

City of Alma 2026 Residential Land Analysis - 4001 (Original Town), 4002 (Original Town 2), & 4005 (Park Place West)

Parcel	Sale Date	Sale Price	Allocation LB 10/90	\$100/ff	Adj. FF	Adj.FF	OUTLIERS							
51-342-753-00	07/31/23	\$105,800	\$10,580	100	209.8	\$50	51-344-515-00	05/12/23	\$124,250	\$12,425	100	55.1	\$225	
51-333-315-00	04/14/23	\$137,777	\$13,778	100	170.7	\$81	51-344-033-00	11/19/24	\$168,000	\$16,800	100	74.4	\$226	
51-333-315-00	08/29/23	\$140,000	\$14,000	100	170.7	\$82	51-343-052-00	06/23/23	\$100,000	\$10,000	100	43.7	\$229	
51-333-296-10	06/26/23	\$135,000	\$13,500	100	126.1	\$107	51-344-032-00	07/29/24	\$170,000	\$17,000	100	74.4	\$229	
51-031-032-00	08/12/24	\$85,000	\$8,500	100	74.4	\$114	51-342-864-00	05/10/24	\$211,050	\$21,105	100	91.8	\$230	
51-343-123-00	04/07/23	\$125,000	\$12,500	100	103.9	\$120	51-031-323-00	05/28/24	\$102,000	\$10,200	100	42.8	\$238	
51-342-794-00	11/08/24	\$118,000	\$11,800	100	96.0	\$123	51-343-771-00	07/19/24	\$166,500	\$16,650	100	69.7	\$239	
51-344-321-00	04/12/23	\$99,900	\$9,990	100	81.2	\$123	51-343-016-00	11/22/24	\$84,000	\$8,400	100	34.3	\$245	
51-333-320-00	10/19/23	\$150,000	\$15,000	100	116.4	\$129	51-344-322-00	06/28/24	\$180,000	\$18,000	100	72.7	\$247	
51-343-760-00	09/10/24	\$85,000	\$8,500	100	64.7	\$131	51-344-503-00	03/15/24	\$173,000	\$17,300	100	69.6	\$248	
51-343-773-00	04/13/23	\$85,000	\$8,500	100	64.7	\$131	51-344-036-00	05/14/24	\$185,000	\$18,500	100	74.4	\$249	
51-342-799-00	12/13/23	\$100,500	\$10,050	100	76.9	\$131	51-344-008-00	11/17/23	\$169,900	\$16,990	100	66.5	\$255	
51-344-267-00	04/01/24	\$115,000	\$11,500	100	85.1	\$135	51-344-083-00	11/02/23	\$170,000	\$17,000	100	66.0	\$258	
51-333-321-00	07/13/23	\$128,000	\$12,800	100	93.1	\$137	51-333-271-00	08/09/24	\$349,000	\$34,900	100	129.1	\$270	
51-344-268-00	04/14/23	\$120,000	\$12,000	100	85.1	\$141	51-343-762-00	06/16/23	\$175,000	\$17,500	100	64.7	\$270	
51-344-320-00	10/13/23	\$116,000	\$11,600	100	81.2	\$143	51-344-330-00	08/01/23	\$136,000	\$13,600	100	50.2	\$271	
51-031-324-00	08/15/23	\$100,000	\$10,000	100	67.3	\$149	51-344-266-00	06/28/24	\$240,000	\$24,000	100	87.1	\$275	
51-031-319-00	04/09/24	\$150,000	\$15,000	100	100.8	\$149	51-031-282-00	07/26/24	\$102,500	\$10,250	100	36.8	\$278	
51-333-300-00	07/20/23	\$145,000	\$14,500	100	94.6	\$153	51-344-069-00	07/22/24	\$151,000	\$15,100	100	53.5	\$282	
51-031-033-00	04/16/24	\$115,000	\$11,500	100	74.4	\$155	51-343-102-00	05/15/23	\$142,994	\$14,299	100	50.5	\$283	
51-344-273-00	07/14/23	\$140,000	\$14,000	100	85.1	\$164	51-344-030-00	05/24/24	\$129,000	\$12,900	100	44.6	\$289	
51-333-306-00	09/29/23	\$138,000	\$13,800	100	83.0	\$166	51-342-818-00	02/21/24	\$140,000	\$14,000	100	48.0	\$292	
51-343-104-00	07/21/23	\$110,000	\$11,000	100	63.5	\$173	51-344-517-00	11/20/23	\$215,000	\$21,500	100	71.2	\$302	
51-344-796-00	09/30/24	\$150,000	\$15,000	100	84.6	\$177	51-344-539-00	05/31/23	\$205,000	\$20,500	100	66.5	\$308	
51-343-058-00	11/03/23	\$94,000	\$9,400	100	52.8	\$178	51-344-808-00	12/13/24	\$109,000	\$10,900	100	34.8	\$313	
51-344-566-10	06/25/24	\$134,000	\$13,400	100	74.4	\$180	51-333-274-00	09/10/24	\$160,000	\$16,000	100	50.0	\$320	
51-031-034-10	11/15/24	\$123,000	\$12,300	100	66.8	\$184	51-344-542-00	06/27/24	\$250,000	\$25,000	100	74.4	\$336	
51-344-023-00	03/26/24	\$185,000	\$18,500	100	99.1	\$187	51-031-030-00	06/21/24	\$150,000	\$15,000	100	43.5	\$345	
51-344-358-00	01/26/24	\$140,000	\$14,000	100	74.4	\$188	51-344-302-00	08/23/23	\$261,500	\$26,150	100	74.4	\$352	
51-344-767-00	08/29/24	\$22,500	\$2,250	100	11.6	\$195	51-344-339-00	03/13/24	\$230,000	\$23,000	100	65.1	\$354	
51-343-770-00	12/08/23	\$125,000	\$12,500	100	64.2	\$195	51-344-520-00	07/16/24	\$270,000	\$27,000	100	74.4	\$363	
51-343-755-00	08/31/23	\$154,000	\$15,400	100	76.2	\$202	51-344-276-00	08/22/24	\$275,000	\$27,500	100	74.7	\$368	
51-343-761-00	09/15/23	\$104,000	\$10,400	100	50.8	\$205	51-344-615-00	03/28/25	\$95,000	\$9,500	100	25.5	\$373	
51-343-003-00	01/02/25	\$160,000	\$16,000	100	74.4	\$215	51-333-292-00	07/05/24	\$173,000	\$17,300	100	46.0	\$376	
51-342-844-00	06/24/24	\$124,000	\$12,400	100	56.9	\$218	51-343-015-00	06/18/24	\$160,000	\$16,000	100	42.0	\$381	
51-343-777-00	09/19/24	\$121,800	\$12,180	100	55.4	\$220	51-031-006-00	04/04/24	\$120,000	\$12,000	100	26.0	\$461	
					average	\$152	51-344-525-00	11/08/24	\$227,500	\$22,750	100	49.7	\$458	
Vacant Land Sale						median	\$149	51-342-763-00	12/19/24	\$970,000	\$97,000	100	186.1	\$521
51-344-260-00	11/11/24	\$6,000		100	55.9	\$107	51-344-296-00	10/25/24	\$189,900	\$18,990	100	30.5	\$622	
					use	\$149								