

RIVERS EDGE SQ FT AND RATE 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/FF	Dollars/SqFt	Land Table
2209-FGA-40	3570 ANNA DR	10/24/23	MLC	\$50,000	\$28,355	0.58	0.58	#REF!	\$1.13	FRANKE'S GREEN ACRES 475
2209-RE-08	3774 DRIFTWOOD DR	10/22/22	WD	\$192,000	\$27,115	0.73	0.73	#REF!	\$0.85	RIVERS EDGE .94
2209-RE-11	3706 DRIFTWOOD DR	02/06/23	WD	\$410,000	\$90,371	1.27	0.86	#REF!	\$1.64	RIVERS EDGE .94
2209-RE-23	3585 PEBBLE CREEK DR	09/21/20	WD	\$199,900	\$41,934	1.02	1.02	#REF!	\$0.95	RIVERS EDGE .94
2209-RE-45	3786 PEBBLE CREEK DR	09/30/20	WD	\$239,000	\$40,557	0.88	0.88	#REF!	\$1.06	RIVERS EDGE .94
2209-RE-56	3535 DRIFTWOOD DR	05/01/20	WD	\$170,000	\$8,759	0.68	0.68	#REF!	\$0.30	RIVERS EDGE .94
2209-RE-58	3633 DRIFTWOOD DR	07/02/20	WD	\$172,500	\$15,710	0.70	0.70	#REF!	\$0.52	RIVERS EDGE .94
2209-RE-64		06/02/21	WD	\$14,000	\$14,000	0.59	0.59	#REF!	\$0.55	RIVERS EDGE .94
2209-RE-68	3865 DRIFTWOOD DR	07/20/20	WD	\$240,000	\$35,511	0.75	0.75	#REF!	\$1.09	RIVERS EDGE .94
Totals:				\$1,687,400	\$302,312	7.18	6.78			
						Average	Average			
						per FF=>	\$135	per SqFt=>	\$0.97	

USED 135 FF RATE
 USED .97 SQ FT RATE

RES LAND RATE 51 ACRES AND UP 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Land Table
2209-07-3101		12/22/23	WD	\$126,000	\$126,000	\$118,440	40.00	40.00	\$3,150	RURAL RESIDENTIAL
2209-14-4201	10617 E 30 1/2 RD	01/09/23	WD	\$160,000	\$160,000	\$160,000	80.00	80.00	\$2,000	RURAL RESIDENTIAL
Totals:				\$286,000	\$286,000	\$278,440	120.00	120.00		
						Average			Average	
						per FF=>	per Net Acre=>	2,383.33	per SqFt=>	

USED 2383

RURAL RESIDENTIAL ACRE RATE 0-1.99 ACRES 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Land Table
2209-19-3303	6239 E 34 RD	09/29/23	WD	\$175,000	\$28,609	\$3,127	0.65	0.65	\$44,014	RURAL RESIDENTIAL
2209-24-3206		12/30/22	MLC	\$16,000	\$16,000	\$5,600	0.80	0.80	\$20,000	RURAL RESIDENTIAL
2209-35-3101-06	S 45 1/2 RD	08/16/22	WD	\$290,000	\$172,517	\$47,125	16.18	1.02	\$10,662	RURAL RESIDENTIAL
2209-29-4108-03		04/03/23	WD	\$15,000	\$15,000	\$12,417	2.46	1.23	\$6,098	RURAL RESIDENTIAL
2209-16-2108		09/22/23	WD	\$48,000	\$48,000	\$21,984	4.05	1.35	\$11,852	RURAL RESIDENTIAL
2209-09-3402-01	8433 E 30 RD	09/27/23	WD	\$350,000	\$65,291	\$11,054	1.88	1.88	\$34,729	RURAL RESIDENTIAL
Totals:				\$894,000	\$345,417	\$101,307	26.02	6.93		
							Average			
							per Net Acre=:	13,275.06		

used 13275

RURAL RESIDENTIAL CLAM RIVER FF RATE 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Effec. Front	Net Acres	Dollars/FF	Rate Group 1
2209-24-4107	11771 E 34 RD	11/01/23	WD	\$62,000	\$62,000	330.0	0.00	\$188	CLAM RIVER FRON
2209-24-4401-02		01/17/24	WD	\$32,000	\$32,000	165.0	0.00	\$194	CLAM RIVER FRON
2209-24-4106	11756 E 32 1/2 RD	11/29/23	WD	\$218,000	\$163,620	300.0	3.33	\$345	CLAM RIVER FRON
Totals:				\$312,000	\$257,620	795.0			
						Average			
						per FF=>		\$210	

USED 210

RURAL RESIDENTIAL LONG LAKE FF RATE 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Actual Front	Land Table	Rate Group 1
2209-29-4212	2254 TENTH AV	11/01/22	WD	\$240,000	\$75,000	\$2,520	127.5	200.0	127.50	RURAL RESIDENTIAL	LONG LAKE FF
2209-29-4213	2220 TENTH AV	06/28/22	WD	\$253,384	\$68,500	\$3,960	127.5	200.0	127.50	RURAL RESIDENTIAL	LONG LAKE FF
2209-02-3102		05/22/23	WD	\$49,900	\$49,900	\$54,000	270.0	0.0	270.00	RURAL RESIDENTIAL	LONG LAKE FF
2209-29-4211	917 MAJERLE ST	11/04/22	PTA	\$259,000	\$69,500	\$13,524	425.0	260.0	425.00	RURAL RESIDENTIAL	LONG LAKE FF
2209-29-4211	917 MAJERLE ST	05/04/23	WD	\$255,000	\$56,000	\$13,217	425.0	260.0	425.00	RURAL RESIDENTIAL	LONG LAKE FF
2209-13-2130	11478 E 30 3/4 RD	06/22/23	WD	\$260,000	\$81,000	\$28,259	330.0	1372.0	330.00	RURAL RESIDENTIAL	LONG LAKE FF
Totals:				\$1,317,284	\$399,900	\$115,480	1,705.0				
							Average per FF=>	\$260			

Used260

RURAL RESIDENTIAL 2-3.99 ACRE RATE 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre	Land Table
2209-19-4407	6879 E 34 RD	02/02/24	WD	\$85,000	\$19,421	2.26	2.26	\$8,593	RURAL RESIDENTIAL
2209-29-4211	917 MAJERLE ST	11/04/22	PTA	\$259,000	\$21,555	2.54	2.54	\$8,496	RURAL RESIDENTIAL
2209-36-3101-04	200 BRAMBLEWOOD	04/24/23	WD	\$33,000	\$33,000	3.91	3.91	\$8,440	RURAL RESIDENTIAL
Totals:				\$377,000	\$73,976	8.71	8.71		
						Average			
						per Net Acre=>	8,496.15	Average	
								per SqFt=>	

USED 8496

RURAL RESIDENTIAL 4-9.99 ACRE RATE 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre	Land Table
2209-30-3101-05		04/28/22	WD	\$15,000	\$15,000	4.93	4.93	\$3,043	RURAL RESIDENTIAL
2209-08-3404	7378 E 28 3/4 RD	01/20/23	WD	\$62,000	\$33,386	13.34	5.00	\$2,503	RURAL RESIDENTIAL
2209-24-2405	11441 E 32 1/2 RD	12/02/22	WD	\$50,000	\$20,723	5.00	5.00	\$4,145	RURAL RESIDENTIAL
2209-24-2405	11441 E 32 1/2 RD	12/08/23	WD	\$70,500	\$43,685	5.00	5.00	\$8,737	RURAL RESIDENTIAL
2209-36-1401	5358 S SEELEY RD	06/20/22	WD	\$400,000	\$51,677	5.00	5.00	\$10,335	RURAL RESIDENTIAL
2209-36-3101-02		09/12/23	WD	\$39,900	\$39,900	5.00	5.00	\$7,980	RURAL RESIDENTIAL
2209-36-3101-05		07/14/23	WD	\$39,900	\$39,900	5.00	5.00	\$7,980	RURAL RESIDENTIAL
2209-36-3101-06	230 BRAMBLEWOOD	06/05/23	WD	\$39,900	\$39,900	5.00	5.00	\$7,980	RURAL RESIDENTIAL
2209-10-2101		07/10/23	WD	\$8,000	\$8,000	5.02	5.02	\$1,594	RURAL RESIDENTIAL
2209-14-2205		10/21/22	WD	\$40,000	\$40,000	19.70	5.10	\$2,030	RURAL RESIDENTIAL
2209-09-4203	1785 S MACKINAW TR	06/22/22	WD	\$257,000	\$23,994	5.19	5.19	\$4,623	RURAL RESIDENTIAL
2209-34-2204	1110 PLETT RD	05/06/22	WD	\$140,000	\$56,119	5.75	5.75	\$9,760	RURAL RESIDENTIAL
2209-09-4302	1819 S MACKINAW TR	08/18/23	WD	\$370,000	\$129,320	5.85	5.85	\$22,106	RURAL RESIDENTIAL
2209-04-4302		03/03/23	WD	\$67,500	\$67,500	11.87	6.01	\$5,687	RURAL RESIDENTIAL
2209-08-4301-03	E 30 RD	12/06/23	WD	\$28,000	\$28,000	6.35	6.35	\$4,409	RURAL RESIDENTIAL
2209-01-1111		01/13/23	WD	\$25,000	\$25,000	7.44	7.44	\$3,360	RURAL RESIDENTIAL
2209-26-4401	4967 S BIRCH LN	09/27/22	WD	\$640,000	\$149,862	28.58	8.58	\$5,244	RURAL RESIDENTIAL
2209-16-2406		05/04/23	WD	\$30,000	\$30,000	9.86	9.86	\$3,043	RURAL RESIDENTIAL
2209-06-1304	6662 E 26 1/4 RD	10/10/23	WD	\$310,000	\$57,412	9.94	9.94	\$5,776	RURAL RESIDENTIAL
Totals:				\$2,632,700	\$899,378	163.82	115.02		
						Average			Average
						per Net Acre=>	5,490.10	per SqFt=>	

USED 5490

RURAL RESIDENTIAL 10-50 ACRE RATE 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Land Table
2209-04-3101-05	766 S 41 1/2 RD	12/26/22	WD	\$30,000	\$30,000	\$32,610	10.00	10.00	\$3,000	RURAL RESIDENTIAL
2209-14-2203		10/21/22	WD	\$40,000	\$40,000	\$48,910	19.70	10.00	\$2,030	RURAL RESIDENTIAL
2209-14-2203		10/12/23	WD	\$53,000	\$53,000	\$71,020	19.70	10.00	\$2,690	RURAL RESIDENTIAL
2209-01-1138	495 S 47 3/4 RD	01/19/24	WD	\$120,000	\$23,209	\$32,026	10.01	10.01	\$2,319	RURAL RESIDENTIAL
2209-07-1101		08/04/22	WD	\$30,000	\$17,564	\$32,360	10.01	10.01	\$1,755	RURAL RESIDENTIAL
2209-01-1133		02/17/23	WD	\$71,500	\$71,500	\$32,078	10.03	10.03	\$7,129	RURAL RESIDENTIAL
2209-12-1121		12/03/23	WD	\$28,000	\$28,000	\$32,120	10.10	10.10	\$2,772	RURAL RESIDENTIAL
2209-13-2107	2510 S 47 1/4 RD	11/18/22	PTA	\$230,000	\$79,728	\$32,150	10.10	10.10	\$7,894	RURAL RESIDENTIAL
2209-13-2109	2400 S 47 1/4 RD	07/20/22	WD	\$300,000	\$49,551	\$32,150	10.10	10.10	\$4,906	RURAL RESIDENTIAL
2209-13-2122	2433 S 47 1/4 RD	02/17/24	WD	\$245,452	\$80,759	\$32,150	10.10	10.10	\$7,996	RURAL RESIDENTIAL
2209-01-1125		02/08/23	WD	\$22,000	\$22,000	\$32,806	10.31	10.31	\$2,134	RURAL RESIDENTIAL
2209-01-1107		07/17/23	WD	\$140,000	\$140,000	\$30,797	31.25	11.19	\$4,480	RURAL RESIDENTIAL
2209-01-1114		02/02/24	WD	\$89,900	\$89,900	\$39,514	12.89	12.89	\$6,974	RURAL RESIDENTIAL
2209-01-1126		06/05/23	WD	\$64,500	\$64,500	\$36,742	13.72	13.72	\$4,701	RURAL RESIDENTIAL
2209-18-3202-02	2709 S 37 RD	12/05/22	WD	\$40,000	\$18,469	\$43,778	15.00	15.00	\$1,231	RURAL RESIDENTIAL
2209-35-1101		09/27/22	WD	\$640,000	\$149,862	\$70,583	28.58	20.00	\$5,244	RURAL RESIDENTIAL
2209-06-2208	6365 E 26 1/4 RD	06/26/23	WD	\$475,000	\$90,114	\$71,902	30.00	30.00	\$3,004	RURAL RESIDENTIAL
2209-30-1404	6845 E 34 1/2 RD	07/27/23	WD	\$100,000	\$100,000	\$71,286	30.00	30.00	\$3,333	RURAL RESIDENTIAL
2209-07-3101		12/22/23	WD	\$126,000	\$126,000	\$118,440	40.00	40.00	\$3,150	RURAL RESIDENTIAL
Totals:				\$2,845,352	\$1,274,156	\$893,422	331.60	283.56		
						Average per FF=>	Average per Net Acre:	Average per SqFt=>	3,842.45	

USED 3842

SUBS OLDER FF LAND RATE 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	Land Table
2209-BA-08	9960 E 13TH ST	03/08/23	WD	\$260,000	\$51,994	\$31,744	128.0	\$406	SUBS OLDER 1
2209-BA-11	9886 E 13TH ST	09/28/23	WD	\$206,000	\$26,121	\$30,375	125.0	\$209	SUBS OLDER 1
2209-SUPK221	2710 S 39 RD	05/27/22	WD	\$40,000	\$11,911	\$28,768	116.0	\$103	SUBS OLDER 1
2209-SUPK229	2540 S 39 RD	08/23/22	WD	\$86,408	\$43,658	\$28,768	116.0	\$376	SUBS OLDER 1
2209-VA-01	1906 MARY ST	11/09/22	PTA	\$140,000	\$52,311	\$49,600	200.0	\$262	SUBS OLDER 1
Totals:				\$732,408	\$185,995	\$169,255	685.0		
							Average		
							per FF=>	\$272	

USED 272

SUNDSTROM'S PINE KNOLL FF RATE 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	Actual Front	Land Table	
2209-BA-11	9886 E 13TH ST	09/28/23	WD	\$206,000	\$26,121	\$30,375	125.0	\$209	125.00	SUBS OLDER 1	
2209-SUPK221	2710 S 39 RD	05/27/22	WD	\$40,000	\$11,911	\$28,768	116.0	\$103	116.00	SUBS OLDER 1	
2209-SUPK452	150 PINE KNOLL DF	06/28/22	WD	\$420,000	\$85,090	\$34,720	140.0	\$608	140.00	SUNDSTROM'S PINE KNOLL-4	
2209-VA-01	1906 MARY ST	11/09/22	PTA	\$140,000	\$52,311	\$49,600	200.0	\$262	200.00	SUBS OLDER 1	
Totals:				\$806,000	\$175,433	\$143,463	581.0				
							Average per FF=>	\$302			

USED 302

TIMBER RIDGE FF RATE 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Land Table
2209-TRP-07	4949 TIMBER LAWN CT	12/06/22	WD	\$250,000	\$51,250	\$78,101	284.3	329.0	1.95	1.95	\$180	TIMBER RIDGE
2209-TRP-16	4691 TIMBER RIDGE DR	05/05/21	WD	\$350,000	\$48,520	\$103,026	348.8	528.0	2.57	2.57	\$139	TIMBER RIDGE
2209-TRP-32	4832 TIMBER RIDGE DR	11/02/21	WD	\$320,000	\$50,005	\$35,836	235.8	168.0	0.89	0.89	\$212	TIMBER RIDGE
Totals:				\$920,000	\$149,775	\$216,963	868.9		5.41	5.41		
							Average					
							per FF=>		\$172			

USED 172

TIMBER RIDGE SF RATE 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Effec. Front	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Land Table
2209-TRP-07	4949 TIMBER LAWN CT	12/06/22	WD	\$250,000	\$51,250	284.3	1.95	\$180	\$26,296	\$0.60	148.00	TIMBER RIDGE
2209-TRP-32	4832 TIMBER RIDGE DR	11/02/21	WD	\$320,000	\$50,005	235.8	0.89	\$212	\$55,934	\$1.28	310.00	TIMBER RIDGE
Totals:				\$570,000	\$101,255	520.2	2.84					
										Average		
										per SqFt=>		\$0.82

USED .82

WOODLAND ESTATES SF AND FF RATE 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Net Acres	Dollars/FF	Dollars/SqFt	Actual Front
2209-MABE-14	219 MAPLEBROOKE LN	04/30/21	WD	\$268,000	\$19,889	\$50,923	205.3	1.95	\$97	\$0.23	128.00
2209-MDWS-06	5340 S 45 1/2 RD	10/22/22	WD	\$327,500	\$27,281	\$37,200	150.0	1.02	\$182	\$0.62	150.00
2209-PP-18	4884 JOHN R RD	09/13/23	WD	\$276,000	\$83,256	\$51,736	232.0	0.58	\$359	\$3.32	232.00
2209-PP-20	9677 BOB RD	06/18/21	WD	\$115,000	\$29,566	\$53,816	217.0	0.66	\$136	\$1.02	217.00
2209-WOOD-19	10585 PINE GROVE DR	02/23/24	WD	\$340,000	\$80,007	\$38,031	201.3	0.95	\$397	\$1.94	196.00
Totals:				\$1,326,500	\$239,999	\$231,706	1,005.7	5.15			
							Average				
							per FF=>	\$239			\$1.07

USED 239 FF RATE
USED 1.07 SQ FT RATE

AGRICULTURAL LAND RATE 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre	Land Table
2109-28-3101-01	10603 S 41 RD	07/21/22	WD	\$189,900	\$140,944	39.81	31.09	\$3,540	ACREAGES
2109-28-3101-02	10681 S 41 RD	08/19/22	WD	\$40,000	\$40,000	9.35	9.72	\$4,278	ACREAGES
2209-16-1101-04	S MACKINAW TRL	08/31/22	WD	\$48,000	\$48,000	14.22	14.80	\$3,376	ACREAGES
2412-10-4401-02	10131 N 9 RD	06/08/22	WD	\$120,652	\$120,652	37.03	38.92	\$3,258	ACREAGES
002-032-002-00	COOMBS	01/10/24	WD	\$200,000	\$200,000	59.59	59.59	\$3,356	AG LAND VALUE
012-026-005-01	S VANDERMEULEN	01/02/24	WD	\$312,686	\$312,686	80.00	73.04	\$3,909	AG LAND VALUE
013-016-003-00	8256 S LUCAS	12/21/22	WD	\$294,000	\$279,748	49.50	49.50	\$5,652	AG LAND VALUE
013-025-005-50	10601 S GREEN	04/26/22	MLC	\$1,610,500	\$333,745	216.02	78.81	\$1,545	AG LAND VALUE
014-008-004-10	S CALL	11/17/23	WD	\$194,000	\$194,000	39.46	39.46	\$4,916	AG LAND VALUE
014-018-008-00	5026 W GEERS	09/16/22	WD	\$200,000	\$200,000	80.00	80.00	\$2,500	AG LAND VALUE
015-008-001-30	N 7 MILE	09/18/23	LC	\$176,000	\$176,000	80.00	80.00	\$2,200	AG LAND VALUE
Totals:				\$3,385,738	\$2,045,775	704.98	554.93		
						per Net Acre=>	2,901.89		

used 2902

BRAMBLEWOOD LAND 0-130,680 SQ FOOT VALUE 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Total Acres	Land Table
2209-BWE-09	620 WOODWIND DR	05/27/22	WD	\$372,000	\$52,734	\$16,169	1.12	BRAMBLEWOOD ESTATES
2209-BWE-11	600 WOODWINDS	05/13/22	WD	\$15,000	\$15,000	\$14,978	1.01	BRAMBLEWOOD ESTATES
2209-BWE-19	285 BRAMBLEWOOD	11/23/22	WD	\$17,000	\$17,000	\$15,236	1.03	BRAMBLEWOOD ESTATES
2209-BWE-20	295 BRAMBLEWOOD	11/08/23	WD	\$15,000	\$15,000	\$16,554	1.07	BRAMBLEWOOD ESTATES
2209-BWE-51		10/03/23	WD	\$30,000	\$30,000	\$25,996	4.97	BRAMBLEWOOD ESTATES
Totals:				\$449,000	\$129,734	\$88,933	9.20	
							Average per SqFt=>	\$0.34

USED .34

Comm #1 SQ FT Rate 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Dollars/SqFt	Land Table
2209-20-4303	3841 WALKER AV	11/29/23	WD	\$279,000	\$150,608	\$103,727	1.13	\$133,399	\$3.06	HARING COMMERCIAL
2209-20-4311	7603 E 34 RD	10/19/22	WD	\$350,000	\$158,410	\$43,608	0.78	\$203,090	\$4.66	HARING COMMERCIAL
2209-21-4307	8807 E 34 RD	01/13/23	WD	\$2,000,000	\$1,165,587	\$240,003	1.19	\$979,485	\$22.49	HARING COMMERCIAL
2209-28-1107-02	8866 E 34 RD	03/22/23	CD	\$5,963,000	\$824,046	\$857,152	4.25	\$193,893	\$4.45	HARING COMMERCIAL
2209-28-1206	1920 N MITCHELL :	03/01/24	WD	\$845,000	\$603,897	\$421,701	3.93	\$153,546	\$3.52	HARING COMMERCIAL
2209-28-1321	205 BELL AV	04/17/23	WD	\$454,000	\$206,123	\$78,059	1.45	\$142,449	\$3.27	HARING COMMERCIAL
2209-28-4213	1451 HANTHORN S	09/23/22	WD	\$516,000	\$99,561	\$88,862	3.69	\$26,981	\$0.62	HARING COMMERCIAL
2209-SAE-48-03	1556 HANTHORN S	04/22/22	WD	\$250,000	\$102,883	\$86,148	0.84	\$122,772	\$2.82	HARING COMMERCIAL
2209-SAE-48-03	1556 HANTHORN S	12/21/23	LC	\$275,000	\$127,883	\$86,148	0.84	\$152,605	\$3.50	HARING COMMERCIAL
Totals:				\$10,932,000	\$3,438,998	\$2,005,408	18.10			
									Average per SqFt=>	\$4.36

Used 4.36

COMM #3 AND #4 LAND SQ FOOT RATE 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/SqFt	Land Table
2209-21-3302	E 34 RD	06/15/22	WD	\$110,000	\$110,000	\$129,112	4.94	5.09	\$0.51	HARING COMMERCIAL
2209-22-3206-01	3867 CECIL RD	03/12/24	WD	\$290,000	\$290,000	\$404,008	4.34	4.34	\$1.53	HARING COMMERCIAL
2209-28-1321	205 BELL AV	04/17/23	WD	\$454,000	\$206,123	\$78,059	1.45	1.40	\$3.27	HARING COMMERCIAL
2209-28-4213	1451 HANTHORP	09/23/22	WD	\$516,000	\$99,561	\$88,862	3.69	3.69	\$0.62	HARING COMMERCIAL
2209-29-4306	1030 W 13TH ST	06/29/22	WD	\$150,000	\$116,157	\$124,146	5.00	5.00	\$0.53	HARING COMMERCIAL
2209-SAE-48-03	1556 HANTHORP	04/22/22	WD	\$250,000	\$102,883	\$86,148	0.84	0.84	\$2.82	HARING COMMERCIAL
2209-SAE-48-03	1556 HANTHORP	12/21/23	LC	\$275,000	\$127,883	\$86,148	0.84	0.84	\$3.50	HARING COMMERCIAL
Totals:				\$2,045,000	\$1,052,607	\$996,483	21.09	21.20		
									Average per SqFt=>	\$1.15

Used 1.15

DUNCAN ACRES FRONT FOOT VALUE 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	Land Table
2209-DA1-16	3925 CECIL RD	06/14/21	WD	\$163,000	\$4,056	\$31,000	125.0	\$32	DUNCAN ACRES 400
2209-DA1-16	3925 CECIL RD	06/24/22	WD	\$182,000	\$23,056	\$31,000	125.0	\$184	DUNCAN ACRES 400
2209-DA2-27	3621 CECIL RD	10/29/21	WD	\$150,000	\$55,822	\$31,000	125.0	\$447	DUNCAN ACRES 400
2209-DA2-36	3518 CECIL RD	04/16/21	WD	\$195,000	\$9,101	\$31,000	125.0	\$73	DUNCAN ACRES 400
2209-DA2-49	3727 CECIL RD	03/07/24	WD	\$223,500	\$117,154	\$31,000	125.0	\$937	DUNCAN ACRES 400
Totals:				\$913,500	\$209,189	\$155,000	625.0		
							Average per FF=>	\$335	

USED 335

FOREST HILLS SUB LAND RATE 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Land Table
2209-FH1-038	7159 RED MAPLE DR	12/15/22	PTA	\$180,000	\$74,938	\$32,915	132.7	190.2	\$565	FOREST HILLS SUB #1 500
2209-FH1-060	7403 WILLOW DR	05/09/23	WD	\$225,000	\$41,290	\$27,748	140.1	175.5	\$295	FOREST HILLS SUB #1 500
2209-FH1-072	7380 RED MAPLE DR	08/04/21	WD	\$175,000	\$24,775	\$31,722	127.9	200.0	\$194	FOREST HILLS SUB #1 500
Totals:				\$580,000	\$141,003	\$92,385	400.8			
							Average			
							per FF=>		\$352	

USED 352

FRANKES GREEN ACRES FF RATE 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Net Acres	Dollars/FF	Actual Front	Land Table
2209-FGA-40	3570 ANNA DR	10/24/23	MLC	\$50,000	\$28,355	\$12,540	190.0	0.58	\$149	190.00	FRANKE'S GREEN ACRES 475
2209-FGA-43	3639 SARAH ST	09/16/22	WD	\$149,900	\$38,167	\$37,050	190.0	0.58	\$201	190.00	FRANKE'S GREEN ACRES 475
Totals:				\$199,900	\$66,522	\$49,590	380.0	1.15			
							Average				
							per FF=>			\$175	

USED 175

GOODE ADDITION FF RATE 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	Actual Front	Land Table
2209-GA-0813	706 GOODE AV	11/13/23	WD	\$10,000	\$10,000	\$6,000	100.0	\$100	100.00	GOODE ADDITION 525
2209-GA-1225-02	ROBERTS ST	11/30/22	WD	\$52,000	\$26,226	\$15,296	78.4	\$334	84.00	GOODE ADDITION 525
Totals:				\$62,000	\$36,226	\$21,296	178.4			
							Average			
							per FF=>	\$203		

USED 203

INDUSTRIAL SQ FT LAND RATE 2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Dollars/SqFt	Land Table
10-068-00-087-00	702 EIGHTH ST	04/19/23	WD	\$228,000	\$114,107	0.76	\$150,537	\$3.46	INDUSTRIAL NEIGHBORHOOD
10-108-00-007-06	1008 SIXTH ST	10/07/22	MLC	\$1,350,000	\$630,050	7.91	\$79,652	\$1.83	INDUSTRIAL NEIGHBORHOOD
10-110-50-002-01	1012 SENECA PL	08/16/23	WD	\$85,000	\$61,567	3.00	\$20,522	\$0.47	INDUSTRIAL NEIGHBORHOOD
2209-21-3204	3569 S 41 RD	05/20/22	WD	\$500,000	\$236,773	35.04	\$6,757	\$0.16	INDUSTRIAL NEIGHBORHOOD
MN-S-MQ-I08	210 E SEVENTH ST	08/10/23	WD	\$800,000	\$363,556	7.86	\$46,277	\$1.06	INDUSTRIAL NEIGHBORHOOD

Totals: \$2,963,000 \$1,406,053 54.57

**Average
per SqFt=> \$0.59**

USED 0.59