

4010 RES LAPEER/HOWARD & 24TH 2026 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.
 *Lapeer Rd/Elmwood Plat ff rate increased from \$583 ff in 2025 to \$593 ff for 2026 which is approximately 1.7% increase.
 *Increased Hyland Plat, Howard St Plat, Surplus Land, 32nd St and Elmwood Excess ff rates by 1.7% for 2026.

ELMWOOD PLAT AND LAPEER ROAD FF 2026 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 | \$110,185 | \$21,312 | \$21,497 | 126.5 | 91.0 | 0.52 | 0.52 | \$169 | \$41,143 | \$0.94 | 248.03 |
| 28-190-0046-000 | 3220 LAPEER | 03/14/25 | \$115,000 | WD | 03-ARM'S LENGTH | \$115,000 | \$62,600 | 54.43 | \$131,508 | \$31,891 | \$48,399 | 83.0 | 140.0 | 0.37 | 0.37 | \$384 | \$87,134 | \$2.00 | 114.00 |
| 28-190-0098-100 | MICHIGAN | 01/05/24 | \$35,000 | WD | 03-ARM'S LENGTH | \$35,000 | \$43,800 | 125.14 | \$110,012 | \$35,000 | \$110,012 | 240.0 | 1136.5 | 6.30 | 6.30 | \$146 | \$5,556 | \$0.13 | 90.00 |
| 28-218-0004-000 | 3002 LAPEER | 03/08/24 | \$0 | MLC | 03-ARM'S LENGTH | \$260,000 | \$119,900 | 46.12 | \$296,553 | \$69,011 | \$105,564 | 132.1 | 310.0 | 0.94 | 0.94 | \$522 | \$73,416 | \$1.69 | 132.09 |
| 28-250-0017-000 | 2422 PARTRIDGE | 09/01/23 | \$259,900 | WD | 03-ARM'S LENGTH | \$259,900 | \$81,100 | 31.20 | \$263,020 | \$39,231 | \$42,351 | 100.1 | 300.7 | 0.69 | 0.69 | \$392 | \$56,857 | \$1.31 | 100.00 |
| 28-253-0014-000 | 2508 GRISWOLD | 02/26/25 | \$148,000 | MLC | 03-ARM'S LENGTH | \$148,000 | \$49,100 | 33.18 | \$105,670 | \$65,366 | \$23,036 | 39.5 | 100.0 | 0.10 | 0.10 | \$1,654 | \$647,188 | \$14.86 | 44.00 |
| 28-253-0061-000 | 2526 OAK | 09/29/23 | \$0 | MLC | 03-ARM'S LENGTH | \$169,900 | \$48,200 | 28.37 | \$124,341 | \$67,197 | \$21,638 | 37.1 | 100.0 | 0.10 | 0.10 | \$1,810 | \$707,337 | \$16.24 | 41.33 |
| 28-253-0094-000 | 2514 DIVISION | 06/12/24 | \$133,250 | WD | 03-ARM'S LENGTH | \$133,250 | \$51,800 | 38.87 | \$107,000 | \$47,888 | \$21,638 | 37.1 | 100.0 | 0.10 | 0.10 | \$1,290 | \$504,084 | \$11.57 | 41.33 |
| 28-253-0143-000 | 1907 25TH | 08/30/24 | \$146,000 | WD | 03-ARM'S LENGTH | \$146,000 | \$48,500 | 33.22 | \$110,938 | \$64,212 | \$29,150 | 50.0 | 124.0 | 0.14 | 0.14 | \$1,284 | \$452,197 | \$10.38 | 50.00 |
| 28-253-0150-000 | 2519 BANCROFT | 01/15/25 | \$75,000 | WD | 03-ARM'S LENGTH | \$75,000 | \$35,400 | 47.20 | \$74,172 | \$22,466 | \$21,638 | 37.1 | 100.0 | 0.10 | 0.10 | \$605 | \$236,484 | \$5.43 | 41.33 |
| 28-664-0007-000 | 3895 LAPEER | 02/21/24 | \$235,000 | WD | 03-ARM'S LENGTH | \$235,000 | \$77,200 | 32.85 | \$177,479 | \$92,030 | \$34,509 | 59.2 | 370.0 | 0.43 | 0.43 | \$1,555 | \$216,541 | \$4.97 | 50.00 |
| 28-750-0004-000 | 795 24TH | 11/21/23 | \$250,000 | WD | 03-ARM'S LENGTH | \$250,000 | \$113,200 | 45.28 | \$294,431 | \$78,538 | \$122,969 | 95.0 | 504.4 | 1.10 | 1.10 | \$827 | \$71,398 | \$1.64 | 95.00 |
| 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 |
| Totals: | | | | | | \$1,522,150 | \$778,200 | | \$1,921,893 | \$649,142 | \$618,985 | 1,095.1 | | 11.13 | 11.13 | | | | |
| | | | | | | | Sale. Ratio => | 39.87 | | Average | | Average | | Average | | | | | |
| | | | | | | | Std. Dev. => | 25.14 | | per FF=> | \$593 | per Net Acre=> | 58,334.11 | Average | | per SqFt=> | \$1.34 | | |

2025 4010 ELMWOOD PLAT FF RATE: \$583

4010 ELMWOOD PLAT FF RATE FOR 2026 USED: \$593

2025 4010 LAPEER ROAD FF RATE: \$583

4010 LAPEER ROAD FF RATE FOR 2026 USED: \$593

2025 4010 HYLAND PLAT FF RATE: \$111

(+1.7%) 4010 HYLAND PLAT FF RATE FOR 2026 USED: \$113

2025 4010 HOWARD ST PLAT FF RATE: \$369

(+1.7%) 4010 HOWARD ST PLAT FF RATE FOR 2026 USED: \$375

2025 4010 SURPLUS LAND FF RATE: \$326

(+1.7%) 4010 SURPLUS LAND FF RATE FOR 2026 USED: \$332

2025 4010 32ND ST PLAT FF RATE: \$369

(+1.7%) 4010 32ND ST PLAT FF RATE FOR 2026 USED: \$375

2025 4010 ELMWOOD EXCESS LAND FF RATE: \$179

(+1.7%) 4010 ELMWOOD EXCESS FF RATE FOR 2026 USED: \$182