

Square Foot Land Analysis
Tables 100, 101 and 107

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	
41-19-17-201-007	6080 28TH ST SE	4/7/2022	\$3,000,000	WD	03-ARM'S LENGTH	\$3,000,000	\$1,598,300	53.28	\$3,757,235	\$530,125	\$1,287,360	3.69	3.69		\$143,510	\$3.29	
41-19-18-226-009	2817 KRAFT AVE SE	8/28/2023	\$1,200,000	CD	03-ARM'S LENGTH	\$1,200,000	\$544,100	45.34	\$1,747,364	\$461,484	\$1,008,848	1.65	1.65		\$279,011	\$6.41	
41-19-17-226-002	6250 28TH ST SE	1/30/2025	\$5,785,000	CD	03-ARM'S LENGTH	\$5,785,000	\$3,427,000	59.24	\$5,872,067	\$1,934,952	\$2,022,019	6.35	6.35		\$304,717	\$7.00	
41-19-09-351-002	6425 28TH ST SE	12/23/2025	\$13,000,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$9,449,301	\$3,996,400	42.29	\$8,228,232	\$3,658,157	\$2,437,088	8.74	8.74		\$418,697	\$9.61	
41-19-09-351-007	6539 28TH ST SE	4/26/2023	\$795,000	WD	03-ARM'S LENGTH	\$795,000	\$326,900	41.12	\$653,766	\$318,674	\$177,440	0.51	0.51		\$626,079	\$14.37	
41-19-08-451-042	6138 CHARLEVOIX WOODS CT SE	8/31/2022	\$2,457,056	CD	19-MULTI PARCEL ARM'S LENGTH	\$2,457,056	\$1,661,600	67.63	\$589,630	\$2,457,056	\$589,630	6.87	6.87		\$357,650	\$8.21	
										\$9,360,448		27.81				\$8.15	
												\$	7.73				

Range - 3.29 - 14.37 supports rates used in Tables 100 and 101 and 107

Use==> \$ 8.00
PSF

This rate is used in Tabel 100 101 and 107