

City of Alma 2026 Residential Land Analysis						
4008 (S of Ely W of RR) 4009 (Oak Grove), 4011 (S of Ely E of RR)						
Parcel	Sale Date	Sale Price	Allocation LB 10/90	\$100/FF	Adj. FF	Adj FF
51-033-256-00	09/01/23	\$85,000	\$8,500	100	221.1	\$38
51-034-587-01	06/22/23	\$44,000	\$4,400	100	113.6	\$39
51-021-344-00	04/28/23	\$139,000	\$13,900	100	296.3	\$47
51-033-765-05	09/03/24	\$200,000	\$20,000	100	405.0	\$49
51-032-560-00	03/28/25	\$106,050	\$10,605	100	200.8	\$53
51-031-573-00	02/28/24	\$50,000	\$5,000	100	89.8	\$56
51-021-344-00	12/27/24	\$168,500	\$16,850	100	296.3	\$57
51-034-545-00	09/17/24	\$46,200	\$4,620	100	80.0	\$58
51-021-019-00	11/06/24	\$52,000	\$5,200	100	86.2	\$60
51-032-832-00	05/11/23	\$69,900	\$6,990	100	114.0	\$61
51-034-591-00	08/09/24	\$143,000	\$14,300	100	235.3	\$61
51-034-067-00	01/11/24	\$65,000	\$6,500	100	94.9	\$68
51-031-790-15	01/05/24	\$175,000	\$17,500	100	232.3	\$75
51-032-035-00	07/12/23	\$177,500	\$17,750	100	217.7	\$82
51-021-069-00	08/29/23	\$120,000	\$12,000	100	145.3	\$83
51-031-509-00	06/14/24	\$75,000	\$7,500	100	78.7	\$95
51-034-333-00	11/19/24	\$66,000	\$6,600	100	69.3	\$95
51-021-765-00	03/01/24	\$115,000	\$11,500	100	120.7	\$95
51-021-085-00	09/29/23	\$85,000	\$8,500	100	89.8	\$95
51-032-570-10	05/01/23	\$85,000	\$8,500	100	89.6	\$95
51-033-004-00	02/18/25	\$140,000	\$14,000	100	147.8	\$95
51-032-031-00	06/17/24	\$138,000	\$13,800	100	143.3	\$96
51-034-031-00	07/08/24	\$50,000	\$5,000	100	51.9	\$96
51-031-591-00	12/05/24	\$150,000	\$15,000	100	154.7	\$97
51-033-253-00	03/28/24	\$85,000	\$8,500	100	80.8	\$105
51-031-568-00	02/19/25	\$57,000	\$5,700	100	54.0	\$106
51-034-072-00	02/12/24	\$162,000	\$16,200	100	152.9	\$106
51-021-075-00	05/18/23	\$115,000	\$11,500	100	103.5	\$111
51-031-548-00	03/28/25	\$96,000	\$9,600	100	85.6	\$112
51-034-332-00	07/21/23	\$67,000	\$6,700	100	59.8	\$112
51-034-267-00	12/12/23	\$66,000	\$6,600	100	57.9	\$114
51-021-020-00	09/25/24	\$160,000	\$16,000	100	129.8	\$123
51-021-119-00	12/11/24	\$135,000	\$13,500	100	106.1	\$127
51-021-120-00	10/06/23	\$70,000	\$7,000	100	53.3	\$131
51-031-501-00	02/16/24	\$145,500	\$14,550	100	108.3	\$134
51-034-283-00	10/04/23	\$215,000	\$21,500	100	160.4	\$134
51-032-754-00	12/14/23	\$130,000	\$13,000	100	95.7	\$136
51-034-551-00	10/11/24	\$116,000	\$11,600	100	84.5	\$137
51-021-287-00	05/18/24	\$130,000	\$13,000	100	94.3	\$138
51-032-036-00	05/26/23	\$149,900	\$14,990	100	106.7	\$141
51-031-772-00	10/16/24	\$192,500	\$19,250	100	130.6	\$147
51-021-121-00	12/13/24	\$158,000	\$15,800	100	106.1	\$149
51-031-610-00	02/21/25	\$155,000	\$15,500	100	102.2	\$152
51-021-089-00	08/17/23	\$118,000	\$11,800	100	76.6	\$154
51-034-518-00	12/22/23	\$160,000	\$16,000	100	99.7	\$160
51-034-582-00	09/10/24	\$199,900	\$19,990	100	124.0	\$161
51-032-530-00	04/13/23	\$73,000	\$7,300	100	44.5	\$164
51-021-122-00	01/23/25	\$178,000	\$17,800	100	106.6	\$167
51-033-034-00	10/27/23	\$130,000	\$13,000	100	76.3	\$170
51-021-314-00	05/15/24	\$105,000	\$10,500	100	60.4	\$174
51-031-551-00	08/29/24	\$123,715	\$12,372	100	69.4	\$178
51-034-037-00	01/10/25	\$100,000	\$10,000	100	55.9	\$179
51-031-582-00	01/21/25	\$109,000	\$10,900	100	59.9	\$182
51-034-046-00	03/26/25	\$101,000	\$10,100	100	53.3	\$190
51-032-550-00	03/29/24	\$135,000	\$13,500	100	58.0	\$233
51-034-074-00	07/28/23	\$133,507	\$13,351	100	53.4	\$250
51-034-258-00	05/23/23	\$145,000	\$14,500	100	57.9	\$250
51-031-765-00	11/22/23	\$135,000	\$13,500	100	44.8	\$302
51-034-331-00	09/13/23	\$160,000	\$16,000	100	47.9	\$334
Vacant Sale						
51-021-079-10	07/16/24	\$3,500		100	76.6	\$46
Vacant Sale					average	\$124
					median	\$112
					used	\$124