

4010 RES LAPEER/HOWARD & 24TH 2025 LAND RATES

All sales with (-) land residuals removed.

All sales in 4010 neighborhood are improved.
Included improved and vacant land sales within area.
Mixed classes within area. Majority of useable sales in neighborhood are in Elmwood Plat.
2024 ff rates for Elmwood Plat and Lapeer Road decreased from \$589 ff to \$583 ff for 2025 which is approximately 1.02% decrease.
Decreased the 2024 rates of all tables by 1.02% for 2025.

ELMWOOD PLAT AND LAPEER ROAD FF 2025 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	
28-017-1004-000	2100 32ND	01/09/24	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$39,300	35.73	\$87,864	\$42,874	\$20,738	126.5	91.0	0.52	0.52	\$339	\$82,768	\$1.90	248.03	
28-190-0029-000	3600 LAPEER	02/28/23	\$120,000	WD	03-ARM'S LENGTH	\$150,000	\$127,500	85.00	\$267,288	\$25,268	\$142,556	199.5	283.9	1.30	1.30	\$127	\$19,437	\$0.45	199.45	
28-190-0082-000	3765 LAPEER	08/01/22	\$0	MLC	03-ARM'S LENGTH	\$85,000	\$46,800	55.06	\$123,053	\$17,474	\$55,527	94.3	292.0	0.60	0.60	\$185	\$29,075	\$0.67	89.64	
28-190-0086-000	MICHIGAN	05/07/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$117,300	234.60	\$84,691	\$50,000	\$84,691	274.4	348.2	2.30	2.30	\$182	\$21,739	\$0.50	274.36	
28-190-0098-100	MICHIGAN	01/05/24	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$43,800	125.14	\$106,335	\$35,000	\$106,335	240.0	1136.5	6.30	6.30	\$146	\$5,556	\$0.13	90.00	
28-195-0024-000	2422 27TH	11/04/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$27,300	27.30	\$71,592	\$41,528	\$13,120	64.0	124.0	0.18	0.18	\$649	\$228,176	\$5.24	64.00	
28-218-0004-000	3002 LAPEER	03/08/24	\$0	MLC	03-ARM'S LENGTH	\$260,000	\$119,900	46.12	\$260,657	\$103,678	\$104,335	132.1	310.0	0.94	0.94	\$785	\$110,296	\$2.53	132.09	
28-250-0016-000	2434 PARTRIDGE	06/20/22	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$69,300	42.65	\$179,430	\$24,420	\$41,350	100.1	300.7	0.69	0.69	\$244	\$35,391	\$0.81	100.00	
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	
28-250-0017-000	2422 PARTRIDGE	09/01/23	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$81,100	31.20	\$258,676	\$42,574	\$41,350	100.1	300.7	0.69	0.69	\$425	\$61,701	\$1.42	100.00	
28-253-0008-000	2422 GRISWOLD	11/16/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$80,600	32.24	\$200,748	\$101,133	\$51,881	98.7	100.0	0.23	0.23	\$1,025	\$447,491	\$10.27	98.66	
28-253-0013-000	2504 GRISWOLD	10/25/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$33,200	30.18	\$101,248	\$32,588	\$23,836	40.5	97.9	0.10	0.10	\$805	\$313,346	\$7.19	44.66	
28-253-0045-000	1703 27TH	08/15/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$36,100	27.77	\$115,495	\$49,415	\$34,910	59.3	100.0	0.15	0.15	\$834	\$325,099	\$7.46	66.00	
28-253-0061-000	2526 OAK	09/29/23	\$0	MLC	03-ARM'S LENGTH	\$169,900	\$48,200	28.37	\$113,902	\$77,859	\$21,861	37.1	100.0	0.10	0.10	\$2,098	\$819,568	\$18.81	41.33	
28-253-0080-000	2417 DIVISION	12/15/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$32,500	30.95	\$104,167	\$26,925	\$26,092	44.3	100.0	0.11	0.11	\$608	\$238,274	\$5.47	49.33	
28-253-0092-000	2506 DIVISION	12/12/22	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$23,900	19.59	\$100,152	\$43,709	\$21,861	37.1	100.0	0.10	0.10	\$1,178	\$460,095	\$10.56	41.33	
28-253-0093-000	2510 DIVISION	11/16/22	\$109,500	WD	03-ARM'S LENGTH	\$109,500	\$36,100	32.97	\$108,235	\$23,126	\$21,861	37.1	100.0	0.10	0.10	\$623	\$243,432	\$5.59	41.33	
28-253-0094-000	2514 DIVISION	02/03/23	\$127,900	WD	03-ARM'S LENGTH	\$127,900	\$27,000	21.11	\$101,028	\$48,733	\$21,861	37.1	100.0	0.10	0.10	\$1,313	\$512,979	\$11.78	41.33	
28-253-0098-000	2519 MINNIE	02/24/23	\$124,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$124,900	\$45,100	36.11	\$110,491	\$44,139	\$29,730	111.3	200.0	0.29	0.19	\$396	\$154,874	\$3.56	123.99	
28-664-0004-001	3845 LAPEER	08/30/22	\$0	MLC	19-MULTI PARCEL ARM'S LENGTH	\$280,000	\$77,000	27.50	\$164,323	\$202,186	\$86,509	231.1	302.6	0.77	0.47	\$875	\$262,579	\$6.03	231.11	
28-664-0007-000	3895 LAPEER	02/21/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$77,200	32.85	\$164,422	\$105,443	\$34,865	59.2	370.0	0.43	0.43	\$1,781	\$248,101	\$5.70	50.00	
28-750-0004-000	795 24TH	11/21/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$113,200	45.28	\$241,146	\$130,381	\$121,527	95.0	504.4	1.10	1.10	\$1,372	\$118,528	\$2.72	95.00	
28-750-0042-000	2436 HOWARD	08/12/22	\$0	MLC	03-ARM'S LENGTH	\$269,000	\$53,800	20.00	\$132,305	\$155,438	\$18,743	70.2	231.0	0.42	0.42	\$2,214	\$366,599	\$8.42	80.00	
28-750-0047-000	2444 HOWARD	05/06/22	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$32,000	29.91	\$98,415	\$40,586	\$32,001	85.8	131.0	0.26	0.26	\$473	\$158,539	\$3.64	85.00	
28-750-0063-000	982 25TH	10/25/22	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$46,200	27.50	\$116,281	\$71,469	\$19,750	74.0	126.3	0.33	0.33	\$966	\$215,918	\$4.96	114.00	
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	
28-935-0006-000	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	
Totals:			\$2,769,200			\$3,863,100	\$1,500,400		\$3,514,922	\$1,628,446	\$1,280,268	2,791.5		20.55	20.16					
							Sale. Ratio =>	38.84			Average			Average						
							Std. Dev. =>	43.96			per Net Acre=>	\$583		per Net Acre=>	79,235.40		Average			
											per SqFt=>						per SqFt=>	\$1.82		

4010 ELMWOOD PLAT FF RATE FOR 2025 USED: \$583

4010 LAPEER ROAD FF RATE FOR 2025 USED: \$583

2024 4010 HYLAND PLAT FF RATE: \$112
(-1.02%) 4010 HYLAND PLAT FF RATE FOR 2025 USED: \$111

2024 4010 HOWARD ST PLAT FF RATE: \$373
(-1.02%) 4010 HOWARD ST PLAT FF RATE FOR 2025 USED: \$369

2024 4010 SURPLUS LAND FF RATE: \$329
(-1.02%) 4010 SURPLUS LAND FF RATE FOR 2025 USED: \$326

2024 4010 32ND ST PLAT FF RATE: \$373
(-1.02%) 4010 32ND ST PLAT FF RATE FOR 2025 USED: \$369

2024 4010 ELMWOOD EXCESS LAND FF RATE: \$181
(-1.02%) 4010 ELMWOOD EXCESS FF RATE FOR 2025 USED: \$179