

**4800W RESIDENTIAL WATERFRONT 2026 LAND RATES**

All sales with (-) land residuals removed.

All Armslength waterfront sales in township are improved properties.  
 \*Parcels in neighborhood that are not on thru roads only had 1 sale.  
 Not enough sales to determine FF rate. Included sales in adjacent units.  
 Used 2025 Strawberry-wet FF rate for 2026 since majority of sales in other units.  
 \*Included sales in adjacent units to determine FF rate for area that had 1 sale which which is an increase of approximately 4.9%.  
 \*Increased 2nd area that is not on thru roads by 4.9% to be consistent.  
 \*Majority of large acreage waterfront areas include flood plain and/or wetlands.  
 Did not use the average per Net Acre value for those parcels as that would reflect parcels with majority of buildable sites. Used larger vacant land sales in area and adjacent units for Buildable/Wet to determine per acre rate.  
 Section Land, Buildable/Wet increased by approximately 6.22% for 2026.  
 \*Increased Section Land, Flood Plain/Rural by 6.22% to be consistent on larger parcels.

**STRAWBERRY-WET FRONT FOOT 2026 LAND 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	
28-764-0003-000	3623 STRAWBERRY	09/08/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$149,700	34.41	\$350,166	\$172,337	\$87,503	40.5	158.8	0.46	0.46	\$4,254	\$377,932	\$8.68	125.11	
28-766-0040-000	3204 STRAWBERRY	04/13/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$231,500	46.30	\$541,112	\$290,118	\$331,230	246.2	1071.8	4.06	4.06	\$1,178	\$71,458	\$1.64	165.00	
01-167-0002-000	204 MILL ST	08/11/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$105,700	36.45	\$245,903	\$166,977	\$122,880	76.8	91.2	0.16	0.16	\$2,174	\$1,037,124	\$23.81	76.80	
01-135-0040-000	425 LATHROP AVE	08/23/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$57,000	35.63	\$136,784	\$63,216	\$40,000	25.0	202.8	0.12	0.12	\$2,529	\$544,966	\$12.51	25.00	
06-600-0005-000	2916 WOODSTOCK CIR	04/13/23	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$342,200	48.20	\$703,012	\$70,988	\$64,000	80.0	140.0	0.26	0.26	\$887	\$276,218	\$6.34	80.00	
06-600-0004-000	2908 WOODSTOCK CIR	04/19/24	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$253,500	46.94	\$507,032	\$96,968	\$64,000	80.0	140.0	0.26	0.26	\$1,212	\$377,307	\$8.66	80.00	
14-235-0021-000	7317 PARKLANE DR	08/23/23	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$178,000	29.67	\$374,891	\$350,442	\$125,333	78.3	120.0	0.22	0.22	\$4,474	\$1,592,918	\$36.57	75.00	
14-235-0059-000	7267 RIVERSIDE DR	01/10/25	\$574,900	WD	03-ARM'S LENGTH	\$574,900	\$180,800	31.45	\$416,024	\$280,751	\$121,875	75.0	120.0	0.21	0.21	\$3,743	\$1,356,285	\$31.14	75.00	
14-235-0067-000	7299 RIVERSIDE DR	02/14/25	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$175,400	31.04	\$403,716	\$283,159	\$121,875	75.0	120.0	0.21	0.21	\$3,775	\$1,367,918	\$31.40	75.00	
18-746-0005-000	5599 RIVER RD	12/06/24	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$59,900	31.86	\$118,577	\$101,587	\$32,184	40.0	146.0	0.13	0.13	\$2,540	\$758,112	\$17.40	40.00	
23-220-0007-000	DYKE RD	11/21/23	\$135,000	WD	03-ARM'S LENGTH	\$67,500	\$18,000	26.67	\$42,132	\$56,768	\$31,400	40.0	168.4	0.16	0.16	\$1,419	\$366,245	\$8.41	40.00	
23-220-0008-000	7747 DYKE RD	11/21/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$46,600	34.52	\$40,035	\$135,000	\$40,035	51.0	164.8	0.19	0.19	\$2,647	\$699,482	\$16.06	51.00	
23-820-0026-000	7830 ALEXANDRIA DR	04/04/24	\$177,500	WD	03-ARM'S LENGTH	\$177,500	\$46,500	26.20	\$112,556	\$106,479	\$41,535	39.0	137.0	0.12	0.12	\$2,730	\$865,683	\$19.87	39.00	
<b>Totals:</b>			<b>\$5,010,400</b>			<b>\$4,942,900</b>	<b>\$1,844,800</b>		<b>\$3,991,960</b>	<b>\$2,174,790</b>	<b>\$1,223,850</b>	<b>946.8</b>		<b>6.55</b>	<b>6.55</b>					
								Sale. Ratio =>	<b>37.32</b>	Average			Average		Average					
								Std. Dev. =>	<b>7.41</b>	per FF=>			per Net Acre=>		per SqFt=>					
										2025 STRAW-WET W/FL FF RATE: \$2,160										
										STRAW-WET W/FL FF RATE FOR 2026 USED: <b>\$2,160</b>										

**MUELLER-WET FRONT FOOT 2026 LAND RATES (Includes adjacent municipalities)**

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	
28-540-0071-000	2630 WOODLAND	05/15/23	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$138,000	35.20	\$327,159	\$180,957	\$116,116	143.0	240.6	0.79	0.79	\$1,265	\$229,059	\$5.26	143.00	
15-025-3035-000	4597 NORTH RIVER	08/04/23	\$344,900	WD	03-ARM'S LENGTH	\$344,900	\$156,400	45.35	\$356,477	\$23,133	\$34,710	77.1	191.4	0.49	0.49	\$300	\$47,210	\$1.08	111.50	
20-090-0047-000	3233 NORTH RIVER	10/10/24	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$185,000	44.58	\$350,068	\$119,652	\$4,720	136.8	655.0	1.50	1.50	\$875	\$79,556	\$1.83	100.00	
20-091-0016-000	4349 NORTH RIVER	05/16/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$176,200	41.46	\$312,102	\$176,500	\$63,602	159.0	383.0	1.34	1.34	\$1,110	\$132,111	\$3.03	152.00	
20-091-0044-000	4033 N RIVER RD	11/07/24	\$345,000	WD	19-MULTI PARCEL ARM	\$345,000	\$237,400	68.81	\$328,537	\$80,429	\$63,966	159.9	425.7	1.42	1.42	\$503	\$56,760	\$1.30	145.00	
25-002-1005-700	5300 ATKINS	05/02/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$73,600	33.45	\$155,335	\$79,965	\$15,300	100.0	386.0	0.99	0.99	\$800	\$81,100	\$1.86	100.00	
<b>Totals:</b>			<b>\$2,141,900</b>			<b>\$2,141,900</b>	<b>\$966,600</b>		<b>\$1,829,678</b>	<b>\$660,636</b>	<b>\$348,414</b>	<b>775.8</b>		<b>6.52</b>	<b>6.52</b>					
								Sale. Ratio =>	<b>45.13</b>	Average			Average		Average					
								Std. Dev. =>	<b>12.72</b>	per FF=>			per Net Acre=>		per SqFt=>					
										2025 MUELLER-WET FF RATE: \$812										
										MUELLER-WET FF RATE FOR 2026 USED: <b>\$852</b>										

2025 RIVW'OD/ALETHA FF RATE: \$544  
 INCREASE OF APPROXIMATELY 4.9% FOR 2026 IN AREA THAT IS NOT ON STRAWBERRY LN  
 (+4.9%) RIVW'D/ALETHA FF RATE FOR 2026 USED: **\$571**

**WATERFRONT ACREAGE-LARGER PARCELS BUILDABLE WITH FLOOD PLAIN 2026 LAND 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	
28-764-0072-100	WATER ST	02/27/25	\$400,000	OTH	13-GOVERNMENT	\$400,000	\$0	0.00	\$621,083	\$400,000	\$621,083	2,359.1	555.7	30.10	30.10	\$170	\$13,291	\$0.31	2,359.11	
28-766-0040-000	3204 STRAWBERRY	04/13/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$231,500	46.30	\$541,112	\$290,118	\$331,230	246.2	1071.8	4.06	4.06	\$1,178	\$71,458	\$1.64	165.00	
28-920-0001-001	BRIDGE HARBOUR	12/13/23	\$2,775,000	OTH	03-ARM'S LENGTH	\$2,775,000	\$313,200	11.29	\$257,607	\$2,775,000	\$257,607	503.6	1276.0	14.75	14.75	\$5,510	\$188,097	\$4.32	503.60	
25-002-1005-100	N RIVER	12/13/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$69,200	21.63	\$138,411	\$320,000	\$138,411	1,960.2	887.1	39.92	39.92	\$163	\$8,016	\$0.18	1,960.20	
<b>Totals:</b>			<b>\$3,995,000</b>			<b>\$3,995,000</b>	<b>\$613,900</b>		<b>\$1,558,213</b>	<b>\$3,785,118</b>	<b>\$1,348,331</b>	<b>5,069.1</b>		<b>88.83</b>	<b>88.83</b>					
								Sale. Ratio =>	<b>15.37</b>	Average			Average		Average					
								Std. Dev. =>	<b>19.75</b>	per FF=>			per Net Acre=>		per SqFt=>					
										2025 SECT LANDBUILD/WET PER ACRE RATE: \$40,117										
										SECT LAND BUILD/WET PER ACRE RATE FOR 2026 USED: <b>\$42,612</b>										
										2025 SECT LAND FL PL/RUR PER ACRE RATE: \$20,100										
										(+6.22%) SECT LAND FL PL/RUR PER ACRE RATE FOR 2026 USED: <b>\$21,350</b>										