

4015 GRISW S TO RAVN'WD RURAL 2026 LAND RATES

All sales with (-) land residuals removed.

*Only 1 vacant land sale for 4015 neighborhood.
 *Included sales within similar areas.
 *Undev/No Rd Frt ff decreased from \$43 in 2025 to \$38 for 2026 which is approximately 11% decrease.
 *Decreased 2025 Excess/Undev/No Rd per acre rate of \$3,790 per acre by 11% for 2026.

4015 MAIN ROADS FF AND ACREAGE 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
28-007-3013-501	4100 GRISWOLD	07/26/24	\$355,960	WD	03-ARM'S LENGTH	\$355,960	\$215,700	60.60	\$38,867	\$331,553	\$14,460	150.0	990.0	3.37	3.37	\$2,210	\$98,296	\$2.26	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
28-017-1004-000	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
28-018-1003-000	4209 GRISWOLD	11/10/23	\$0	MLC	03-ARM'S LENGTH	\$273,000	\$146,500	53.66	\$321,460	\$93,323	\$141,783	1,230.0	1506.9	42.55	42.55	\$76	\$2,193	\$0.05	1,230.00
28-019-1011-000	1423 MINNESOTA	09/13/24	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$82,800	36.64	\$191,154	\$100,465	\$65,619	165.0	1002.5	3.75	3.75	\$609	\$26,791	\$0.62	82.50
28-019-1030-000	1284 N RANGE	02/02/24	\$430,000	WD	19-MULTI PARCEL ARM'S LENG	\$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	\$352,987	\$543,091	\$96,078	360.4	846.1	7.00	7.00	\$1,507	\$77,584	\$1.78	360.39
28-019-3003-000	1241 MICHIGAN	06/20/24	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$48,200	25.64	\$141,472	\$109,394	\$62,866	183.8	345.3	1.06	1.06	\$595	\$103,691	\$2.38	133.10
28-019-3013-000	1155 MICHIGAN	06/13/23	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$48,500	37.89	\$113,981	\$67,233	\$53,214	126.3	1179.9	3.45	3.45	\$532	\$19,488	\$0.45	126.26
28-019-3014-010	1149 MICHIGAN	08/09/24	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$99,100	36.70	\$263,600	\$49,205	\$42,805	200.2	150.1	0.52	0.52	\$246	\$95,174	\$2.18	75.06
28-020-1006-000	3919 DOVE	08/09/24	\$0	WD	19-MULTI PARCEL ARM'S LENG	\$530,000	\$59,400	11.21	\$138,989	\$432,273	\$41,204	138.7	673.7	1.55	1.55	\$3,116	\$279,427	\$6.41	100.00
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
28-190-0118-200	3552 GRISWOLD	03/21/25	\$525,000	WD	19-MULTI PARCEL ARM'S LENG	\$525,000	\$262,700	50.04	\$594,008	\$96,577	\$165,585	600.0	600.0	4.13	2.07	\$161	\$23,373	\$0.54	600.00
28-245-0033-000	4224 RAVENSWOOD	08/20/24	\$124,900	WD	03-ARM'S LENGTH	\$124,900	\$49,800	39.87	\$110,022	\$38,572	\$23,694	69.3	120.0	0.17	0.17	\$557	\$233,770	\$5.37	60.00
28-245-0035-100	1114 MINNESOTA	01/30/25	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$86,500	46.76	\$203,102	\$17,087	\$35,189	102.9	174.5	0.37	0.37	\$166	\$46,814	\$1.07	91.00
28-742-0007-010	1041 MINNESOTA	06/13/23	\$240,000	WD	19-MULTI PARCEL ARM'S LENG	\$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 LENG	\$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	\$176,480	\$33,780	\$43,260	126.5	300.0	0.55	0.55	\$267	\$61,307	\$1.41	80.00
28-761-0005-000	1982 N RANGE	07/22/24	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$40,800	27.95	\$106,278	\$67,733	\$28,011	81.9	75.4	0.21	0.21	\$827	\$324,081	\$7.44	121.00
28-761-0021-000	1822 N RANGE	08/28/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$56,400	37.60	\$153,146	\$68,724	\$71,870	210.1	462.0	1.38	1.38	\$327	\$49,836	\$1.14	130.00
28-800-0003-000	MICHIGAN	09/05/24	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$44,600	74.33	\$89,530	\$60,000	\$89,530	330.0	1320.0	10.00	10.00	\$182	\$6,000	\$0.14	330.00
28-800-0013-000	1625 MICHIGAN	06/19/23	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$74,700	124.50	\$159,387	\$8,282	\$107,669	330.0	1056.0	7.91	7.91	\$25	\$1,047	\$0.02	165.00
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
28-840-0023-010	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
Totals:			\$4,215,860			\$5,807,610	\$2,180,500	37.55	\$4,737,170	\$2,720,860	\$1,636,348	6,727.3		115.51	109.37			Average per Net Acre=> 23,555.39	Average per SqFt=> \$0.54
								Std. Dev. => 25.15										Average per FF=> \$404	

2025 4015 MAIN ROADS FF RATE: \$342

4015 MAIN ROADS FF RATE FOR 2026 USED: \$404

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

4015 MAIN ROADS PER ACRE RATE FOR 2026 USED: \$23,555

4015 SIDE ROADS 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
28-020-4004-000	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
28-245-0038-001	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
28-253-0143-000	1907 25TH	08/30/24	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$48,500	33.22	\$110,938	\$64,212	\$99,150	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
28-282-0001-000	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
28-610-0016-000	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
28-750-0063-100	25TH	11/30/23	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$8,100	54.00	\$16,584	\$15,000	\$16,584	58.4	126.3	0.26	0.26	\$257	\$57,471	\$1.32	90.00
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
28-840-0014-000	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
28-883-0025-000	25TH	12/12/24	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$5,000	17.86	\$9,956	\$28,000	\$9,956	60.7	248.0	0.29	0.15	\$461	\$96,552	\$2.22	102.00
28-883-0026-000	25TH	12/12/24	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$5,000	17.86	\$9,956	\$28,000	\$9,956	60.7	248.0	0.29	0.15	\$461	\$96,552	\$2.22	102.00
Totals:			\$1,877,400			\$1,842,400	\$733,200		\$1,903,374	\$689,884	\$697,358	4,157.1		32.19	26.17				

Sale. Ratio => 39.80
 Std. Dev. => 36.19
 Average per FF=> \$166
 Average per Net Acre=> 21,428.96
 Average per SqFt=> \$0.49

2025 4015 SIDE ROADS FF RATE: \$279

4015 SIDE ROADS FF RATE FOR 2026 USED: \$166

UNDEVELOPED/NO ROAD FRONT 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
 Std. Dev. => 30.91
 Average per FF=> \$38
 Average per Net Acre=> 9,223.78
 Average per SqFt=> \$0.21

2025 4015 UNDEV/NO RD FRT FF RATE: \$43

4015 UNDEV/NO RD FRT FF RATE FOR 2026 USED: \$38

2025 EXCESS/UNDEV/NO RD FRT PER ACRE RATE: \$3,790

(-11%) 4015 EXCESS/UNDEV/NO RD FRT PAR ACRE RATE FOR 2026 USED: \$3,373

CONDOMINIUM SITE 2026 RATE

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
28-970-0015-000	3115 SPRUCE	12/27/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$15,700	44.86	\$35,000	\$35,000	\$35,000	86.9	117.3	0.28	0.28	\$403	\$125,448	\$2.88	53.86
28-970-0018-000	3141 SPRUCE	12/27/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$20,600	58.86	\$35,000	\$35,000	\$35,000	96.3	165.5	0.37	0.37	\$363	\$95,890	\$2.20	96.99
28-970-0019-000	4251 MEADOW	12/27/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$19,000	54.29	\$35,000	\$35,000	\$35,000	96.1	152.7	0.34	0.34	\$364	\$104,167	\$2.39	96.61
Totals:			\$105,000			\$105,000	\$55,300		\$105,000	\$105,000	\$105,000	279.3		0.98	0.98				

Sale. Ratio => 52.67
 Std. Dev. => 7.14
 Average per FF=> \$376
 Average per Net Acre=> 107,142.86
 Average per SqFt=> \$2.46

2025 4015 CONDO SITE: \$35,000

4015 CONDO SITE FOR 2026 USED: \$35,000