

4013 MICHIGAN S LAP/N GRIS AREA 2025 LAND RATES

All sales with (-) land residuals removed.

Only 1 vacant land sale for 4013 neighborhood.
Included vacant and improved sales within similar areas.
2024 FF rates for Main/Paved side roads decreased from \$384 FF to \$361 FF for 2025 which is approximately 6% decrease. Decreased Unpaved Side Rd 2024 FF rate of \$233 FF by 6% for 2025.

MAIN/PAVED SIDE FF AND 4013 ACREAGE PER ACRE RATE 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	
28-006-1015-051	PARTRIDGE	05/01/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$44,100	49.00	\$106,838	\$90,000	\$106,838	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	\$233,077	\$62,505	\$50,582	122.5	300.0	1.03	1.03	\$510	\$60,508	\$1.39	150.00	
28-007-3005-200	4056 TARABROOK	09/21/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$82,700	45.94	\$182,307	\$28,064	\$30,371	130.3	282.0	0.65	0.65	\$215	\$43,376	\$1.00	100.00	
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	
28-250-0016-000	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	
28-340-0010-000	2611 HERBER	12/05/23	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$77,100	39.95	\$152,490	\$60,172	\$19,662	72.8	140.0	0.32	0.32	\$826	\$187,452	\$4.30	100.00	
28-340-0014-000	2570 HERBER	06/16/23	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$70,600	33.46	\$139,353	\$93,306	\$21,659	80.2	169.9	0.39	0.39	\$1,163	\$239,246	\$5.49	100.00	
28-450-0007-000	3862 KNAPP	04/28/23	\$184,900	WD	03-ARM'S LENGTH	\$184,900	\$60,600	32.77	\$124,007	\$99,293	\$38,400	100.0	400.0	0.92	0.92	\$993	\$108,162	\$2.48	100.00	
28-450-0013-000	2060 MICHIGAN	04/08/22	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$58,200	33.64	\$120,706	\$86,640	\$34,346	89.4	320.0	0.74	0.74	\$969	\$117,878	\$2.71	100.00	
28-470-0034-000	2616 ALGER	11/01/23	\$0	MLC	03-ARM'S LENGTH	\$110,000	\$64,300	58.45	\$125,438	\$7,945	\$23,383	86.6	264.0	0.46	0.46	\$92	\$17,462	\$0.40	75.00	
28-756-0008-000	4450 WALL	11/18/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$104,800	49.90	\$253,742	\$15,410	\$59,152	220.0	508.9	2.57	2.57	\$70	\$5,996	\$0.14	220.00	
28-756-0010-000	WALL	11/28/22	\$19,000	WD	03-ARM'S LENGTH	\$19,000	\$27,900	146.84	\$76,098	\$19,000	\$76,098	184.3	479.8	3.11	3.11	\$103	\$6,109	\$0.14	62.37	
28-756-0014-100	4451 WALL	08/03/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$178,000	47.47	\$365,491	\$93,814	\$84,305	269.2	628.4	3.88	3.88	\$349	\$24,160	\$0.55	269.17	
28-760-0015-010	HOWARD	04/29/22	\$27,000	WD	03-ARM'S LENGTH	\$27,000	\$15,700	58.15	\$41,096	\$27,000	\$41,096	99.5	297.0	0.68	0.68	\$271	\$39,589	\$0.91	100.00	
28-825-0020-100	2380 HUELING	03/31/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$72,800	33.86	\$205,745	\$76,538	\$67,283	162.9	607.8	1.83	1.83	\$470	\$41,870	\$0.96	131.00	
28-825-0021-000	2328 HUELING	09/21/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$105,800	32.55	\$272,204	\$142,149	\$89,353	216.4	607.9	3.22	3.22	\$657	\$44,091	\$1.01	231.00	
28-825-0028-000	2455 PARTRIDGE	07/28/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$82,500	43.42	\$212,494	\$87,462	\$109,956	266.2	640.7	4.88	4.88	\$329	\$17,915	\$0.41	331.90	
28-825-0055-000	2325 HUELING	06/15/23	\$157,500	WD	03-ARM'S LENGTH	\$157,500	\$89,000	56.51	\$195,740	\$52,812	\$91,052	220.5	554.1	4.21	4.21	\$240	\$12,547	\$0.29	248.40	
28-825-0056-000	HUELING	08/11/23	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$38,000	84.44	\$86,475	\$45,000	\$86,475	209.4	541.3	4.11	4.11	\$215	\$10,957	\$0.25	220.50	
28-825-0061-000	2455 HUELING	07/21/22	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$86,800	37.58	\$231,121	\$106,814	\$106,935	258.9	607.8	4.62	4.62	\$413	\$23,135	\$0.53	330.90	
Totals:			\$3,556,300			\$3,666,300	\$1,576,700		\$3,710,213	\$1,323,418	\$1,367,331	3,667.7		56.00	56.00					
							Sale. Ratio =>	43.01			Average			Average			Average			
							Std. Dev. =>	29.51			per FF=>	\$361		per Net Acre=>	23,633.31		per SqFt=>	\$0.54		

4013 MAIN/PAVED SIDE FF RATE FOR 2025 USED: \$361

4013 ACREAGE PER ACRE RATE FOR 2025 USED: \$23,633

2024 4013 UNPAVED SIDE RD FF RATE: \$233

(-6%) 4013 UNPAVED SIDE RD FF RATE FOR 2025 USED: \$219