

City of Alma Residential 2026 Land Analysis - 4010 (Gemstone)

| Parcel | Sale Date | Sale Price | Allocation LB 5/95 | \$100/FF | Adj. FF | \$/adj. FF | Notes | |
|---|------------------|-------------------|-------------------------------|-----------------|----------------|-------------------|--------------|-------------|
| 51-010-144-00 | 04/06/23 | \$6,500 | \$6,500 | 100 | 111.8 | \$58 | vacant | Jade Ct |
| 51-010-173-00 | 04/17/23 | \$6,500 | \$6,500 | 100 | 98.5 | \$66 | vacant | Ruby Ct |
| 51-010-163-00 | 09/15/23 | \$6,500 | \$6,500 | 100 | 87.1 | \$75 | vacant | Crystal Ct |
| 51-010-108-00 | 09/18/23 | \$10,500 | \$10,500 | 100 | 78.4 | \$134 | vacant | Gemstone Dr |
| 51-010-156-00 | 02/23/24 | \$10,500 | \$10,500 | 100 | 78.4 | \$134 | vacant | Gemstone Dr |
| 51-010-105-00 | 06/12/23 | \$229,000 | \$11,450 | 100 | 78.4 | \$146 | | |
| 51-010-145-00 | 12/16/24 | \$299,000 | \$14,950 | 100 | 76.9 | \$195 | | |
| 51-010-158-00 | 10/02/23 | \$292,799 | \$14,640 | 100 | 80.0 | \$183 | | |
| | | | | | mean | \$124 | | |
| | | | | | median | \$134 | | |
| | | | | | use | \$124 | | |
| <p>Land Table 4010 - no outliers found. Including five vacant sales, the rate of \$124 per front foot was determined and used.</p> | | | | | | | | |