

City of Alma Residential Land Determination
4012 Golfview Riverside

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	
51-041-285-00	218 PURDY	04/06/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$90,000	43.90	\$225,289	\$14,884	\$35,173	90.0	170.0	
51-042-765-00	906 RIVERVIEW	09/23/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$83,500	40.73	\$221,580	\$19,457	\$36,037	92.2	155.0	
51-041-280-00	215 FLEMING	06/24/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$91,700	39.87	\$241,994	\$23,804	\$35,798	91.6	170.0	
51-041-314-00	215 GOLFSIDE	06/29/22	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$83,200	37.65	\$221,604	\$39,278	\$39,882	102.0	150.0	
51-042-754-00	913 MILL	06/24/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$79,100	36.79	\$209,990	\$41,394	\$36,384	93.1	160.4	
51-041-251-00	1203 W SUPERIOR	08/01/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$81,800	38.95	\$205,250	\$37,934	\$33,184	84.9	145.0	
51-041-510-00	1040 RIVERVIEW	06/28/23	\$204,000	WD	03-ARM'S LENGTH	\$204,000	\$78,700	38.58	\$198,283	\$41,979	\$36,262	92.7	89.0	
51-041-507-00	937 RIVERVIEW	05/20/22	\$205,500	WD	03-ARM'S LENGTH	\$205,500	\$72,400	35.23	\$191,474	\$47,263	\$33,237	85.0	165.2	
51-041-295-00	218 FLEMING	07/17/23	\$266,000	WD	03-ARM'S LENGTH	\$266,000	\$90,300	33.95	\$248,233	\$52,940	\$35,173	90.0	170.0	
Totals:			\$1,961,500			\$1,961,500	\$750,700		\$1,963,697	\$318,933	\$321,130	821.3		
Sale. Ratio =>								38.27	Average					
Std. Dev. =>								2.98	per FF=>					\$388
Outliers														
51-041-262-40	201 PURDY	04/01/22	\$249,250	OTH	03-ARM'S LENGTH	\$249,250	\$125,900	50.51	\$333,131	(\$36,575)	\$47,306	121.0	174.0	
51-041-277-00	227 FLEMING	02/10/23	\$165,500	WD	03-ARM'S LENGTH	\$165,500	\$80,100	48.40	\$213,161	(\$11,863)	\$35,798	91.6	170.0	
51-041-290-00	933 W CENTER	03/18/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$162,700	72.31	\$399,650	(\$112,770)	\$61,880	158.3	130.0	
51-041-308-00	245 GOLFSIDE	09/12/22	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$75,000	28.41	\$200,587	\$102,650	\$39,237	100.4	150.0	
51-041-308-00	245 GOLFSIDE	07/27/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$75,000	28.85	\$200,587	\$98,650	\$39,237	100.4	150.0	
51-042-764-00	902 RIVERVIEW	11/10/22	\$237,800	WD	03-ARM'S LENGTH	\$237,800	\$78,900	33.18	\$209,850	\$64,294	\$36,344	93.0	160.0	
51-041-315-00	209 GOLFSIDE	12/02/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$75,700	32.91	\$205,397	\$64,485	\$39,882	102.0	150.0	

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Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table	Class
0.33	0.33	\$165	\$45,103	\$1.04	84.50	4012	4012 - GOLFVIEW & RIVERSIDE	401
0.32	0.32	\$211	\$60,425	\$1.39	91.00	4012	4012 - GOLFVIEW & RIVERSIDE	401
0.34	0.34	\$260	\$70,845	\$1.63	86.00	4012	4012 - GOLFVIEW & RIVERSIDE	401
0.35	0.35	\$385	\$111,903	\$2.57	102.00	4012	4012 - GOLFVIEW & RIVERSIDE	401
0.33	0.33	\$445	\$125,057	\$2.87	90.00	4012	4012 - GOLFVIEW & RIVERSIDE	401
0.29	0.29	\$447	\$132,174	\$3.03	86.32	4012	4012 - GOLFVIEW & RIVERSIDE	401
0.25	0.25	\$453	\$170,646	\$3.92	120.40	4012	4012 - GOLFVIEW & RIVERSIDE	401
0.31	0.31	\$556	\$152,955	\$3.51	80.00	4012	4012 - GOLFVIEW & RIVERSIDE	401
0.33	0.33	\$589	\$160,424	\$3.68	84.50	4012	4012 - GOLFVIEW & RIVERSIDE	401
2.84	2.84							
Average		Average						
per Net Acre=>		112,221.32	per SqFt=>		\$2.58			
0.47	0.47	(\$302)	(\$78,319)	(\$1.80)	103.00	4012	4012 - GOLFVIEW & RIVERSIDE	401
0.34	0.34	(\$130)	(\$35,307)	(\$0.81)	86.00	4012	4012 - GOLFVIEW & RIVERSIDE	401
0.51	0.51	(\$713)	(\$222,426)	(\$5.11)	170.00	4012	4012 - GOLFVIEW & RIVERSIDE	401
0.35	0.35	\$1,023	\$296,676	\$6.81	100.35	4012	4012 - GOLFVIEW & RIVERSIDE	401
0.35	0.35	\$983	\$285,116	\$6.55	100.35	4012	4012 - GOLFVIEW & RIVERSIDE	401
0.33	0.33	\$692	\$194,242	\$4.46	90.00	4012	4012 - GOLFVIEW & RIVERSIDE	401
0.35	0.35	\$632	\$183,718	\$4.22	102.00	4012	4012 - GOLFVIEW & RIVERSIDE	401