

**City of Alma Residential 2026 Land Analysis - 4007 (Golfcrest) & 4012 (Golfview Riverside)**

<b>Parcel</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Allocation LB 10/90</b>	<b>\$100/FF</b>	<b>Adj. FF</b>	<b>Adj FF</b>	<b>on/off golf course</b>
51-041-290-00	03/18/24	\$225,000	\$22,500	100	158.3	\$142	off
51-334-002-00	06/19/23	\$288,000	\$28,800	100	190.7	\$151	on
51-041-506-00	11/20/24	\$200,000	\$20,000	100	129.3	\$155	off
51-334-502-00	10/21/24	\$200,000	\$20,000	100	105.8	\$189	off
51-041-504-00	04/30/24	\$190,000	\$19,000	100	97.9	\$194	off
51-041-510-00	06/28/23	\$204,000	\$20,400	100	92.7	\$220	off
51-041-285-00	04/06/23	\$205,000	\$20,500	100	90.0	\$228	off
51-041-271-00	02/19/25	\$230,000	\$23,000	100	97.9	\$235	off
51-334-270-00	09/22/23	\$230,000	\$23,000	100	95.3	\$241	off
51-334-257-00	05/23/24	\$230,000	\$23,000	100	94.6	\$243	on
51-334-773-00	07/14/23	\$400,000	\$40,000	100	163.1	\$245	on
51-041-251-00	08/01/23	\$210,000	\$21,000	100	84.9	\$247	off
51-334-524-00	06/10/24	\$285,000	\$28,500	100	111.2	\$256	off
51-041-295-00	07/17/23	\$266,000	\$26,600	100	90.0	\$296	off
51-334-758-00	07/03/24	\$289,500	\$28,950	100	96.9	\$299	on
51-041-289-00	05/24/24	\$274,000	\$27,400	100	91.6	\$299	off
51-041-284-30	11/13/24	\$256,000	\$25,600	100	79.1	\$324	off
51-041-505-00	03/13/25	\$265,000	\$26,500	100	79.1	\$335	off
51-041-284-00	09/13/24	\$282,500	\$28,250	100	79.1	\$357	off
					Mean:	<b>\$237</b>	
					Median:	<b>\$243</b>	
<b>Outliers</b>							
51-334-533-10	06/02/23	\$90,000	\$9,000	100	94.7	\$95	off
Land Table 4007 - removing outliers produced an average rate of \$243 per front foot was used.							