

City of Alma Residential 2026 Land Analysis - 4018 (E of Dtwm S of Superior)

Parcel	Sale Date	Sale Price	Allocation LB 10/90	\$100/ FF	Adj. FF	Adj.FF	Notes
51-042-320-00	05/13/24	\$36,000	\$3,600	100	78.0	\$46	
51-042-092-00	07/18/23	\$206,000	\$20,600	100	91.4	\$225	
51-042-326-00	01/30/25	\$130,000	\$13,000	100	52.6	\$247	
51-042-339-00	10/24/24	\$200,000	\$20,000	100	77.8	\$257	
51-042-098-00	03/29/24	\$148,000	\$14,800	100	53.5	\$277	
51-042-319-00	10/07/24	\$115,000	\$11,500	100	38.4	\$300	
					average	\$225	
					median	\$252	
					used	\$225	
Outliers							
51-042-095-00	05/10/24	\$161,000	\$16,100	100	51.0	\$316	
51-042-316-00	08/24/23	\$152,000	\$15,200	100	36.8	\$413	
51-042-316-00	11/20/24	\$179,000	\$17,900	100	36.8	\$487	
Land Table 4018 - removing outliers produced an average rate of \$225 per front foot. The rate of \$225 per front foot was used.							
Outside of study Land Sale							
51-042-506-00	1/24/2018	\$4,000		100	46.00	\$87	neighbor