

2024 Assessment Roll Acreage Table
Montmorency County
AG Acreage
General Acreage - Residential

Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total
1	\$ 8,735	\$ 8,735	3	\$ 4,000	\$ 12,000	10	\$ 2,600	\$ 26,000	30	\$ 2,110	\$ 63,300
1.5	\$ 6,000	\$ 9,000	4	\$ 3,322	\$ 13,288	15	\$ 2,600	\$ 39,000	40	\$ 1,702	\$ 68,080
2	\$ 5,000	\$ 10,000	5	\$ 3,322	\$ 16,610	20	\$ 2,110	\$ 42,200	50	\$ 1,623	\$ 81,150
2.5	\$ 4,500	\$ 11,250	7	\$ 2,690	\$ 18,830	25	\$ 2,110	\$ 52,750	100	\$ 1,500	\$ 150,000

Agricultural Acreage Conclusions

Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total
1	\$ 8,735	\$ 8,735	3	\$ 4,000	\$ 12,000	10	\$ 2,600	\$ 26,000	30	\$ 2,110	\$ 63,300
1.5	\$ 6,000	\$ 9,000	4	\$ 3,322	\$ 13,288	15	\$ 2,600	\$ 39,000	40	\$ 1,725	\$ 69,000
2	\$ 5,000	\$ 10,000	5	\$ 3,322	\$ 16,610	20	\$ 2,110	\$ 42,200	50	\$ 1,725	\$ 86,250
2.5	\$ 4,500	\$ 11,250	7	\$ 2,690	\$ 18,830	25	\$ 2,110	\$ 52,750	100	\$ 1,725	\$ 172,500

Enter Minimum Per Acre:
 \$ 1,725

Avery Township-2024 Land Value Analysis Commercial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
002-007-000-090-00	13041 M32/M33	5/26/2021	205000	LC	205000	199733	42288	37021	Improved	374.2	185.483749	1.593	\$ 113	26546.13936	80.2	201	573/223		Commercial	201

For 2024, use \$80/foot fo Avery Twp Commercial and Industrial Lots

MLS ID	Street	City	Sale Price	Acres	Frontage	Acre Rate	FF Rate	Date	Res Acre Rate	Difference	Difference from Res Rates
322813	US-23 S	Alpena	16500	2.1	300x300	\$ 7,857	\$ 55.00	7/30/2021		6000	131% 2+ Acres
201811503	M-32	Elmira	17000		165x218x132x118	\$ 103.03		4/21/2021			
201815135	E State Street	Cheboygan	20500	6.6		\$ 3,106		3/4/2022		3006	103% 2+ Acres
325898	Co Rd 491	Lewiston	28000	10.2		\$ 2,745		12/14/2020		2600	106% 2+ Acres
201813949	Briley Twp	Atlanta	19000	8.23		\$ 2,309		12/23/2021		2650	87% 2+ Acres
201814712	Kneeland Street	Lewiston	13500	0.5		\$ 27,000		8/23/2021		17470	155% Small Lot
201810932	17600 N Co Rd 459	Hillman	51000	4.5		\$ 11,333		3/25/2021		3322	341% Small Lot
						\$ 9,058	\$ 79.02				

16670 M-33 sold \$64,000, large building and 5.48 acres

** this is Rosie Ferguson, County appraised at \$195,674 for 2024 assessment roll.

Parcel	Address	City	Sale Price	Frontage	Value From Assmt Card	Date	Notes	MLS
044-201-000-003-00	300 State Street	Hillman	25000	132	24000	2/24/2020	**less building value	320368
044-211-000-004-01	201 State Street	Hillman	30000	33	62200	8/25/2022	**less building value	201810542
004-362-000-190-00	16009 Co Rd 624	Atlanta	35000	150	106800	8/30/2021	**less building value	201813772

Avery Township-2024 Land Value Analysis Commercial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcel	Land Table	Class			
002-055-000-002-00		7/20/2021	5400	WD	03-ARM'S LENGTH	5400	9256	3144	7000	Improved	100	200	0.459	\$ 6,850	100	401	574/046		Residential Backlots	401			
002-050-000-009-01	12850 HAAS	6/1/2022	24000	QC	03-ARM'S LENGTH	24000	41399	5701	17325	Improved	247.5	165	0.469	\$ 12,156	247.5	401	580/160	002-050-00	Residential Backlots	401			
002-110-000-014-00	10200 MCMURPHY	4/23/2021	6400	WD	03-ARM'S LENGTH	6400	14490	6400	14490	Vacant	207	187	0.889	\$ 7,199	207	401	572/594		Residential Backlots	402			
														\$ 8,735							For 2024, use \$8,735 for a 1 acre site value		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/Foot	Actual Front	ECF Area	Liber/Page	Other Parcel	Land Table	Class
002-014-000-070-00	17835 DOBBYN	4/23/2021	137000	WD	03-ARM'S LENGTH	137000	104533	42330	9863	Improved	0	0	4	\$ 10,583	0	401	572/524		Residential Acreage	401
002-010-000-030-07		7/30/2021	19000	WD	03-ARM'S LENGTH	19000	14580	19000	14580	Vacant	0	0	5.72	\$ 3,322	0	401	574/210		Residential Acreage	402
002-008-000-010-06		6/30/2021	136000	WD	03-ARM'S LENGTH	136000	81069	70658	15727	Improved	0	0	6.17	\$ 11,452	0	401	573/751		Residential Acreage	401
														For 2024, use 3,322 for 4-5 acre parcels						

002-009-000-055-02		10/19/2022	12000	WD	03-ARM'S LENGTH	12000	18990	12000	18990	Vacant	0	0	7.82	\$ 1,535	0	401	583/491		Residential Acreage	402			
002-010-000-030-06	11633 HALL	7/31/2021	138900	WD	03-ARM'S LENGTH	138900	118371	40093	19564	Improved	0	0	8.23	\$ 4,872	0	401	574/289		Residential Acreage	401			
002-001-000-010-02		6/22/2022	14000	WD	03-ARM'S LENGTH	14000	18934	14000	18934	Vacant	0	0	8.41	\$ 1,665	0	401	580/339		Residential Acreage	402			
														\$ 2,690							For 2024, use 2,690 for 7 acre parcels		

002-011-000-230-00	17595 HIBNER	12/27/2022	40000	WD	03-ARM'S LENGTH	40000	26869	33450	20319	Improved	0	0	9.25	\$ 3,616	0	401	584/389		Residential Acreage	401			
002-017-000-380-00	9702 KEEGO	7/26/2021	18000	WD	03-ARM'S LENGTH	18000	26683	18000	21732	Improved	0	0	9.78	\$ 1,840	0	401	574/944		Residential Acreage	401			
002-003-000-230-00	12471 HALL	10/6/2021	39000	WD	03-ARM'S LENGTH	39000	30994	39000	30994	Vacant	0	0	15	\$ 2,600	0	401	575/556		Residential Acreage	402			
														\$ 2,686 Avg of All							For 2024, use \$2,600/acre for 10 Acre		
														\$ 2,600 Avg of Vacant									

002-003-000-240-00		6/27/2022	35720	WD	03-ARM'S LENGTH	35720	34954	35720	34954	Vacant	0	0	17.96	\$ 1,989	0	401	580/509		Residential Acreage	402			
002-036-000-040-03		4/16/2021	45000	WD	03-ARM'S LENGTH	45000	38618	45000	38618	Vacant	0	0	21	\$ 2,143	0	401	572/670		Residential Acreage	402			
002-003-000-060-00		1/19/2022	62500	WD	03-ARM'S LENGTH	62500	46683	62500	46683	Vacant	0	0	28.45	\$ 2,197	0	401	577/347		Residential Acreage	401			
														\$ 2,110							For 2024, use \$2,110 20-30 acre parcels		

002-005-000-010-00	14740 BENTLEY	3/28/2023	55000	WD	03-ARM'S LENGTH	55000	58973	48816	52789	Improved	0	0	33.9	\$ 1,440	0	401	586/254		Residential Acreage	401			
002-008-000-060-00	14110 AIRPORT	5/7/2021	157500	WD	03-ARM'S LENGTH	157500	137986	78566	59052	Improved	0	0	40	\$ 1,964	0	401	572/794		Residential Acreage	401			
														\$ 1,702							For 2024, use \$1,702 for 40 acre parcels		

002-015-000-070-00		7/15/2022	128000	WD	03-ARM'S LENGTH	128000	118911	97369	88280	Improved	0	0	60	\$ 1,623	0	401	581/410		Residential Acreage	401
														For 2024, use \$1,623 for 50 acre parcels						

002-005-000-100-00	12340 MCMURPHY	3/10/2023	309000	WD	03-ARM'S LENGTH	309000	274175	268297	233472	Improved	0	0	160	\$ 1,677	0	401	585/981	002-005-00	Residential Acreage	402
														For 2024, use \$1,500 for 100+ acre parcels						

Avery Township-2024 Land Value Analysis Industrial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
002-007-000-090-00	13041 M32/M33	5/26/2021	205000	LC	205000	199733	42288	37021	Improved	374.2	185.483749	1.593	\$ 113	26546.13936	80.2	201	573/223		Commercial	201

For 2024, use \$80/foot fo Avery Twp Commercial and Industrial Lots

MLS ID	Street	City	Sale Price	Acres	Frontage	Acre Rate	FF Rate	Date	Res Acre Rate	Difference	Difference from Res Rates
322813	US-23 S	Alpena	16500	2.1	300x300	\$ 7,857	\$ 55.00	7/30/2021		6000	131% 2+ Acres
201811503	M-32	Elmira	17000		165x218x132x118	\$ 103.03		4/21/2021			
201815135	E State Street	Cheboygan	20500	6.6		\$ 3,106		3/4/2022		3006	103% 2+ Acres
325898	Co Rd 491	Lewiston	28000	10.2		\$ 2,745		12/14/2020		2600	106% 2+ Acres
201813949	Briley Twp	Atlanta	19000	8.23		\$ 2,309		12/23/2021		2650	87% 2+ Acres
201814712	Kneeland Street	Lewiston	13500	0.5		\$ 27,000		8/23/2021		17470	155% Small Lot
201810932	17600 N Co Rd 459	Hillman	51000	4.5		\$ 11,333		3/25/2021		3322	341% Small Lot
						\$ 9,058	\$ 79.02				

16670 M-33 sold \$64,000, large building and 5.48 acres

** this is Rosie Ferguson, County appraised at \$195,674 for 2024 assessment roll.

Parcel	Address	City	Sale Price	Frontage	Value From Assmt Card	Date	Notes	MLS
044-201-000-003-00	300 State Street	Hillman	25000	132	24000	2/24/2020	**less building value	320368
044-211-000-004-01	201 State Street	Hillman	30000	33	62200	8/25/2022	**less building value	201810542
004-362-000-190-00	16009 Co Rd 624	Atlanta	35000	150	106800	8/30/2021	**less building value	201813772

Avery Township-2024 Land Value Analysis Industrial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parce Land Table	Class		
002-055-000-002-00		7/20/2021	5400	WD	03-ARM'S LENGTH	5400	9256	3144	7000	Improved	100	200	0.459	\$ 6,850	100	401	574/046	Residential Backlots	401		
002-050-000-009-01	12850 HAAS	6/1/2022	24000	QC	03-ARM'S LENGTH	24000	41399	5701	17325	Improved	247.5	165	0.469	\$ 12,156	247.5	401	580/160	002-050-00 Residential Backlots	401		
002-110-000-014-00	10200 MCMURPHY	4/23/2021	6400	WD	03-ARM'S LENGTH	6400	14490	6400	14490	Vacant	207	187	0.889	\$ 7,199	207	401	572/594	Residential Backlots	402		
														\$ 8,735						For 2024, use \$8,735 for a 1 acre site value	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/Foot	Actual Front	ECF Area	Liber/Page	Other Parce Land Table	Class
002-014-000-070-00	17835 DOBBYN	4/23/2021	137000	WD	03-ARM'S LENGTH	137000	104533	42330	9863	Improved	0	0	4	\$ 10,583	0	401	572/524	Residential Acreage	401
002-010-000-030-07		7/30/2021	19000	WD	03-ARM'S LENGTH	19000	14580	19000	14580	Vacant	0	0	5.72	\$ 3,322	0	401	574/210	Residential Acreage	402
002-008-000-010-06		6/30/2021	136000	WD	03-ARM'S LENGTH	136000	81069	70658	15727	Improved	0	0	6.17	\$ 11,452	0	401	573/751	Residential Acreage	401
														For 2024, use 3,322 for 4-5 acre parcels					

002-009-000-055-02		10/19/2022	12000	WD	03-ARM'S LENGTH	12000	18990	12000	18990	Vacant	0	0	7.82	\$ 1,535	0	401	583/491	Residential Acreage	402		
002-010-000-030-06	11633 HALL	7/31/2021	138900	WD	03-ARM'S LENGTH	138900	118371	40093	19564	Improved	0	0	8.23	\$ 4,872	0	401	574/289	Residential Acreage	401		
002-001-000-010-02		6/22/2022	14000	WD	03-ARM'S LENGTH	14000	18934	14000	18934	Vacant	0	0	8.41	\$ 1,665	0	401	580/339	Residential Acreage	402		
														\$ 2,690						For 2024, use 2,690 for 7 acre parcels	

002-011-000-230-00	17595 HIBNER	12/27/2022	40000	WD	03-ARM'S LENGTH	40000	26869	33450	20319	Improved	0	0	9.25	\$ 3,616	0	401	584/389	Residential Acreage	401		
002-017-000-380-00	9702 KEEGO	7/26/2021	18000	WD	03-ARM'S LENGTH	18000	26683	18000	21732	Improved	0	0	9.78	\$ 1,840	0	401	574/944	Residential Acreage	401		
002-003-000-230-00	12471 HALL	10/6/2021	39000	WD	03-ARM'S LENGTH	39000	30994	39000	30994	Vacant	0	0	15	\$ 2,600	0	401	575/556	Residential Acreage	402		
														\$ 2,686 Avg of All		For 2024, use \$2,600/acre for 10 Acre					
														\$ 2,600 Avg of Vacant							

002-003-000-240-00		6/27/2022	35720	WD	03-ARM'S LENGTH	35720	34954	35720	34954	Vacant	0	0	17.96	\$ 1,989	0	401	580/509	Residential Acreage	402		
002-036-000-040-03		4/16/2021	45000	WD	03-ARM'S LENGTH	45000	38618	45000	38618	Vacant	0	0	21	\$ 2,143	0	401	572/670	Residential Acreage	402		
002-003-000-060-00		1/19/2022	62500	WD	03-ARM'S LENGTH	62500	46683	62500	46683	Vacant	0	0	28.45	\$ 2,197	0	401	577/347	Residential Acreage	401		
														\$ 2,110						For 2024, use \$2,110 20-30 acre parcels	

002-005-000-010-00	14740 BENTLEY	3/28/2023	55000	WD	03-ARM'S LENGTH	55000	58973	48816	52789	Improved	0	0	33.9	\$ 1,440	0	401	586/254	Residential Acreage	401		
002-008-000-060-00	14110 AIRPORT	5/7/2021	157500	WD	03-ARM'S LENGTH	157500	137986	78566	59052	Improved	0	0	40	\$ 1,964	0	401	572/794	Residential Acreage	401		
														\$ 1,702						For 2024, use \$1,702 for 40 acre parcels	

002-015-000-070-00		7/15/2022	128000	WD	03-ARM'S LENGTH	128000	118911	97369	88280	Improved	0	0	60	\$ 1,623	0	401	581/410	Residential Acreage	401
														For 2024, use \$1,623 for 50 acre parcels					

002-005-000-100-00	12340 MCMURPHY	3/10/2023	309000	WD	03-ARM'S LENGTH	309000	274175	268297	233472	Improved	0	0	160	\$ 1,677	0	401	585/981	002-005-00 Residential Acreage	402
														For 2024, use \$1,500 for 100+ acre parcels					

Avery Township-2024 Land Value Analysis Residential Acreage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels	Land Table	Class
002-055-000-002-00		7/20/2021	5400	WD	03-ARM'S LENGTH	5400	9256	3144	7000	Improved	100	200	0.459	\$ 6,850	100	401	574/046		Residential Backlots	401
002-050-000-009-01	12850 HAAS	6/1/2022	24000	QC	03-ARM'S LENGTH	24000	41399	5701	17325	Improved	247.5	165	0.469	\$ 12,156	247.5	401	580/160	002-050-000-	Residential Backlots	401
002-110-000-014-00	10200 MCMURPHY	4/23/2021	6400	WD	03-ARM'S LENGTH	6400	14490	6400	14490	Vacant	207	187	0.889	\$ 7,199	207	401	572/594		Residential Backlots	402
														For 2024, use \$8,735 for a 1 acre site value						
002-014-000-070-00	17835 DOBBYN	4/23/2021	137000	WD	03-ARM'S LENGTH	137000	104533	42330	9863	Improved	0	0	4	\$ 10,583	0	401	572/524		Residential Acreage	401
002-010-000-030-07		7/30/2021	19000	WD	03-ARM'S LENGTH	19000	14580	19000	14580	Vacant	0	0	5.72	\$ 3,322	0	401	574/210		Residential Acreage	402
002-008-000-010-06		6/30/2021	136000	WD	03-ARM'S LENGTH	136000	81069	70658	15727	Improved	0	0	6.17	\$ 11,452	0	401	573/751		Residential Acreage	401
														For 2024, use 3,322 for 4-5 acre parcels						
002-009-000-055-02		10/19/2022	12000	WD	03-ARM'S LENGTH	12000	18990	12000	18990	Vacant	0	0	7.82	\$ 1,535	0	401	583/491		Residential Acreage	402
002-010-000-030-06	11633 HALL	7/31/2021	138900	WD	03-ARM'S LENGTH	138900	118371	40093	19564	Improved	0	0	8.23	\$ 4,872	0	401	574/289		Residential Acreage	401
002-001-000-010-02		6/22/2022	14000	WD	03-ARM'S LENGTH	14000	18934	14000	18934	Vacant	0	0	8.41	\$ 1,665	0	401	580/339		Residential Acreage	402
														For 2024, use 2,690 for 7 acre parcels						
002-011-000-230-00	17595 HIBNER	12/27/2022	40000	WD	03-ARM'S LENGTH	40000	26869	33450	20319	Improved	0	0	9.25	\$ 3,616	0	401	584/389		Residential Acreage	401
002-017-000-380-00	9702 KEEGO	7/26/2021	18000	WD	03-ARM'S LENGTH	18000	26683	18000	21732	Improved	0	0	9.78	\$ 1,840	0	401	574/944		Residential Acreage	401
002-003-000-230-00	12471 HALL	10/6/2021	39000	WD	03-ARM'S LENGTH	39000	30994	39000	30994	Vacant	0	0	15	\$ 2,600	0	401	575/556		Residential Acreage	402
														For 2024, use \$2,600/acre for 10 Acre						
														Avg of All						
														Avg of Vacant						
002-003-000-240-00		6/27/2022	35720	WD	03-ARM'S LENGTH	35720	34954	35720	34954	Vacant	0	0	17.96	\$ 1,989	0	401	580/509		Residential Acreage	402
002-036-000-040-03		4/16/2021	45000	WD	03-ARM'S LENGTH	45000	38618	45000	38618	Vacant	0	0	21	\$ 2,143	0	401	572/670		Residential Acreage	402
002-003-000-060-00		1/19/2022	62500	WD	03-ARM'S LENGTH	62500	46683	62500	46683	Vacant	0	0	28.45	\$ 2,197	0	401	577/347		Residential Acreage	401
														For 2024, use \$2,110 20-30 acre parcels						
002-005-000-010-00	14740 BENTLEY	3/28/2023	55000	WD	03-ARM'S LENGTH	55000	58973	48816	52789	Improved	0	0	33.9	\$ 1,440	0	401	586/254		Residential Acreage	401
002-008-000-060-00	14110 AIRPORT	5/7/2021	157500	WD	03-ARM'S LENGTH	157500	137986	78566	59052	Improved	0	0	40	\$ 1,964	0	401	572/794		Residential Acreage	401
														For 2024, use \$1,702 for 40 acre parcels						
002-015-000-070-00		7/15/2022	128000	WD	03-ARM'S LENGTH	128000	118911	97369	88280	Improved	0	0	60	\$ 1,623	0	401	581/410		Residential Acreage	401
														For 2024, use \$1,623 for 50 acre parcels						
002-005-000-100-00	12340 MCMURPHY	3/10/2023	309000	WD	03-ARM'S LENGTH	309000	274175	268297	233472	Improved	0	0	160	\$ 1,677	0	401	585/981	002-005-000-	Residential Acreage	402
														For 2024, use \$1,500 for 100+ acre parcels						

**2024 Assessment Roll Acreage Table
Montmorency County
RESIDENTIAL PROPERTIES**

Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total
1	\$ 8,735	\$ 8,735	3	\$ 4,000	\$ 12,000	10	\$ 2,600	\$ 26,000	30	\$ 2,110	\$ 63,300
1.5	\$ 6,000	\$ 9,000	4	\$ 3,322	\$ 13,288	15	\$ 2,600	\$ 39,000	40	\$ 1,702	\$ 68,080
2	\$ 5,000	\$ 10,000	5	\$ 3,322	\$ 16,610	20	\$ 2,110	\$ 42,200	50	\$ 1,623	\$ 81,150
2.5	\$ 4,500	\$ 11,250	7	\$ 2,690	\$ 18,830	25	\$ 2,110	\$ 52,750	100	\$ 1,500	\$ 150,000

No direct sales average, using higher/lower category
 Values set by supporting study/category of sales
 Ag Study: smaller tracts are set by the higher of the Ag rate or the Res Rate

2023 Assessment Roll Acreage Table*

Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total
1	\$ 7,389	\$ 7,389	3	\$ 3,150	\$ 9,450	10	\$ 2,204	\$ 22,040	30	\$ 1,600	\$ 48,000
1.5	\$ 5,600	\$ 8,400	4	\$ 2,500	\$ 10,000	15	\$ 2,114	\$ 31,710	40	\$ 1,507	\$ 60,280
2	\$ 4,400	\$ 8,800	5	\$ 2,549	\$ 12,745	20	\$ 1,895	\$ 37,900	50	\$ 1,507	\$ 75,350
2.5	\$ 3,519	\$ 8,798	7	\$ 2,549	\$ 17,843	25	\$ 1,750	\$ 43,750	100	\$ 1,400	\$ 140,000

*values are taken in general from prior year BSA land table, slight variations could exist

Avery Township-2024 Land Value Analysis Backlots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parce Land Table	Class
002-050-000-009-01	12850 HAAS	6/1/2022	24000	QC	03-ARM'S LENGTH	24000	41399	5701	17325	Improved	247.5	165	0.469	\$ 23	12155.65032	247.5	401	580/160	002-050-000 Residential Backlots	401
002-110-000-014-00	10200 MCMURPHY	4/23/2021	6400	WD	03-ARM'S LENGTH	6400	14490	6400	14490	Vacant	207	187	0.889	\$ 31	7199.100112	207	401	572/594	Residential Backlots	402
002-055-000-002-00		7/20/2021	5400	WD	03-ARM'S LENGTH	5400	9256	3144	7000	Improved	100	200	0.459	\$ 31	6849.673203	100	401	574/046	Residential Backlots	401
002-010-000-240-01	16465 M32/M33	12/20/2021	61000	WD	03-ARM'S LENGTH	61000	71801	10199	21000	Improved	300	400	2.755	\$ 34	3701.99637	300	401	576/998	Residential Backlots	401
002-024-000-360-00	9015 M33	10/21/2021	25000	WD	03-ARM'S LENGTH	25000	30808	7002	12810	Improved	183	93	0.343	\$ 38	20413.99417	228	401	575/859	Residential Backlots	401
002-004-000-330-01	12010 HAAS	2/15/2022	128500	WD	21-NOT USED/OTHER	128500	134335	16005	21840	Improved	312	416	2.98	\$ 51	5370.805369	312	401	577/763	Residential Backlots	401
002-035-000-150-00	17790 SCHMALLERS	11/10/2022	65000	WD	19-MULTI PARCEL ARM'S	65000	54741	28669	18410	Improved	263	660	1.992	\$ 109	14392.06827	263	401	583/906	002-035-000 Residential Backlots	401
002-023-000-060-00	9691 HALL	5/27/2021	85000	WD	03-ARM'S LENGTH	85000	83486	25552	15869	Improved	226.7	410	1.067	\$ 113	23947.5164	226.7	401	573/260	002-023-000 Residential Backlots	401
														\$ 54						

For 2024, use \$54/foot for Avery Twp Residential back lot values

Avery Township-2024 Land Value Analysis Creek Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
002-025-000-170-00	18254 CARTER	5/2/2022	22900	WD	03-ARM'S LENGTH	22900	29700	22900	17325	Improved	175	0	0	\$ 131		175	WTRCR	579/504	002-025-000-180-00	Creek Frontage	402
002-060-000-028-00	10471 STURGIS	8/1/2022	113500	WD	03-ARM'S LENGTH	113500	107658	46934	26156	Improved	264.2	342.150002	0.995	\$ 178		248	WTRCR	581/968	002-060-000-027-00	Creek Frontage	401
002-036-000-310-02	7009 M33	8/20/2021	91000	WD	03-ARM'S LENGTH	91000	75757	29539	14296	Improved	144.4	289.700012	0.94	\$ 205		150.6	WTRCR	574/817		Creek Frontage	401
														\$	171	Avg of All-2024					
														\$	99	Prior Year Rate					
														\$	135	Blend					

For 2024, no vacant sales. Prior year rate was \$99/foot
 Large change in value from 2023 to 2024
 For 2024, used blended rate of \$135/foot

Acreage Water Sales, no analysis, just reference:

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	ResRate	ResPercent
002-018-000-430-00	10445 SAVITSKY	12/18/2021	220000	WD	14-INTO/DUT OF TRUST	220000	257434	143038	180472	Improved	0	0	46.06	\$ 3,105		0	WTRCR	577/029		Creek Frontage	401	1702	182%
002-036-000-300-00	7165 M33	7/12/2021	170000	WD	03-ARM'S LENGTH	170000	147285	72050	49335	Improved	0	0	9.1	\$ 7,918		0	WTRCR	574/016		Creek Frontage	401	2600	305%

For 2024, use 243% for Water Acres vs. Residential Acre Rate

For 2024, use \$210/foot x 100' lot for Minimum 1 Acre rate of \$21,000 (Blend Creek and River, \$285 and \$135)

Avery Township-2024 Land Value Analysis Thunder Bay River

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of S:	Adj. Sale \$	Cur. Appra	Land Resid	Est. Land V	Vacant/Improve	Effec. Fron	Depth	Net Acres	Dollars/FF	Dollars/Acr	Actual Fror	ECF Area	Liber/Page	Other Parc	Land Table	Class		
002-018-000-025-04		9/13/2021	55000	WD	03-ARM'S l	55000	95760	55000	90822	Improved	443.0333	164.3	1.646	\$ 124	33414.34	456.2	WATER	575/106		Thunder Bay River	401		
002-034-000-080-00	16280 SCHMALLERS	1/12/2022	150000	WD	03-ARM'S l	150000	116751	71789	38540	Improved	188	250	1.132	\$ 382	63417.84	169.5	WTRTB	577/208		Thunder Bay River	401		
002-080-000-004-00	13931 AIRPORT	4/1/2022	190000	WD	03-ARM'S l	190000	169922	40156	20078	Improved	97.94333	158.965	0.357	\$ 410	112481.8	98.24	WTRTB	578/991		Thunder Bay River	401		
														\$	305	Avg of All-2024							
														\$	265	Prior Year Rate							
														\$	285	Blend							

For 2024, no vacant sales. Prior year rate was \$265/foot
 For 2024, used blended rate of \$285/foot

2024 Assessment Roll Acreage Table
Montmorency County
Water Acreage PROPERTIES
General Acreage - Residential

Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total
1	\$ 8,735	\$ 8,735	3	\$ 4,000	\$ 12,000	10	\$ 2,600	\$ 26,000	30	\$ 2,110	\$ 63,300
1.5	\$ 6,000	\$ 9,000	4	\$ 3,322	\$ 13,288	15	\$ 2,600	\$ 39,000	40	\$ 1,702	\$ 68,080
2	\$ 5,000	\$ 10,000	5	\$ 3,322	\$ 16,610	20	\$ 2,110	\$ 42,200	50	\$ 1,623	\$ 81,150
2.5	\$ 4,500	\$ 11,250	7	\$ 2,690	\$ 18,830	25	\$ 2,110	\$ 52,750	100	\$ 1,500	\$ 150,000

General Water Influence Acreage - Value Conclusions

Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total
1	\$ 8,735	\$ 21,226	3	\$ 4,000	\$ 29,160	10	\$ 2,600	\$ 63,180	30	\$ 2,110	\$ 153,819
1.5	\$ 6,000	\$ 21,870	4	\$ 3,322	\$ 32,290	15	\$ 2,600	\$ 94,770	40	\$ 1,702	\$ 165,434
2	\$ 5,000	\$ 24,300	5	\$ 3,322	\$ 40,362	20	\$ 2,110	\$ 102,546	50	\$ 1,623	\$ 197,195
2.5	\$ 4,500	\$ 27,338	7	\$ 2,690	\$ 45,757	25	\$ 2,110	\$ 128,183	100	\$ 1,500	\$ 364,500

Enter Percenatge:
243%

Enter Minimum:
\$ 21,000

General Water Influence Acreage - Value Conclusions (Prior Year 2023)

Acres	Total	Acres	Total	Acres	Total	Acres	Total
1	\$ 22,711	3	\$ 31,200	10	\$ 67,600	30	\$ 164,580
1.5	\$ 23,400	4	\$ 34,549	15	\$ 101,400	40	\$ 177,008
2	\$ 26,000	5	\$ 43,186	20	\$ 109,720	50	\$ 210,990
2.5	\$ 29,250	7	\$ 48,958	25	\$ 137,150	100	\$ 390,000