

# 2024 Land Values

## 2001 TWP COM HWY & 2101 VILLAGE COM HWY

		Parcel Number	Sale Date	Sale Price	Instr.	Land Residual	Effec. Front	Depth	Net Acres	Total Acre	Dollars/FF
K-Town	No S-W	41-020-024-10	06/24/21	\$87,500	WD 03-ARM'S	\$87,500	455	475	4.962	4.962	\$ 192
		008-004-003-10	05/06/22	\$75,000	WD 03-ARM'S	\$50,000	266	539	6.02	9.30	\$188
Fife Lak	Vacant-Dollar	04-002-013-03	06/18/20	\$260,000	WD 03-ARM'S	\$260,000	693	0	5.24	5.24	\$375
Mancel	Vacant	05-45-010-020-00	04/29/21	\$65,000	WD 03-ARM'S	\$65,000	293	298	1.23	0.60	\$222
Boardman		003-011-007-30	11/16/23	\$19,000	WD 03-ARM'S	\$19,000	100	350	0.80	0.80	\$190
						\$481,500	1,807		18.25		\$266
						Land Residual	Effec. Front		Net Acres	USED	Dollars/FF
					131 HWY	\$481,500	1,807		18.25		\$266
											\$ 236
							\$266 USED				
							\$236 <100				

## 2100 MAIN ST COMMERCIAL & 2000 TWP COMMERCIAL

		Parcel Number	Sale Date	Instr.	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres
K-Town						\$29,172	156.0	330.0	1.19
		008-004-006-00	02/12/21	WD 03-ARM'S LE	\$100,000	\$100,000	660.0	660.0	10.00
	Int	008-031-001-40	03/15/21	WD 03-ARM'S LE	\$76,957	\$76,957	410.0	1917.0	18.05
						\$206,129	1,226.00	168.13132	168 FF Used
					Int. no W&S	\$206,129	1,226.0	\$207,355	

## 2102 VILLAGE INTERIOR COMMERCIAL

		Parcel Number	Sale Date	Sale Price	Instr.	Land Residual	Effec. Front	Depth	Net Acres	Total Acre	Dollars/FF
Warner	M-32-W	05-15-015-002-11	7/8/2021	\$ 15,000	WD 03-ARM'S LE	\$ 15,000	312.00	430	3.28	3.28	\$ 48
Warner	M-32-E	05-15-150-003-01	4/21/2021	\$ 17,000	WD 03-ARM'S LE	\$ 17,000	132.00	118	0.36	0.36	\$ 129
Warner	M-32-W	05-15-015-002-20	2/28/2022	\$ 40,000	LC 03-ARM'S LE	\$ 40,000	309.00	815	6.04	6.04	\$ 129
Rapid River		011-002-009-13	10/22/2021	\$40,000	WD 19-MULTI P	\$40,000	645.0	0	8.54	3.71	\$62
Rapid River		011-002-009-11	09/04/20	\$35,000	WD 03-ARM'S LE	\$35,000	314.0	0	9.03	1.44	\$111
Rapid River		011-033-010-21	01/14/22	\$20,000	QC 03-ARM'S LE	\$20,000	179.0	526	2.16	2.16	\$112
Mancel	Vacant	05-45-010-020-00	04/29/21	\$65,000	WD 03-ARM'S LE	\$65,000	293.0	298	1.23	0.60	\$222
K-Town		041-415-010-00	10/27/22	\$15,000	WD 19-MULTI P	\$15,000	99.0	198	0.23	0.08	\$152
K-Town						\$29,172	156.0	330	1.19		\$187
K-Town	No S-W	41-020-024-10	06/24/21	\$87,500	WD 03-ARM'S LE	\$87,500	455.0	475	4.962	4.962	\$ 192
K-Town		041-415-016-10	04/26/22	\$10,000	WD 03-ARM'S LE	\$10,000	49.5	108	0.12	0.12	\$202
K-Town		041-739-026-00	05/27/21	\$20,000	WD 03-ARM'S LE	\$20,000	87.0	149	0.30	0.30	\$230
K-Town		041-800-007-20	04/28/22	\$50,000	WD 03-ARM'S LE	\$50,000	160.0	84	0.31	0.31	\$313
Fife Lak	Vacant-St	04-002-013-01	01/21/21	\$45,000	WD 03-ARM'S LE	\$45,000	200.0	0	9.97	9.97	\$225
Boardman		003-011-007-30	11/16/23	\$19,000	WD 03-ARM'S LE	\$19,000	100.0	350	0.80	0.80	\$190
		008-004-006-00	02/12/21	\$100,000	WD 03-ARM'S LE	\$100,000	660.0	660	10.00	10.00	\$152
	Int	008-031-001-40	03/15/21	\$76,957	WD 03-ARM'S LE	\$76,957	410.0	1917	18.05	18.05	\$188
		008-004-003-10	05/06/22	\$75,000	WD 03-ARM'S LE	\$50,000	266.0	539	6.02	9.30	\$188
						\$ 734,629	4,826.5				\$ 152.21

# 4002 TWP SUBS, 4003 ACREAGE, 4005 FURNACEVILLE AND 4100 VILLAGE FRONT FOOT RATE

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Asd. when	Asd/Adj. \$	Cur. Appr.	Land Resi	Est. Land	Effec. Front	Depth	Net Acres	Total Acre	Dollars/FF	Dollars/Ac	Actual Fro
05-45-010-014-00	44406	2500	WD	03-ARM'S	0	0	2500	2500	2500	50	100	0.115	0.115	\$ 50	21739.13	50
05-15-200-012-00	09/27/21	\$3,500	WD	03-ARM'S	\$2,100	60.00	\$4,183	\$2,617	\$3,300	66.0	132.0	0.20	0.20	\$40	\$13,085	66.00
05-45-010-015-00	07/30/20	\$2,500	QC	03-ARM'S	\$1,100	44.00	\$2,500	\$2,500	\$2,500	50.0	100.0	0.12	0.12	\$50	\$21,739	50.00
																\$50 FF STANDARD LOT
																\$25 FF 2ND LOT

## Acreage

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land	Net Acres	Total Acre	Dollars/Acre
05-11-130-004-65	11/11/2021	\$65,000	MLC	19-MULTI PARCEL A	\$65,000	\$65,000	\$21,228	6.46	3.23	\$10,062
05-05-005-026-20	03/15/23	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$15,000	\$18,489	9.61	9.61	\$1,561
05-15-013-006-10	9/26/2022	\$30,000	LC	03-ARM'S LENGTH	\$30,000	\$30,000	\$23,207	9.69	9.69	\$3,096
05-11-124-010-00	3/10/2023	\$29,000	WD	03-ARM'S LENGTH	\$29,000	\$29,000	\$21,000	10.00	10.00	\$2,900
05-11-124-025-00	1/27/2023	\$28,500	WD	03-ARM'S LENGTH	\$28,500	\$28,500	\$21,000	10.00	10.00	\$2,850
05-11-127-021-00	9/5/2021	\$34,900	LC	03-ARM'S LENGTH	\$34,900	\$34,900	\$21,000	10.00	10.00	\$3,490
05-11-130-006-50	4/8/2021	\$19,500	WD	03-ARM'S LENGTH	\$19,500	\$19,500	\$21,000	10.00	10.00	\$1,950
05-11-107-014-30	9/2/2022	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$30,000	\$21,018	10.01	10.01	\$2,997
05-11-108-030-40	2/18/2022	\$21,000	WD	03-ARM'S LENGTH	\$21,000	\$21,000	\$21,018	10.01	10.01	\$2,098
05-11-127-001-70	9/28/2022	\$35,900	LC	03-ARM'S LENGTH	\$35,900	\$35,900	\$21,018	10.01	10.01	\$3,586
05-11-130-013-60	6/24/2022	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$35,000	\$21,018	10.01	10.01	\$3,497
05-11-132-011-00	8/31/2021	\$28,900	WD	03-ARM'S LENGTH	\$28,900	\$28,900	\$21,018	10.01	10.01	\$2,887
05-11-126-013-65	7/19/2021	\$24,900	WD	03-ARM'S LENGTH	\$24,900	\$24,900	\$21,036	10.02	10.02	\$2,485
05-11-133-005-65	7/26/2021	\$37,500	WD	03-ARM'S LENGTH	\$37,500	\$37,500	\$21,036	10.02	10.02	\$3,743
05-11-103-009-00	8/30/2022	\$43,500	WD	03-ARM'S LENGTH	\$43,500	\$43,500	\$21,450	10.25	10.25	\$4,244
05-15-013-004-10	12/20/2021	\$33,000	WD	03-ARM'S LENGTH	\$33,000	\$33,000	\$23,520	10.26	10.26	\$3,216
05-11-115-010-00	3/2/2022	\$38,900	WD	03-ARM'S LENGTH	\$38,900	\$38,900	\$27,572	11.24	10.00	\$3,460
05-05-014-014-15	08/12/21	\$39,000	WD	03-ARM'S LENGTH	\$39,000	\$39,000	\$24,263	11.81	11.81	\$3,301
05-05-012-002-00	09/30/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$30,000	\$24,334	11.85	11.85	\$2,531
05-11-015-008-00	11/10/2022	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$50,000	\$40,000	20.00	20.00	\$2,500
05-11-118-011-00	2/16/2022	\$49,000	WD	19-MULTI PARCEL A	\$49,000	\$49,000	\$42,000	20.00	10.00	\$2,450
05-11-118-011-20	1/19/2022	\$66,000	MLC	03-ARM'S LENGTH	\$66,000	\$66,000	\$40,000	20.00	20.00	\$3,300
05-11-131-014-25	2/21/2022	\$49,900	WD	03-ARM'S LENGTH	\$49,900	\$49,900	\$40,000	20.00	20.00	\$2,495
05-11-107-016-30	7/14/2022	\$140,000	WD	19-MULTI PARCEL A	\$140,000	\$140,000	\$72,764	29.42	10.55	\$4,759
05-11-108-028-10	12/9/2021	\$64,250	WD	03-ARM'S LENGTH	\$64,250	\$64,250	\$56,715	29.85	29.85	\$2,152
05-11-018-004-10	7/27/2022	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$90,000	\$57,000	30.00	30.00	\$3,000
05-11-121-003-15	9/21/2022	\$73,500	WD	03-ARM'S LENGTH	\$73,500	\$73,500	\$57,000	30.00	30.00	\$2,450
05-11-126-006-10	8/31/2022	\$105,000	WD	19-MULTI PARCEL A	\$105,000	\$105,000	\$63,000	30.00	10.00	\$3,500
05-05-006-005-00	07/22/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$155,000	\$76,358	45.45	45.45	\$3,410
05-15-035-001-00	8/6/2021	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$117,542	\$100,000	50.00	50.00	\$2,351
05-11-110-013-00	12/30/2021	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$245,000	\$154,000	110.00	110.00	\$2,227
05-05-028-012-00	07/21/22	\$475,000	WD	19-MULTI PARCEL A	\$475,000	\$461,952	\$324,105	228.07	152.14	\$2,026
				All	\$2,301,150	\$2,286,644		854.05		\$ 2,677
				6 Acres-9 Acres	\$65,000	\$65,000		6.46		\$ 10,062
				9.01 Acres -12 Acre	\$554,500	\$554,500		184.80		\$ 3,000
				12.01 Acre -20 Acre	\$214,900	\$214,900		80.00		\$ 2,686
				20.01 Acres -31 Acre	\$472,750	\$472,750		149.27		\$ 3,167
				31.01 Acres -61 Acre	\$366,000	\$272,542		95.45		\$ 2,855
				66 Acres -228++	\$1,431,413	\$706,952		338.07		\$ 2,091

# LAKES OF THE NORTH

05-11-200-027-00	10/01/21	\$1,000	WD	03-ARM'S LENGTH	\$5,200	\$600	11.54
05-11-375-078-00	05/27/21	\$1,500	WD	03-ARM'S LENGTH	\$1,600	\$500	31.25
05-11-375-594-00	03/24/22	\$1,500	WD	03-ARM'S LENGTH	\$1,800	\$500	27.78
05-11-425-104-00	07/03/22	\$1,500	OTH	19-MULTI PARCEL ARM'S LENGTH	\$1,050	\$2,400	228.57
05-11-425-285-00	07/08/22	\$1,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$2,000	\$1,600	80.00
05-11-425-436-00	02/16/22	\$1,600	WD	19-MULTI PARCEL ARM'S LENGTH	\$4,000	\$1,000	25.00
05-11-450-216-00	06/30/21	\$1,600	WD	03-ARM'S LENGTH	\$2,600	\$500	19.23
05-11-450-217-00	07/28/21	\$1,650	WD	03-ARM'S LENGTH	\$1,500	\$500	33.33
05-11-450-461-00	10/04/21	\$1,800	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,314	\$1,000	76.10
05-11-475-188-00	03/31/22	\$2,000	WD	03-ARM'S LENGTH	\$2,200	\$0	0.00
05-11-475-194-00	11/26/21	\$2,200	WD	03-ARM'S LENGTH	\$1,600	\$600	37.50
05-11-500-008-00	03/28/22	\$2,250	WD	03-ARM'S LENGTH	\$1,100	\$500	45.45
05-11-500-208-00	02/24/23	\$2,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$7,000	\$4,000	57.14
05-11-525-160-00	07/27/22	\$2,600	WD	03-ARM'S LENGTH	\$7,500	\$0	0.00
05-11-525-172-00	09/16/22	\$2,931	WD	03-ARM'S LENGTH	\$1,650	\$800	48.48
05-11-525-227-00	09/23/21	\$3,500	WD	03-ARM'S LENGTH	\$1,500	\$500	33.33
05-11-525-411-00	06/22/21	\$4,000	WD	03-ARM'S LENGTH	\$1,500	\$500	33.33
05-11-525-450-00	09/03/21	\$5,200	WD	03-ARM'S LENGTH	\$1,000	\$500	50.00
05-11-525-473-00	09/05/21	\$5,400	WD	19-MULTI PARCEL ARM'S LENGTH	\$2,500	\$1,000	40.00
05-11-525-482-00	09/15/22	\$7,000	WD	03-ARM'S LENGTH	\$2,931	\$0	0.00
05-11-525-567-00	01/27/22	\$7,500	WD	03-ARM'S LENGTH	\$1,000	\$500	50.00
05-11-525-601-00	07/20/22	\$7,500	WD	03-ARM'S LENGTH	\$1,500	\$800	53.33

USED 1600 PER LOT