

4015 GRISW S TO RAVN'WD RURAL 2025 LAND RATES

All sales with (-) land residuals removed.

Only 1 vacant land sale for 4015 neighborhood. Included vacant and improved sales within similar areas.
2024 ff rates for Undev/No Rd Frt increased from \$34 to \$43 for 2025 which is approximately 26.5% increase.
Increased Excess/Undev/no Rd per acre 2024 rate of \$2,996 per acre by 26.5% for 2025.

MAIN ROADS																						
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			
28-017-4001-401	3370 DOVE	06/21/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$25,000	45.45	\$62,006	\$55,000	\$62,006	297.0	601.3	4.10	4.10	\$185	\$13,415	\$0.31	297.00			
28-018-1003-000	4209 GRISWOLD	11/10/23	\$0	MLC	03-ARM'S LENGTH	\$273,000	\$146,500	53.66	\$295,487	\$119,069	\$141,556	1,230.0	1506.9	42.55	42.55	\$97	\$2,798	\$0.06	1,230.00			
28-018-2010-000	MICHIGAN	03/15/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$100,100	117.76	\$203,430	\$85,000	\$203,430	655.5	1329.1	20.00	20.00	\$130	\$4,250	\$0.10	655.48			
28-018-4006-001	4280 DOVE	01/04/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$89,900	37.46	\$181,959	\$107,849	\$49,808	174.0	689.0	2.75	2.75	\$620	\$39,189	\$0.90	174.00			
28-019-1027-000	1251 MINNESOTA	07/20/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$64,400	51.52	\$115,859	\$41,602	\$32,461	165.0	674.1	2.55	2.55	\$252	\$16,295	\$0.37	165.00			
28-019-1030-000	1284 N RANGE	02/02/24	\$430,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$430,000	\$134,100	31.19	\$276,857	\$232,389	\$65,232	275.5	420.0	2.65	1.24	\$844	\$87,694	\$2.01	129.00			
28-019-1040-200	4371 DOVE	04/04/23	\$0	MLC	03-ARM'S LENGTH	\$800,000	\$135,400	16.93	\$259,945	\$635,678	\$95,623	360.4	846.1	7.00	7.00	\$1,764	\$90,811	\$2.08	360.39			
28-019-3003-000	1241 MICHIGAN	02/02/23	\$77,500	WD	03-ARM'S LENGTH	\$77,500	\$46,800	60.39	\$105,641	\$19,652	\$47,793	183.8	345.3	1.06	1.06	\$107	\$18,627	\$0.43	133.10			
28-019-3013-000	1155 MICHIGAN	06/13/23	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$48,500	37.89	\$100,545	\$82,364	\$54,909	126.3	1179.9	3.45	3.45	\$652	\$23,874	\$0.55	126.26			
28-019-3026-000	4006 RAVENSWOOD	01/10/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$64,600	34.00	\$146,118	\$89,127	\$45,245	174.0	320.0	0.95	0.95	\$512	\$94,314	\$2.17	128.70			
28-020-1004-000	3945 DOVE	09/31/23	\$0	CD	03-ARM'S LENGTH	\$500,000	\$215,400	43.08	\$448,391	\$137,086	\$85,477	350.0	655.9	5.27	5.27	\$392	\$26,013	\$0.60	350.00			
28-020-1019-000	DOVE	05/25/22	\$17,500	WD	03-ARM'S LENGTH	\$17,500	\$16,000	91.43	\$32,493	\$17,500	\$32,493	64.1	990.0	1.50	1.50	\$273	\$11,667	\$0.27	66.00			
28-020-1022-000	3665 DOVE	05/12/23	\$352,500	WD	03-ARM'S LENGTH	\$352,500	\$149,000	42.27	\$297,368	\$126,739	\$71,607	264.0	660.0	4.00	4.00	\$480	\$31,685	\$0.73	264.00			
28-020-1024-000	3643 DOVE	02/15/24	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$34,500	46.00	\$110,260	\$10,561	\$45,821	176.2	640.0	0.97	0.97	\$60	\$10,888	\$0.25	66.00			
28-020-2011-000	3413 DOVE	02/27/23	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$46,700	129.72	\$67,965	\$12,949	\$44,914	226.2	121.0	1.13	1.13	\$57	\$11,510	\$0.26	330.00			
28-020-4032-000	3846 RAVENSWOOD	07/26/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$65,100	31.76	\$149,987	\$102,572	\$47,559	473.3	134.6	1.64	1.64	\$217	\$62,544	\$1.44	240.38			
28-245-0027-000	4212 RAVENSWOOD	09/23/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$50,700	28.17	\$120,179	\$88,725	\$28,904	98.0	120.0	0.33	0.33	\$906	\$268,051	\$6.15	120.00			
28-742-0007-010	1041 MINNESOTA	06/13/23	\$240,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$240,000	\$105,000	43.75	\$219,921	\$67,988	\$47,909	172.3	290.0	0.51	0.25	\$395	\$132,789	\$3.05	154.00			
28-742-0008-000	1035 MINNESOTA	02/07/24	\$250,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$250,000	\$90,800	36.32	\$202,568	\$119,112	\$71,680	572.9	822.4	3.78	1.38	\$208	\$31,544	\$0.72	600.00			
28-742-0009-000	1019 MINNESOTA	07/19/23	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$70,300	42.10	\$157,309	\$47,006	\$37,315	126.5	300.0	0.55	0.55	\$372	\$85,310	\$1.96	80.00			
28-761-0021-000	1822 N RANGE	08/28/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$56,400	37.60	\$115,739	\$88,899	\$54,638	210.1	462.0	1.38	1.38	\$423	\$64,466	\$1.48	130.00			
28-800-0013-000	1625 MICHIGAN	06/19/23	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$74,700	124.50	\$149,648	\$21,451	\$11,099	330.0	1056.0	7.91	7.91	\$65	\$2,712	\$0.06	165.00			
28-840-0008-000	DOVE	05/19/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$19,700	65.67	\$37,332	\$30,000	\$37,458	126.1	301.0	0.94	0.94	\$238	\$3,915	\$0.73	136.00			
Totals:			\$3,093,500			\$4,666,500	\$1,849,600		\$3,857,007	\$2,338,318	\$1,514,937	6,831.3		116.96	112.89							
							Sale. Ratio =>	39.64														
							Std. Dev. =>	31.31							Average per FF=>	\$342		Average per Net Acres=>	19,992.63		Average per SqFt=>	\$0.46

4015 MAIN ROADS FF RATE FOR 2025 USED: \$342

4015 MAIN ROADS PER ACRE RATE FOR 2025 USED: \$19,993

4015 SIDE ROADS																						
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	\$87,864	\$42,874	\$20,738	126.5	91.0	0.52	0.52	\$339	\$82,768	\$1.90	248.03			
28-020-2027-000	1288 40TH	07/21/22	\$185,000	WD	11-FROM LENDING INSTITUTION EXPOSED	\$185,000	\$72,300	39.08	\$175,966	\$44,737	\$35,703	259.2	246.9	1.49	1.49	\$173	\$30,005	\$0.69	200.00			
28-020-4004-000	3711 MOAK	10/02/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$141,900	37.84	\$291,399	\$157,734	\$74,133	407.3	1181.4	5.18	5.18	\$387	\$30,451	\$0.70	191.00			
28-195-0024-000	2422 27TH	11/04/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$27,300	27.30	\$71,592	\$41,528	\$13,120	64.0	124.0	0.18	0.18	\$649	\$228,176	\$5.24	64.00			
28-245-0022-000	1049 WISCONSIN	04/14/22	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$50,400	46.67	\$130,883	\$2,280	\$25,163	129.7	200.0	0.55	0.55	\$18	\$4,138	\$0.09	80.00			
28-245-0025-000	WISCONSIN	11/17/23	\$30,000	WD	03-ARM'S LENGTH	\$10,000	\$10,400	104.00	\$21,949	\$10,000	\$21,949	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	\$10,400	104.00	\$15,520	\$10,000	\$15,520	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	\$177,781	\$40,232	\$8,113	97.8	72.5	0.25	0.25	\$411	\$160,928	\$3.69	150.02			
28-272-0044-000	3262 LITTLE	07/05/23	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$19,800	38.08	\$45,644	\$8,185	\$1,829	53.8	123.8	0.15	0.15	\$152	\$53,497	\$1.23	53.83			
28-272-0047-000	3338 LITTLE	02/21/24	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$17,800	14.35	\$40,935	\$84,896	\$1,831	53.9	124.0	0.15	0.15	\$1,577	\$554,876	\$12.74	53.85			
28-282-0001-000	3215 GLEN	12/04/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$39,800	28.43	\$91,804	\$51,639	\$3,443	101.3	124.0	0.29	0.29	\$510	\$179,302	\$4.12	101.25			
28-748-0007-020	3035 PETIT	11/01/22	\$0	OTH	03-ARM'S LENGTH	\$75,000	\$12,000	16.00	\$37,158	\$75,000	\$37,158	140.1	614.0	2.27	2.27	\$535	\$33,040	\$0.76	140.09			
28-754-0008-000	PETIT	12/08/23	\$10,500	WD	03-ARM'S LENGTH	\$10,500	\$10,000	95.24	\$29,109	\$10,500	\$29,109	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	\$29,109	\$6,000	\$29,109	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	\$35,086	\$63,389	\$22,475	137.0	874.8	1.74	1.74	\$463	\$36,410	\$0.84	86.68			
28-758-0002-000	2406 PETIT	12/21/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$28,300	43.54	\$63,392	\$8,224	\$0,10	40.1	100.0	0.10	0.10	\$245	\$95,456	\$2.19	44.67			
28-772-0007-000	2416 UPTON	07/20/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$69,700	42.47	\$143,040	\$20,827	\$13,867	67.6	117.4	0.19	0.19	\$308	\$111,374	\$2.56	69.52			
28-840-0014-000	3342 CLEVELAND	05/15/23	\$0	WD	03-ARM'S LENGTH	\$50,000	\$24,800	49.60	\$56,248	\$512	\$6,760	198.8	300.6	0.88	0.88	\$3	\$581	\$0.01	127.70			
28-840-0014-000	3342 CLEVELAND	05/15/23	\$0	WD	03-ARM'S LENGTH	\$60,000	\$24,800	41.33	\$56,248	\$10,512	\$6,760	198.8	300.6	0.88	0.88	\$53	\$11,932	\$0.27	127.70			
Totals:						\$1,771,400			\$1,916,400	\$699,500	\$1,600,727	\$690,677	\$375,004	2,475.5	18.97	18.97						
							Sale. Ratio =>	36.50								Average per FF=>	\$279					
							Std. Dev. =>	38.29								Average per Net Acres=>	36,408.91					
																Average per SqFt=>	\$0.84					

4015 SIDE ROADS FF RATE FOR 2025 USED: \$279

UNDEV/NO RD FRONT FF 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
28-245-0031-000	COLORADO	11/17/23	\$30,000	WD	03-ARM'S LENGTH	\$10,000	\$10,400	104.00	\$2,720	\$10,000	\$2,720	113.1	240.0	0.22	0.22	\$88	\$45,455	\$1.04	80.00
28-610-0009-000	40TH	09/19/22	\$1,000	WD	03-ARM'S LENGTH	\$1,000	\$1,400	140.00	\$3,041	\$1,000	\$3,041	89.4	136.0	0.25	0.25	\$11	\$4,000	\$0.09	80.00
28-742-0016-000	CAROLINA	05/18/23	\$3,250	WD	19-MULTI PARCEL ARM'S LENGTH	\$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
Totals:			\$34,250			\$24,000	\$17,800		\$17,932	\$24,000									