

4017 EDISON PK/RAVEN'D PK/ST CL BD 2025 LAND RATES

All sales with (-) land residuals removed.

Included vacant and improved sales within similar areas
to be consistent with South part of Township land.

MAIN ROADS FF 2025 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
28-017-4001-401	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	05/31/23	\$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	43.15	\$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	\$111,099	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	\$31,915	\$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				Average per FF=>	\$342		Average per Net Acre=>	19,992.63		Average per SqFt=>	\$0.46
							Std. Dev. =>	31.31											

4017 MAIN ROADS FF RATE FOR 2025 USED: \$342

SIDE ROADS FF 2025 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
28-017-1004-000	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	\$9,832	\$8,224	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	\$63,700	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		Average per Net Acre=>	36,408.91		Average per SqFt=>	\$0.84
							Std. Dev. =>	38.29											

4017 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	\$17,932	560.6		2.68	1.57				
							Sale. Ratio =>	74.17				Average per FF=>	\$43		Average per Net Acre=>	8,965.26		Average per SqFt=>	\$0.21
							Std. Dev. =>	47.34											

4017 UNDEV/NO RD FRT FF RATE FOR 2025 USE \$43