

City of Alma Residential 2026 Land Analysis - 4013 (Luce)

Parcel	Sale Date	Sale Price	Allocation LB 10/90	\$100/FF	Adj. FF	Adj. FF	Notes
51-323-401-00	08/15/23	\$246,300	\$24,630	100	157.0	\$157	
51-323-405-00	05/21/24	\$150,000	\$15,000	100	89.6	\$167	
51-323-401-00	12/19/23	\$313,500	\$31,350	100	157.0	\$200	
51-334-752-00	02/06/24	\$340,000	\$34,000	100	153.1	\$222	
51-323-408-00	06/26/23	\$262,000	\$26,200	100	105.0	\$250	
<b>Vacant Land Sales</b>							
51-334-001-15	02/20/24	\$80,000	\$80,000	100	366.7	\$218	no utilities or sidewalks, low ground, and location
51-323-410-00	03/15/24	\$35,900	\$35,900				
51-334-751-00	12/5/2019	\$70,000	\$70,000		150.0	\$467	Good vacant sale
				Incl vacant sales		\$240	
				median incl vacant sales		\$218	
					Luce Ct Site	\$35,900/site	
					Luce Ct	\$35,900/site	
					Luce Rd Golf	\$467	

Land Table 4013 - one quality vacant sale on Luce Rd produced a rate of \$467 per front foot. One quality sale on Luce Ct produced a rate of \$35,900 per site. The rate of \$467 per front foot was used for Luce Rd Golf. The Rate of \$35,900 per site was used for Luce Ct.