

City of Alma 2026 Residential Land Analysis - 4003 (Michigan Ave Residential)

Parcel	Sale Date	Sale Price	Allocation LB 10/90	\$100/FF	\$100/ FF	Front Foot	Adj FF								
51-354-082-00	03/01/24	\$24,500	\$2,450	6,217	100	62.2	\$39	OUTLIERS							
51-354-821-00	03/27/25	\$75,000	\$7,500	15,038	100	150.4	\$50	51-354-513-00	08/08/24	\$110,000	\$11,000	4,961	100	50	\$222
51-353-025-00	10/19/23	\$183,000	\$18,300	28,284	100	282.8	\$65	51-353-014-00	10/18/24	\$100,000	\$10,000	4,000	100	40	\$250
51-354-824-00	08/23/24	\$160,000	\$16,000	20,270	100	202.7	\$79	51-354-754-00	02/13/25	\$88,900	\$8,890	3,451	100	35	\$258
51-353-009-00	01/23/25	\$68,000	\$6,800	8,000	100	80.0	\$85	51-354-514-00	05/01/24	\$127,500	\$12,750	4,903	100	49	\$260
51-354-503-00	02/02/24	\$87,000	\$8,700	9,923	100	99.2	\$88	51-354-025-00	10/18/23	\$107,000	\$10,700	4,073	100	41	\$263
53-700-017-00	12/28/23	\$50,000	\$5,000	4,950	100	49.5	\$101								
51-354-515-00	03/13/25	\$10,000		9,923	100	99	\$101								
51-354-326-00	04/14/23	\$60,000	\$6,000	5,620	100	56.2	\$107								
51-354-333-00	05/28/24	\$132,800	\$13,280	10,416	100	104.2	\$127								
51-354-326-00	12/20/23	\$75,000	\$7,500	5,620	100	56.2	\$133								
51-354-311-00	08/04/23	\$126,140	\$12,614	7,524	100	75.2	\$168								
51-354-299-00	05/30/24	\$165,000	\$16,500	9,703	100	97.0	\$170								
						ave	\$101								
						med	\$101								
						used	\$101								
Vacant Land Sales															
51-354-515-00	03/13/25	\$10,000		9,923	100	99	\$101								
Land Table 4003 - removing outliers produced an average rate of \$101 per front foot. A vacant land sale produced a rate of \$101 per front foot. Including the vacant sale, the rate of \$101 per front foot was used. The City of St. Louis is included in this analysis due to Michigan Ave running between the two citites and similar properties.															