

4009 THE CAMPAU 2026 LAND RATES

All sales with (-) land residuals removed.

All sales in 4009 neighborhood are improved.
 *Included vacant land sales within area North of Lapeer.
 *Broke out lots on Water Street since on major main road.
 *4009 Off Water St ff rate decreased from \$547 ff in 2025 to \$493 ff for 2026 which is approximately 9.88% decrease.
 *Decreased 4009 Campau Acreage per acre rate by 9.88% for 2026.

NOT ON WATER ST FF 2026 RATE

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
28-006-1015-051	PARTRIDGE	05/01/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$44,100	49.00	\$115,704	\$90,000	\$115,704	338.3	1290.0	10.02	10.02	\$266	\$8,985	\$0.21	143.26
28-006-2011-100	BEACH	11/22/24	\$60,000	OTH	03-ARM'S LENGTH	\$60,000	\$39,200	65.33	\$84,938	\$60,000	\$84,938	607.5	576.5	8.04	8.04	\$99	\$7,463	\$0.17	431.51
28-170-0022-000	2074 HENRY	09/05/24	\$150,000	LC	03-ARM'S LENGTH	\$150,000	\$79,300	52.87	\$153,571	\$52,258	\$55,829	102.1	333.0	0.80	0.80	\$512	\$65,651	\$1.51	104.18
28-176-0016-000	1955 YEAGER	06/14/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$79,800	49.88	\$153,841	\$61,940	\$55,781	102.0	333.0	0.80	0.80	\$607	\$77,912	\$1.79	104.00
28-176-0023-000	2110 MARCHON	07/01/24	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$45,500	37.92	\$87,362	\$64,643	\$32,005	58.5	114.0	0.26	0.26	\$1,105	\$246,729	\$5.66	100.00
28-178-0006-000	1603 CAMPAU	02/07/25	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$76,700	32.78	\$165,572	\$103,358	\$34,930	63.9	159.8	0.31	0.31	\$1,619	\$331,276	\$7.61	85.00
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
28-178-0027-001	1938 CAMPAU	02/23/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$18,400	8.56	\$224,584	\$30,913	\$40,497	74.0	156.0	0.42	0.42	\$418	\$73,778	\$1.69	117.00
28-178-0036-100	2439 CAMPAU	02/28/25	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$86,600	32.68	\$172,828	\$132,766	\$40,594	74.2	159.8	0.42	0.42	\$1,789	\$315,359	\$7.24	114.80
28-190-0021-000	2580 EVERGREE	11/19/24	\$215,270	WD	03-ARM'S LENGTH	\$215,270	\$78,400	36.42	\$175,493	\$76,046	\$36,269	66.3	183.0	0.34	0.34	\$1,147	\$226,327	\$5.20	80.00
28-525-0005-000	2800 CAMPAU	09/30/24	\$204,000	WD	03-ARM'S LENGTH	\$204,000	\$68,900	33.77	\$139,936	\$99,667	\$35,603	65.1	156.8	0.32	0.32	\$1,531	\$307,614	\$7.06	90.00
28-700-0018-000	2620 LEWIS	08/11/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$64,400	41.55	\$144,144	\$52,135	\$41,279	75.5	189.6	0.44	0.44	\$691	\$119,851	\$2.75	100.00
28-872-0005-000	EASTLAND	11/14/24	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$29,400	84.00	\$58,900	\$35,000	\$58,900	100.0	200.0	0.46	0.46	\$350	\$76,253	\$1.75	100.00
Totals:						\$1,932,270	\$729,100		\$1,717,370	\$887,726	\$672,826	1,801.3		23.04	23.04				
						Sale. Ratio =>		37.73			Average		Average			Average			
						Std. Dev. =>		18.86			per FF=>	\$493	per Net Acre=>	38,538.14		per SqFt=>	\$0.88		

2025 4009 NOT ON WATER ST FF RATE: \$547

4009 NOT ON WATER ST FF RATE FOR 2026 USED: \$493

2025 4009 CAMPAU ACREAGE PER ACRE RATE WAS: \$20,041

(-9.88%) 4009 CAMPAU ACREAGE PER ACRE RATE FOR 2026 USED: \$18,061

ON WATER ST 2026 FF RATE

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
28-762-0011-000	2011 WATER	10/04/24	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$77,600	45.67	\$157,874	\$51,341	\$39,315	71.9	342.0	0.40	0.40	\$714	\$129,977	\$2.98	50.30
06-422-0036-000	1852 WATER	11/22/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$37,500	34.09	\$90,371	\$24,271	\$4,642	46.4	100.0	0.11	0.11	\$523	\$231,152	\$5.31	45.57
06-422-0040-000	1858 WATER	04/25/23	\$85,000	WD	19-MULTI PARCEL ARM'S LENC	\$85,000	\$22,400	26.35	\$58,879	\$31,121	\$5,000	50.0	50.0	0.06	0.06	\$622	\$545,982	\$12.53	50.00
06-728-0005-000	1905 WATER	09/24/24	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$42,800	26.77	\$107,192	\$59,779	\$7,071	70.7	200.0	0.33	0.33	\$845	\$183,935	\$4.22	70.70
06-728-0010-000	1829 WATER	05/08/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$54,400	41.85	\$127,743	\$10,899	\$8,642	64.3	200.0	0.30	0.30	\$170	\$36,946	\$0.85	64.25
Totals:						\$654,800	\$234,700		\$542,059	\$177,411	\$64,670	303.3		1.18	1.18				
						Sale. Ratio =>		35.84			Average		Average			Average			
						Std. Dev. =>		8.72			per FF=>	\$585	per Net Acre=>	150,731.52		per SqFt=>	\$3.46		

2025 4009 ON WATER ST FF RATE: \$585

4009 ON WATER ST FF RATE FOR 2026 USED: \$585