

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 =>					Average						Average	
								Std. Dev. =>					per FF=>						per SqFt=>	

2025 4017 SIDE ROADS FF RATE: \$279
4017 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 =>					Average						Average	
								Std. Dev. =>					per FF=>						per SqFt=>	

2025 4017 UNDEV/NO RD FRT FF RATE: \$43
4017 UNDEV/NO RD FRT FF RATE FOR 2026 USED: \$38