

4014 E SIDE 36TH TO 32ND & 24TH 2026 LAND RATES

All sales with (-) land residuals removed.

*Majority of sales on side streets/lesser utility/undeveloped roads.
 *Included sales used in last years analysis and additional sales in similar areas in township for Standard lots on/off 24th St ff rates for 2026.

STD LOT-EXC 24TH AND STD LOT ON 24TH 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	
28-019-1040-200	4371 DOVE	04/04/23	\$0	MLC	03-ARM'S LENGTH	\$800,000	\$135,400	16.93	\$352,987	\$543,091	\$96,078	360.4	846.1	7.00	7.00	\$1,507	\$77,584	\$1.78	360.39	
28-020-4004-000	3711 MOAK	10/02/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$141,900	37.84	\$411,568	\$77,075	\$113,643	407.3	1181.4	5.18	5.18	\$189	\$14,879	\$0.34	191.00	
28-245-0025-000	WISCONSIN	11/17/23	\$30,000	WD	03-ARM'S LENGTH	\$10,000	\$10,400	104.00	\$31,565	\$10,000	\$31,565	113.1	240.0	0.44	0.44	\$88	\$22,676	\$0.52	80.00	
28-245-0026-000	WISCONSIN	11/17/23	\$30,000	WD	03-ARM'S LENGTH	\$10,000	\$7,300	73.00	\$22,320	\$10,000	\$22,320	80.0	120.0	0.22	0.22	\$125	\$45,455	\$1.04	80.00	
28-245-0031-000	COLORADO	11/17/23	\$30,000	WD	03-ARM'S LENGTH	\$10,000	\$10,400	104.00	\$3,440	\$10,000	\$3,440	113.1	240.0	0.22	0.22	\$88	\$45,455	\$1.04	80.00	
28-245-0038-001	4240 PEAVEY	07/07/23	\$209,900	WD	03-ARM'S LENGTH	\$209,900	\$77,500	36.92	\$201,576	\$19,991	\$11,667	97.8	72.5	0.25	0.25	\$204	\$79,964	\$1.84	150.02	
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	
28-272-0047-000	3338 LITTLE	02/21/24	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$17,800	14.35	\$50,717	\$75,599	\$2,316	53.9	124.0	0.15	0.15	\$1,404	\$494,111	\$11.34	53.85	
28-272-0082-000	3208 MOAK	06/06/24	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$61,900	37.98	\$144,508	\$39,018	\$20,526	107.5	123.7	0.31	0.31	\$363	\$127,510	\$2.93	107.60	
28-282-0010-000	3215 GLEN	12/04/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$39,800	28.43	\$114,123	\$30,231	\$4,354	101.3	124.0	0.29	0.29	\$299	\$104,969	\$2.41	101.25	
28-282-0010-000	3228 NERN	10/28/24	\$6,000	WD	03-ARM'S LENGTH	\$6,000	\$1,100	18.33	\$2,903	\$6,000	\$2,903	67.5	124.0	0.19	0.19	\$89	\$31,250	\$0.72	67.50	
28-610-0016-000	39TH	03/11/25	\$75,000	WD	19-MULTI PARCEL ARM'S LENG	\$75,000	\$44,300	59.07	\$131,702	\$75,000	\$131,702	872.3	612.0	6.26	3.50	\$86	\$11,977	\$0.27	2,046.75	
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	
28-742-0016-000	CAROLINA	05/18/23	\$3,250	WD	19-MULTI PARCEL ARM'S LENG	\$13,000	\$6,000	46.15	\$12,171	\$13,000	\$12,171	358.0	240.3	2.21	1.10	\$36	\$5,890	\$0.14	800.00	
28-754-0008-000	PETIT	12/08/23	\$10,500	WD	03-ARM'S LENGTH	\$10,500	\$10,000	95.24	\$30,245	\$10,500	\$30,245	86.7	874.8	1.74	1.74	\$121	\$6,034	\$0.14	86.68	
28-754-0008-000	PETIT	11/21/23	\$6,000	WD	03-ARM'S LENGTH	\$6,000	\$10,000	166.67	\$30,245	\$6,000	\$30,245	86.7	874.8	1.74	1.74	\$69	\$3,448	\$0.08	86.68	
28-754-0009-000	3308 PETIT	03/22/24	\$76,000	WD	03-ARM'S LENGTH	\$76,000	\$19,000	25.00	\$71,561	\$27,736	\$23,297	137.0	874.8	1.74	1.74	\$202	\$15,931	\$0.37	86.68	
28-754-0010-000	3320 PETIT	07/01/24	\$150,000	LC	19-MULTI PARCEL ARM'S LENG	\$150,000	\$105,100	70.07	\$207,331	\$98,683	\$102,514	127.7	1169.0	5.92	2.94	\$773	\$16,669	\$0.38	109.67	
28-840-0008-000	DOVE	05/19/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$19,700	65.67	\$37,584	\$30,000	\$37,584	126.1	301.0	0.94	0.94	\$238	\$31,915	\$0.73	136.00	
28-840-0014-000	3342 CLEVELAND	05/15/23	\$0	WD	03-ARM'S LENGTH	\$60,000	\$24,800	41.33	\$68,489	\$61	\$8,550	198.8	300.6	0.88	0.88	\$0	\$69	\$0.00	127.70	
28-840-0023-001	CLEVELAND	11/10/24	\$15,000	WD	03-ARM'S LENGTH	\$3,750	\$3,700	98.67	\$9,268	\$3,750	\$9,268	215.5	255.3	0.88	0.88	\$17	\$4,261	\$0.10	150.20	
28-840-0023-010	32ND	11/10/24	\$15,000	WD	03-ARM'S LENGTH	\$3,750	\$3,700	98.67	\$9,265	\$3,750	\$9,265	215.5	255.2	0.88	0.88	\$17	\$4,261	\$0.10	150.20	
28-840-0023-020	CLEVELAND	11/10/24	\$15,000	WD	03-ARM'S LENGTH	\$3,750	\$3,400	90.67	\$8,550	\$3,750	\$8,550	198.8	300.6	0.88	0.88	\$19	\$4,257	\$0.10	127.70	
28-840-0023-030	CLEVELAND	11/10/24	\$15,000	WD	03-ARM'S LENGTH	\$3,750	\$3,400	90.67	\$8,552	\$3,750	\$8,552	198.9	300.8	0.88	0.88	\$19	\$4,252	\$0.10	127.70	
28-840-0023-040	CLEVELAND	11/10/24	\$10,000	WD	03-ARM'S LENGTH	\$5,000	\$3,400	68.00	\$8,554	\$5,000	\$8,554	198.9	300.9	0.88	0.88	\$25	\$5,669	\$0.13	127.70	
28-840-0024-000	3320 GLEN	11/10/24	\$10,000	WD	03-ARM'S LENGTH	\$5,000	\$3,400	68.00	\$8,541	\$5,000	\$8,541	198.6	300.0	0.88	0.88	\$25	\$5,688	\$0.13	127.70	
Totals:			\$2,252,900			\$3,007,650	\$1,051,600		\$2,674,491	\$1,341,401	\$954,742	5,067.1		42.92	36.07					
				Sale. Ratio =>			34.96					Average			Average					
				Std. Dev. =>			34.78					per FF=>			per Net Acre=>	31,257.16			Average	
																			per SqFt=>	\$0.72

2025 4014 STD LT-EXC 24TH FF RATE: \$255

4014 STD LT-EXC 24TH FF RATE FOR 2026 USED: \$265

2025 4014 STD LOT ON 24TH FF RATE: \$255

4014 STD LOT ON 24TH FF RATE FOR 2026 USED: \$265

LESSER UTILITY/UNDEVELOPED RDS 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	
28-282-0001-000	3215 GLEN	12/04/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$39,800	28.43	\$114,123	\$30,231	\$4,354	101.3	124.0	0.29	0.29	\$299	\$104,969	\$2.41	101.25	
28-282-0010-000	3228 NERN	10/28/24	\$6,000	WD	03-ARM'S LENGTH	\$6,000	\$1,100	18.33	\$2,903	\$6,000	\$2,903	67.5	124.0	0.19	0.19	\$89	\$31,250	\$0.72	67.50	
28-840-0014-000	3342 CLEVELAND	05/15/23	\$0	WD	03-ARM'S LENGTH	\$60,000	\$24,800	41.33	\$68,489	\$61	\$8,550	198.8	300.6	0.88	0.88	\$0	\$69	\$0.00	127.70	
28-840-0023-001	CLEVELAND	11/10/24	\$15,000	WD	03-ARM'S LENGTH	\$3,750	\$3,700	98.67	\$9,268	\$3,750	\$9,268	215.5	255.3	0.88	0.88	\$17	\$4,261	\$0.10	150.20	
28-840-0023-010	32ND	11/10/24	\$15,000	WD	03-ARM'S LENGTH	\$3,750	\$3,700	98.67	\$9,265	\$3,750	\$9,265	215.5	255.2	0.88	0.88	\$17	\$4,261	\$0.10	150.20	
28-840-0023-020	CLEVELAND	11/10/24	\$15,000	WD	03-ARM'S LENGTH	\$3,750	\$3,400	90.67	\$8,550	\$3,750	\$8,550	198.8	300.6	0.88	0.88	\$19	\$4,257	\$0.10	127.70	
28-840-0023-030	CLEVELAND	11/10/24	\$15,000	WD	03-ARM'S LENGTH	\$3,750	\$3,400	90.67	\$8,552	\$3,750	\$8,552	198.9	300.8	0.88	0.88	\$19	\$4,252	\$0.10	127.70	
28-840-0023-040	CLEVELAND	11/10/24	\$10,000	WD	03-ARM'S LENGTH	\$5,000	\$3,400	68.00	\$8,554	\$5,000	\$8,554	198.9	300.9	0.88	0.88	\$25	\$5,669	\$0.13	127.70	
28-840-0024-000	3320 GLEN	11/10/24	\$10,000	WD	03-ARM'S LENGTH	\$5,000	\$3,400	68.00	\$8,541	\$5,000	\$8,541	198.6	300.0	0.88	0.88	\$25	\$5,688	\$0.13	127.70	
Totals:			\$226,000			\$231,000	\$86,700		\$238,245	\$61,292	\$68,537	1,593.8		6.65	6.65					
				Sale. Ratio =>			37.53					Average			Average					
				Std. Dev. =>			30.91					per FF=>			per Net Acre=>	9,223.78			Average	
																			per SqFt=>	\$0.21

2025 4014 LESSER UTIL/UND FF RATE: \$43

4014 LESSER UTIL/UND FF RATE FOR 2026 USED: \$38