

4011 ALGER/HERBER 2026 LAND RATES

All sales with (-) land residuals removed.

*All sales in 4011 neighborhood are improved.
 *Included vacant and improved sales within similar areas.

ALGER/HERBER RD 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			
28-006-1015-051	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			
28-007-2016-000	2327 HOPPS	07/17/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$107,800	44.00	\$235,835	\$60,972	\$51,807	122.5	300.0	1.03	1.03	\$498	\$59,024	\$1.36	150.00			
28-190-0066-000	KNAPP	12/14/23	\$175,000	WD	19-MULTI PARCEL ARM'S LENG	\$175,000	\$58,600	33.49	\$113,396	\$175,000	\$113,396	66.0	43560.0	66.00	66.00	\$2,652	\$2,652	\$0.06	66.00			
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			
28-250-0033-000	2406 HOPPS	12/20/24	\$0	WD	03-ARM'S LENGTH	\$105,000	\$72,800	69.33	\$144,712	\$2,639	\$42,351	100.1	300.7	0.69	0.69	\$26	\$3,825	\$0.09	100.00			
28-340-0010-000	2611 HERBER	12/05/23	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$77,100	39.95	\$198,222	\$35,078	\$40,300	100.0	140.0	0.32	0.32	\$351	\$109,277	\$2.51	100.00			
28-340-0014-000	2570 HERBER	06/16/23	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$70,600	33.46	\$182,324	\$71,385	\$42,709	106.0	169.9	0.39	0.39	\$674	\$183,038	\$4.20	100.00			
28-450-0007-000	3862 KNAPP	04/28/23	\$184,900	WD	03-ARM'S LENGTH	\$184,900	\$60,600	32.77	\$140,136	\$80,864	\$36,100	100.0	400.0	0.92	0.92	\$809	\$88,087	\$2.02	100.00			
28-450-0010-000	KNAPP	01/24/25	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$0	0.00	\$51,751	\$55,000	\$51,751	600.4	400.0	5.51	5.51	\$92	\$9,976	\$0.23	600.36			
28-505-0003-000	4171 MAES	03/11/24	\$157,500	WD	03-ARM'S LENGTH	\$157,500	\$68,400	43.43	\$164,228	\$65,048	\$71,776	121.9	297.0	0.68	0.68	\$534	\$95,378	\$2.19	100.00			
28-505-0017-000	4194 MAES	11/15/24	\$215,500	WD	03-ARM'S LENGTH	\$215,500	\$120,900	56.10	\$249,457	\$68,542	\$102,499	174.0	302.8	1.39	1.39	\$394	\$49,311	\$1.13	200.00			
28-825-0055-000	2325 HUELING	06/15/23	\$157,500	WD	03-ARM'S LENGTH	\$157,500	\$89,000	56.51	\$199,642	\$51,115	\$93,257	220.5	554.1	4.21	4.21	\$232	\$12,144	\$0.28	248.40			
28-825-0056-000	HUELING	08/11/23	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$38,000	84.44	\$88,569	\$45,000	\$88,569	209.4	541.3	4.11	4.11	\$215	\$10,957	\$0.25	220.50			
Totals:			\$1,989,300			\$2,094,300	\$889,000		\$2,146,996	\$839,874	\$892,570	2,359.0		95.96	95.96							
								Sale. Ratio =>	42.45				Average			Average			Average			
								Std. Dev. =>	20.55				per FF=>	\$356			per Net Acre=>	8,752.33			per SqFt=>	\$0.20

2025 4011 ALGER FF RATE: \$403

4011 ALGER FF RATE FOR 2026 USED: \$356

2025 4011 HERBER .5A LESS FF RATE: \$403

4011 HERBER .5A LESS FF RATE FOR 2026 USED: \$356

2025 4011 HERBER .5A MORE FF RATE: \$403

4011 HERBER .5A MORE FF RATE FOR 2026 USED: \$356