

**4013 MICHIGAN S LAP/N GRIS AREA 2026 LAND RATES**

All sales with (-) land residuals removed.

\*Only 1 vacant sale in neighborhood.  
 \*Included sales in similar areas.  
 \*Main/Paved roads decreased from \$361 in 2025 to \$325 for 2026 which is approximately 10% decrease.  
 \*Decreased Unpaved Side Rd ff and 4013 Acreage per acre rates by 10% for 2026.

**MAIN/PAVED SIDE FF RATE 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
28-007-3015-000	4118 GRISWOLD	03/20/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$124,600	69.22	\$314,759	\$51,942	\$186,701	426.1	1330.0	13.10	13.10	\$122	\$3,965	\$0.09	426.06
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
28-190-0098-100	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
28-190-0102-000	2194 MICHIGAN	11/21/24	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$87,900	43.30	\$196,512	\$94,497	\$88,009	161.5	1163.5	4.30	4.30	\$585	\$21,976	\$0.50	81.50
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
28-666-0005-000	2435 MICHIGAN	01/08/25	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$37,100	28.54	\$81,978	\$75,061	\$27,039	74.9	187.0	0.52	0.52	\$1,002	\$145,750	\$3.35	120.00
28-756-0014-100	4451 WALL	08/03/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$178,000	47.47	\$364,062	\$88,909	\$77,971	269.2	628.4	3.88	3.88	\$330	\$22,897	\$0.53	269.17
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:			\$2,539,300			\$2,644,300	\$1,171,100		\$2,800,634	\$1,051,693	\$1,208,027	3,234.8		121.99	121.99				
							Sale. Ratio =>	44.29				Average per FF=>		Average per Net Acre=>	8,621.42		Average per SqFt=>	\$0.20	
							Std. Dev. =>	28.23											

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

**4013 MAIN/PAVED SIDE FF RATE FOR 2026 USED: \$325**

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

**(-10%) 4013 ACREAGE PER ACRE RATE FOR 2026 USED: \$21,270**

2025 4013 UNPAVED SIDE RD FF RATE: \$219

**(-10%) 4013 UNPAVED SIDE RD FF RATE FOR 2026 USED: \$197**