY 7.1%

***USED \$478 PER FF FOR 2023
 N LAP/W WATER S**

TABLE	2022	2023
HUELING RD PVT FF	\$60	\$64
4008 ACREAGE	\$24,934	\$26,704
SECT LND/EXC ACREAGE	\$15,620	\$16,729
PAST/SURP RATE	\$5,473	\$5,862
AG/HS RATE	\$8,620	\$9,232
NO UTILITIES RATE	\$14,667	\$15,708
RES/STANDARD RATE	\$24,934	\$26,704
MULTIPLE ZONE	\$17,793	\$19,056
NO FF RATE	\$1,860	\$1,992