

Bearinger Township- 2024 Land Value Analysis Lakefront Subdivision Lots

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 Pari Land Table	Class	Rate Group 1
021-140-000-371-00	18743 GANNET LN	8/18/2022	339000	WD	19-MULTI PARCEL A	339000	318210	188182	128311	Improved	515.27	561.079988	1.325	\$ 365	142024.1509	515.27	1	674/705	021-140-0 NEW-Subdivision Lots-LAKE	401	Lakefront
021-140-000-423-01	19049 JAY LN	10/31/2022	135000	WD	03-ARM'S LENGTH	135000	134986	135000	134986	Vacant	338.7	122.852081	0.955	\$ 399	141361.2565	338.7	1	678/333	NEW-Subdivision Lots-LAKE	402	Lakefront
021-140-000-405-00	19023 IBIS LN	11/3/2022	550000	WD	03-ARM'S LENGTH	550000	537355	431672	277168	Improved	852.266667	682.590248	2.048	\$ 506	210777.3438	916.15	1	678/544	021-140-0 NEW-Subdivision Lots-LAKE	401	Lakefront
021-038-000-010-00	21245 US-23 N	2/16/2022	155000	WD	03-ARM'S LENGTH	155000	221430	140041	206471	Improved	264.706667	595.599976	3.54	\$ 529	39559.60452	276.29	1	666/823	NEW-Subdivision Lots-LAKE	401	Lakefront
021-140-000-591-00		11/16/2021	116000	WD	03-ARM'S LENGTH	116000	132613	116000	111613	Improved	216.17	216.169998	0.534	\$ 537	217228.4644	216.17	1	663/310	021-140-0 NEW-Subdivision Lots-LAKE	402	Lakefront
021-038-000-012-00		4/25/2022	165000	WD	03-ARM'S LENGTH	165000	201843	165000	201843	Vacant	258.773333	521.200012	3.07	\$ 638	53745.92834	263.12	1	669/599	NEW-Subdivision Lots-LAKE	402	Lakefront
021-038-000-008-00	21349 US-23 N	10/1/2021	399900	WD	03-ARM'S LENGTH	399900	357460	197274	154834	Improved	264.673333	492.200012	2.95	\$ 745	66872.54237	271.94	1	660/558	NEW-Subdivision Lots-LAKE	401	Lakefront
021-037-000-001-01	21915 US-23 N	5/27/2021	357000	WD	03-ARM'S LENGTH	357000	363384	180816	187200	Improved	240	157.789993	0.869	\$ 753	208073.6479	240	1	653/112	NEW-Subdivision Lots-LAKE	401	Lakefront
021-140-000-109-00		3/17/2022	110000	WD	03-ARM'S LENGTH	110000	87594	110000	87594	Vacant	112.3	100	0.258	\$ 980	426356.5891	112.3	1	667/896	NEW-Subdivision Lots-LAKE	402	Lakefront
021-045-000-070-00	16113 HOCKNOW LN	7/27/2021	320000	WD	03-ARM'S LENGTH	320000	287796	121904	89700	Improved	115	400	0.987	\$ 1,060	123509.6251	115	1	657/115	NEW-Subdivision Lots-LAKE	401	Lakefront
														\$ 651	Avg of All						
														\$ 672	Avg of Vacant						

For 2024, use \$675/foot of Lakefront/Subdivision Lots

Bearinger Township- 2024 Land Value Analysis Black Lake View Lots

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 Parcel	Land Table	Class	Rate Group 1
021-023-000-040-00		5/14/2021	43000	WD	03-ARM'S LENGTH	43000	94500	43000	63000	Improved	300	1200	4.132	\$ 143	10406.58277	300	7	653/633	021-023-00	NEW-US23 View Lot	402	US-23 View
021-014-000-013-00		5/6/2021	22000	WD	03-ARM'S LENGTH	22000	31500	22000	31500	Vacant	150	0	2.066	\$ 147	10648.59632	150	401	652/190			402	US-23 View
021-023-000-042-00		6/22/2022	23000	WD	03-ARM'S LENGTH	23000	31500	23000	31500	Vacant	150	600	2.066	\$ 153	11132.62343	150	7	672/315		NEW-US23 View Lot	402	US-23 View
021-014-000-028-00		4/6/2021	49000	LC	21-NOT USED/OTHE	49000	63000	49000	63000	Vacant	300	1200	4.132	\$ 163	11858.66409	300	7	650/450	021-014-00	NEW-US23 View Lot	402	US-23 View
021-024-000-060-00		2/18/2022	30000	WD	03-ARM'S LENGTH	30000	34051	30000	34051	Vacant	162.146667	624.900024	2.27	\$ 185	13215.85903	170	7	666/783		NEW-US23 View Lot	402	US-23 View
021-024-000-051-00	22770 US-23 N	11/12/2021	369000	WD	08-ESTATE	369000	369736	33458	34194	Improved	162.826667	600.169983	2.271	\$ 205	14732.71686	158.87	7	662/849		NEW-US23 View Lot	401	US-23 View
021-024-000-068-00		6/1/2021	33000	WD	03-ARM'S LENGTH	33000	26565	33000	26565	Vacant	131	0	2.267	\$ 252	14556.68284	131	401	653/616			402	US-23 View
021-024-000-056-00	22592 US-23 N	10/1/2021	40000	WD	03-ARM'S LENGTH	40000	37257	40000	34068	Improved	150	0	2.24	\$ 267	17857.14286	150	401	660/582			402	US-23 View
021-024-000-054-00	22652 US-23 N	7/8/2021	46000	WD	03-ARM'S LENGTH	46000	34077	46000	34077	Vacant	150	0	2.236	\$ 307	20572.45081	150	401	655/582			402	US-23 View
021-024-000-058-00		10/8/2021	145000	WD	03-ARM'S LENGTH	145000	112876	100342	68218	Improved	324.846666	1219.299988	4.44	\$ 309	22599.54955	340	7	661/760	021-024-00	NEW-US23 View Lot	402	US-23 View
021-024-000-058-00		12/29/2022	65000	WD	03-ARM'S LENGTH	65000	34111	65000	34111	Vacant	162.433333	609.599976	2.22	\$ 400	29279.27928	170	7	680/526		NEW-US23 View Lot	402	US-23 View
														\$	230	Avg of All						
														\$	230	Avg of Vacant						

For 2024, use \$230/Foot of Black Lake View

Bearinger Township- 2024 Land Value Analysis Subdivision View Lots

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 Parcel Land Table	Class	Rate Group 1
021-023-000-040-00		5/14/2021	43000	WD	03-ARM'S LENGTH	43000	94500	43000	63000	Improved	300	1200	4.132	\$ 143	10406.58277	300 7	653/633	021-023-00 NEW-US23 View Lot	402	US-23 View	
021-014-000-013-00		5/6/2021	22000	WD	03-ARM'S LENGTH	22000	31500	22000	31500	Vacant	150	0	2.066	\$ 147	10648.59632	150 401	652/190		402	US-23 View	
021-023-000-042-00		6/22/2022	23000	WD	03-ARM'S LENGTH	23000	31500	23000	31500	Vacant	150	600	2.066	\$ 153	11132.62343	150 7	672/315	NEW-US23 View Lot	402	US-23 View	
021-014-000-028-00		4/6/2021	49000	LC	21-NOT USED/OTHE	49000	63000	49000	63000	Vacant	300	1200	4.132	\$ 163	11858.66409	300 7	650/450	021-014-00 NEW-US23 View Lot	402	US-23 View	
021-024-000-060-00		2/18/2022	30000	WD	03-ARM'S LENGTH	30000	34051	30000	34051	Vacant	162.146667	624.900024	2.27	\$ 185	13215.85903	170 7	666/783	NEW-US23 View Lot	402	US-23 View	
021-024-000-051-00	22770 US-23 N	11/12/2021	369000	WD	08-ESTATE	369000	369736	33458	34194	Improved	162.826667	600.169983	2.271	\$ 205	14732.71686	158.87 7	662/849	NEW-US23 View Lot	401	US-23 View	
021-024-000-068-00		6/1/2021	33000	WD	03-ARM'S LENGTH	33000	26565	33000	26565	Vacant	131	0	2.267	\$ 252	14556.68284	131 401	653/616		402	US-23 View	
021-024-000-056-00	22592 US-23 N	10/1/2021	40000	WD	03-ARM'S LENGTH	40000	37257	40000	34068	Improved	150	0	2.24	\$ 267	17857.14286	150 401	660/582		402	US-23 View	
021-024-000-054-00	22652 US-23 N	7/8/2021	46000	WD	03-ARM'S LENGTH	46000	34077	46000	34077	Vacant	150	0	2.236	\$ 307	20572.45081	150 401	655/582		402	US-23 View	
021-024-000-058-00		10/8/2021	145000	WD	03-ARM'S LENGTH	145000	112876	100342	68218	Improved	324.846666	1219.299988	4.44	\$ 309	22599.54955	340 7	661/760	021-024-00 NEW-US23 View Lot	402	US-23 View	
021-024-000-058-00		12/29/2022	65000	WD	03-ARM'S LENGTH	65000	34111	65000	34111	Vacant	162.433333	609.599976	2.22	\$ 400	29279.27928	170 7	680/526	NEW-US23 View Lot	402	US-23 View	
														\$	230	Avg of All					
														\$	230	Avg of Vacant					

For 2024, use \$230/Foot of Subdivision Lake View

Bearing Township- 2024 Land Value Analysis Subdivision Backlots

Parcel Number	Street A	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 Par	Land Table	Class	Rate Group 1
021-140-000-412-00		2/23/2023	5000	CD	21-NOT USED/OTHI	5000	6834	5000	6834	Vacant	117.833333	138.5	0.379	\$ 42	13192.6121	115 3	681/986		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-149-00		3/17/2022	4500	OTH	03-ARM'S LENGTH	4500	5800	4500	5800	Vacant	100	114.4	0.263	\$ 45	17110.2662	100 3	667/800		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-512-00		8/12/2022	13500	WD	03-ARM'S LENGTH	13500	29000	13500	17400	Improved	300	346.8	0.795	\$ 45	16981.1321	300 3	674/326	021-140-0	NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-394-00		9/16/2022	5500	WD	03-ARM'S LENGTH	5500	6693	5500	6693	Vacant	115.4	128.42	0.341	\$ 48	16129.0323	115 3	676/437		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-377-00		11/5/2021	11500	WD	03-ARM'S LENGTH	11500	19150	11500	12475	Improved	215.09	216.97	0.534	\$ 53	21535.5805	215 3	662/237	021-140-0	NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-429-00		10/28/2022	6000	WD	03-ARM'S LENGTH	6000	5800	6000	5800	Vacant	100	138.7	0.318	\$ 60	18867.9245	100 3	678/489		NEW-Subdivision Lots-BACK	402	Backlot	
021-045-000-032-00		8/9/2021	26000	WD	19-MULTI PARCEL A	26000	72744	26000	39272	Improved	415.033333	481.55	1.152	\$ 63	22569.4444	415 3	657/933	021-045-0	NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-471-00		10/26/2021	6500	WD	03-ARM'S LENGTH	6500	5800	6500	5800	Vacant	100	115	0.3	\$ 65	21666.6667	100 HBOFF	661/971		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-300-00		9/23/2022	8250	WD	03-ARM'S LENGTH	8250	6669	8250	6669	Vacant	114.983333	96.45	0.255	\$ 72	32352.9412	115 3	677/849		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-222-00		3/7/2023	15000	WD	19-MULTI PARCEL A	15000	17400	15000	11600	Improved	200	223.25	0.513	\$ 75	29239.7661	200 3	682/149	021-140-0	NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-367-00		3/13/2023	15000	WD	19-MULTI PARCEL A	15000	17400	15000	11600	Improved	200	230.54	0.53	\$ 75	28301.8868	200 3	682/326	021-140-0	NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-368-00		3/13/2023	15000	WD	19-MULTI PARCEL A	15000	17400	15000	11600	Improved	200	230.54	0.53	\$ 75	28301.8868	200 3	682/326	021-140-0	NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-427-00		9/13/2022	7500	WD	03-ARM'S LENGTH	7500	5800	7500	5800	Vacant	100	138.7	0.318	\$ 75	23584.9057	100 3	675/833		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-659-00		8/24/2022	9000	WD	03-ARM'S LENGTH	9000	6647	9000	6647	Vacant	114.596667	100.82	0.265	\$ 79	33962.2642	115 3	675/189		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-094-00		10/21/2022	10000	WD	03-ARM'S LENGTH	10000	6670	10000	6670	Vacant	115	117.75	0.311	\$ 87	32154.3408	115 3	679/321		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-167-00		7/11/2022	9000	WD	03-ARM'S LENGTH	9000	5800	9000	5800	Vacant	100	125	0.287	\$ 90	31358.885	100 3	673/279		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-096-00		3/10/2023	19500	WD	19-MULTI PARCEL A	19500	17400	19500	11600	Improved	200	230	0.528	\$ 98	36931.8182	200 3	682/379	021-140-0	NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-445-00		9/26/2022	11500	QC	21-NOT USED/OTHI	11500	6752	11500	6752	Vacant	116.416667	163.115	0.437	\$ 99	26315.7895	116 3	676/752		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-485-00		9/26/2022	10250	QC	21-NOT USED/OTHI	10250	5800	10250	5800	Vacant	100	116	0.266	\$ 103	38533.8346	100 3	676/753		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-302-00		8/4/2021	82000	WD	03-ARM'S LENGTH	82000	71829	27673	11600	Improved	200	230.4	0.528	\$ 138	52410.9848	200 3	657/595	021-140-0	NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-524-00		5/24/2022	56000	WD	03-ARM'S LENGTH	56000	34789	33693	12482	Improved	215.2	204.6	0.501	\$ 157	67251.497	215 3	671/134	021-140-0	NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-080-00		5/12/2021	16800	WD	14-INTO/OUT OF TF	16800	7300	16800	5800	Improved	100	115	0.264	\$ 168	63636.3636	100 HBOFF	652/494		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-114-00		8/30/2021	72000	WD	03-ARM'S LENGTH	72000	56905	39931	13333	Improved	229.873333	303	0.799	\$ 174	49976.2203	230.7 3	658/686	021-140-0	NEW-Subdivision Lots-BACK	402	Backlot	
														\$ 86	Avg of All							
														\$ 72	Avg of Vacant							

For 2024, use \$72/foot for Huron Beach Backlots

Bearinger Township- 2024 Land Value Analysis Black Lake 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 Part	Land Table	Class	Rate Group 1
020-030-000-046-05	BLUFFS HWY	4/12/2021	139900	WD	03-ARM'S LENGTH	139900	140100	139900	140100	Vacant	150	210.23	0.724	\$ 932.67	193232.0442	150	BLKLK	650/899			401	Black Lk Water
020-032-000-025-05		8/6/2021	170000	WD	14-INTO/OUT OF TI	170000	160276	170000	160276	Vacant	150	0	10.03	\$ 1,133.33	16949.15254	150	BLKLK	657/706			402	Black Lk Water
020-030-000-046-12		12/15/2021	209000	WD	14-INTO/OUT OF TI	209000	163761	209000	163761	Vacant	175.333333	305.22	1.097	\$ 1,192.02	190519.5989	213	BLKLK	664/407			402	Black Lk Water
021-050-000-038-01	21433 BLUFFS HWY	6/20/2022	549900	WD	03-ARM'S LENGTH	549900	483719	162943	96762	Improved	103.6	150	0.363	\$ 1,572.81	448878.7879	100	4	672/212	NEW-Black Lake	401	Black Lk Water	
020-030-000-023-00	21913 BLUFFS HWY	8/30/2021	310000	WD	03-ARM'S LENGTH	310000	185468	217932	93400	Improved	100	120	0.275	\$ 2,179.32	792480	100	4	658/740	NEW-Black Lake	401	Black Lk Water	
021-105-000-003-00		8/16/2021	205000	WD	03-ARM'S LENGTH	205000	96505	205000	96505	Vacant	91.57	616	1.269	\$ 2,238.72	161544.5232	91.57	BLKLK	657/870			402	Black Lk Water
020-032-000-031-00	5028 CO RD 489	4/14/2021	210000	WD	03-ARM'S LENGTH	210000	148530	112093	50623	Improved	50	0	0.53	\$ 2,241.86	211496.2264	50	4	650/753	NEW-Black Lake	401	Black Lk Water	
														\$ 1,641.53	Avg of All							
														\$ 1,374.18	Avg of Vacant							
														\$ 1,086.01	Avg of Sales 1-3							
														\$ 2,238.72	Vacant Sale #4							
														\$ 1,662.36	Weighted Average							

2024: Use 1,150/foot for Black Lake

Bearing Township- 2024 Land Value Analysis Black Lake Backlots

Parcel Number	Street A	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 Par	Land Table	Class	Rate Group 1
021-140-000-412-00		2/23/2023	5000	CD	21-NOT USED/OTHE	5000	6834	5000	6834	Vacant	117.833333	138.5	0.379	\$ 42	13192.6121	115 3	681/986		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-149-00		3/17/2022	4500	OTH	03-ARM'S LENGTH	4500	5800	4500	5800	Vacant	100	114.4	0.263	\$ 45	17110.2662	100 3	667/800		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-512-00		8/12/2022	13500	WD	03-ARM'S LENGTH	13500	29000	13500	17400	Improved	300	346.8	0.795	\$ 45	16981.1321	300 3	674/326	021-140-0	NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-394-00		9/16/2022	5500	WD	03-ARM'S LENGTH	5500	6693	5500	6693	Vacant	115.4	128.42	0.341	\$ 48	16129.0323	115 3	676/437		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-377-00		11/5/2021	11500	WD	03-ARM'S LENGTH	11500	19150	11500	12475	Improved	215.09	216.97	0.534	\$ 53	21535.5805	215 3	662/237	021-140-0	NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-429-00		10/28/2022	6000	WD	03-ARM'S LENGTH	6000	5800	6000	5800	Vacant	100	138.7	0.318	\$ 60	18867.9245	100 3	678/489		NEW-Subdivision Lots-BACK	402	Backlot	
021-045-000-032-00		8/9/2021	26000	WD	19-MULTI PARCEL A	26000	72744	26000	39272	Improved	415.033333	481.55	1.152	\$ 63	22569.4444	415 3	657/933	021-045-0	NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-471-00		10/26/2021	6500	WD	03-ARM'S LENGTH	6500	5800	6500	5800	Vacant	100	115	0.3	\$ 65	21666.6667	100	HBOFF		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-300-00		9/23/2022	8250	WD	03-ARM'S LENGTH	8250	6669	8250	6669	Vacant	114.983333	96.45	0.255	\$ 72	32352.9412	115 3	677/849		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-222-00		3/7/2023	15000	WD	19-MULTI PARCEL A	15000	17400	15000	11600	Improved	200	223.25	0.513	\$ 75	29239.7661	200 3	682/149	021-140-0	NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-367-00		3/13/2023	15000	WD	19-MULTI PARCEL A	15000	17400	15000	11600	Improved	200	230.54	0.53	\$ 75	28301.8868	200 3	682/326	021-140-0	NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-368-00		3/13/2023	15000	WD	19-MULTI PARCEL A	15000	17400	15000	11600	Improved	200	230.54	0.53	\$ 75	28301.8868	200 3	682/326	021-140-0	NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-427-00		9/13/2022	7500	WD	03-ARM'S LENGTH	7500	5800	7500	5800	Vacant	100	138.7	0.318	\$ 75	23584.9057	100 3	675/833		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-659-00		8/24/2022	9000	WD	03-ARM'S LENGTH	9000	6647	9000	6647	Vacant	114.596667	100.82	0.265	\$ 79	33962.2642	115 3	675/189		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-094-00		10/21/2022	10000	WD	03-ARM'S LENGTH	10000	6670	10000	6670	Vacant	115	117.75	0.311	\$ 87	32154.3408	115 3	679/321		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-167-00		7/11/2022	9000	WD	03-ARM'S LENGTH	9000	5800	9000	5800	Vacant	100	125	0.287	\$ 90	31358.885	100 3	673/279		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-096-00		3/10/2023	19500	WD	19-MULTI PARCEL A	19500	17400	19500	11600	Improved	200	230	0.528	\$ 98	36931.8182	200 3	682/379	021-140-0	NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-445-00		9/26/2022	11500	QC	21-NOT USED/OTHE	11500	6752	11500	6752	Vacant	116.416667	163.115	0.437	\$ 99	26315.7895	116 3	676/752		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-485-00		9/26/2022	10250	QC	21-NOT USED/OTHE	10250	5800	10250	5800	Vacant	100	116	0.266	\$ 103	38533.8346	100 3	676/753		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-302-00		8/4/2021	82000	WD	03-ARM'S LENGTH	82000	71829	27673	11600	Improved	200	230.4	0.528	\$ 138	52410.9848	200 3	657/595	021-140-0	NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-524-00		5/24/2022	56000	WD	03-ARM'S LENGTH	56000	34789	33693	12482	Improved	215.2	204.6	0.501	\$ 157	67251.497	215 3	671/134	021-140-0	NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-080-00		5/12/2021	16800	WD	14-INTO/OUT OF TF	16800	7300	16800	5800	Improved	100	115	0.264	\$ 168	63636.3636	100	HBOFF		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-114-00		8/30/2021	72000	WD	03-ARM'S LENGTH	72000	56905	39931	13333	Improved	229.873333	303	0.799	\$ 174	49976.2203	230.7 3	658/686	021-140-0	NEW-Subdivision Lots-BACK	402	Backlot	
														\$ 86	Avg of All							
														\$ 72	Avg of Vacant							

For 2024, use \$72/foot for Black Lake Backlots

Bearinger Township- 2024 Land Value Analysis Lake Huron Frontage, Non-Subdivision

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 Parc	Land Table	Class	Rate Group 1
020-001-000-005-08		4/7/2021	275000	WD	03-ARM'S LENGTH	275000	593081	275000	350148	Improved	457.986667	400	3.611	\$ 600	76156.18942	468.9	5	650/320	020-001-0	NEW-Lake Huron NonSub	402	Lake NonSub
101-140-000-035-00		11/9/2022	90000	WD	03-ARM'S LENGTH	90000	138905	90000	136000	Improved	136	210	0.656	\$ 662	137195.122	136	HURLK	679/108		Lake Huron - Main Frontage	401	Lake Rate
101-140-000-022-00		10/27/2022	53000	WD	03-ARM'S LENGTH	53000	60000	53000	60000	Vacant	60	185	0.255	\$ 883	207843.1373	60	HURLK	678/188		Lake Huron - Main Frontage	402	Lake Rate
140-025-000-044-01	6615 FORTY MILE PT RD	5/27/2021	380000	WD	03-ARM'S LENGTH	380000	394641	95079	109720	Improved	100	200	0.84	\$ 951	113189.2857	100	LKHUR	653/203		Lake Huron	401	Mixed Frontage
140-023-000-007-00	7295 MANITOU BEACH F	6/9/2022	990000	MLC	21-NOT USED/OTH	990000	732765	579137	321902	Improved	567.2	200	10.702	\$ 1,021	54114.83835	579.25	LKHUR	671/864		Lake Huron	402	Lake NonSub
020-001-000-005-06		4/7/2021	250000	WD	03-ARM'S LENGTH	250000	311778	250000	206829	Improved	221.586667	800	3.014	\$ 1,128	82946.25083	250	5	650/315	020-001-0	NEW-Lake Huron NonSub	402	Sand Frontage
142-140-000-008-00	6156 BEACH RD	5/4/2021	58000	WD	03-ARM'S LENGTH	58000	75100	58000	75100	Vacant	50.066667	151.800003	0.174	\$ 1,158	333333.3333	50.1	LKHUR	652/013		Lake Huron	402	Sand Frontage
101-140-000-018-00	10216 RAVEN DR	8/19/2022	275000	WD	03-ARM'S LENGTH	275000	271374	183866	120160	Improved	120.16	420	0.58	\$ 1,530	317010.3448	120.16	HURLK	674/670	101-140-0	Lake Huron - Main Frontage	401	Lake Rate
142-070-000-002-01	5678 HEATHER DR	4/30/2021	417000	OTH	21-NOT USED/OTH	417000	354640	174534	112174	Improved	104.933333	330.394989	0.787	\$ 1,663	221771.2834	107.4	LKHUR	651/883		Lake Huron	401	Mixed Frontage
101-140-000-015-00	10180 RAVEN DR	7/20/2022	489000	WD	03-ARM'S LENGTH	489000	407715	202655	121370	Improved	121.37	228.554825	0.637	\$ 1,670	318139.7174	121.37	HURLK	673/369		Lake Huron - Main Frontage	401	Lake Rate
140-021-000-138-13		12/23/2021	212500	WD	03-ARM'S LENGTH	212500	187695	212500	187695	Vacant	125.13	456.950012	1.313	\$ 1,698	161843.1074	125.13	LKHUR	664/814		Lake Huron	402	Sand Frontage
101-016-000-004-02		3/1/2023	210000	WD	03-ARM'S LENGTH	210000	121500	210000	121500	Vacant	121.5	425	1.185	\$ 1,728	177215.1899	121.5	HURLK	681/989		Lake Huron - Main Frontage	402	Lake Rate
101-075-000-038-00		8/4/2022	115000	WD	03-ARM'S LENGTH	115000	92130	115000	92130	Vacant	65.578615	152	0.321	\$ 1,754	358255.4517	92.13	HURLK	674/099		Lake Huron - Main Frontage	402	Lake Rate
101-070-000-001-00		5/26/2022	123000	WD	03-ARM'S LENGTH	123000	64500	123000	64500	Vacant	66.197659	316	0.468	\$ 1,858	262820.5128	64.5	HURLK	671/074		Lake Huron - Main Frontage	402	Lake Rate
142-110-000-004-00	2188 SHORE RD	8/11/2021	375001	WD	03-ARM'S LENGTH	375001	291600	190301	106900	Improved	100	128.494995	0.295	\$ 1,903	645088.1356	100	LKHUR	657/920		Lake Huron	401	Mixed Frontage
142-060-000-013-00	6706 BEACH RD	4/5/2021	249900	WD	03-ARM'S LENGTH	249900	218973	132137	101210	Improved	67.473333	293.269989	0.451	\$ 1,958	292986.6962	68.31	LKHUR	649/761		Lake Huron	401	Sand Frontage
140-021-000-137-00		3/23/2022	235000	WD	03-ARM'S LENGTH	235000	159135	235000	159135	Vacant	101.22	200	1.452	\$ 2,322	161845.73	101.23	LKHUR	668/045		Lake Huron	401	Sand Frontage
101-140-000-005-00	10058 RAVEN DR	12/29/2022	285000	WD	03-ARM'S LENGTH	285000	195946	151204	62150	Improved	62.15	230	0.328	\$ 2,433	460987.8049	62.15	HURLK	680/448		Lake Huron - Main Frontage	401	Lake Rate
														\$ 1,496	Avg of All							
														\$ 1,629	Avg of Vacant							
														\$ 1,556	Avg of Ocqueoc Vacant							

For 2023, use \$1,250/foot for Lake Huron Frontage

Presque Isle County- 2024 Land Value Analysis River 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 P Land Table	Class	Rate Group 1	Building Value
020-024-000-002-05	16293 ORCHARD CREEK T	11/11/2021	90000	WD	03-ARM'S LENGTH	90000	134031	43090	87121	Improved	234.9	400	9.957	\$ 183	4327.60872	234.9	SMLAK	663/513	SMALL LAKE - CLEAR/ORCHARD	401		\$ 46,910 *
101-130-000-022-00	15266 CIRCLE DR	2/3/2023	32000	WD	03-ARM'S LENGTH	32000	31139	32000	27720	Improved	132	140	0.424	\$ 242	75471.6981	132	LKRVR	681/405	Water Influence - Ocq River/Lake	401	River Ocq Lk Sb	\$ 3,419 *
101-130-000-018-00	15218 CIRCLE DR	4/25/2022	25000	WD	03-ARM'S LENGTH	25000	48616	25000	45000	Improved	75	102	0.176	\$ 333	142045.455	75	LKRVR	670/015	Water Influence - Ocq River/Lake	401	Ocqueoc Lk	\$ 3,616 *
101-130-000-019-00	15222 CIRCLE DR	9/8/2021	148000	WD	03-ARM'S LENGTH	148000	129203	32867	14070	Improved	67	111	0.171	\$ 491	192204.678	67	LKRVR	659/553	Water Influence - Ocq River/Lake	401	River Ocq Lk Sb	\$ 115,133
041-032-000-785-01	8947 LAKE NETTIE RD	5/17/2021	240000	WD	03-ARM'S LENGTH	240000	163677	114482	38159	Improved	181.708019	303.670013	1.208	\$ 630	94769.8675	195.25	WATR	652/556	River Influence	401		\$ 125,518
														\$ 376	Avg of All							
														\$ 253	Average of *Low Building Values							

For 2024, use \$250/foot for PI County General River Values

Presque Isle County- 2024 Land Value Analysis Water 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 Par	Land Table	Class	Rate Group 1	ResRate	ResPercent	Building Value					
101-130-000-019-00	15222 CIRCLE DR	9/8/2021	148000	WD	03-ARM'S LENGTH	148000	129203	32867	14070	Improved	67	111	0.171	\$ 192,205	67	LKRVR	659/553		Water Influence - Ocq River/Lake	401	River Ocq Lk Sb	10000	1922%	\$ 115,133					
101-130-000-018-00	15218 CIRCLE DR	4/25/2022	25000	WD	03-ARM'S LENGTH	25000	48616	25000	45000	Improved	75	102	0.176	\$ 142,045	75	LKRVR	670/015		Water Influence - Ocq River/Lake	401	Ocqueoc Lk	10000	1420%	\$ 3,616					
101-130-000-022-00	15266 CIRCLE DR	2/3/2023	32000	WD	03-ARM'S LENGTH	32000	31139	32000	27720	Improved	132	140	0.424	\$ 75,472	132	LKRVR	681/405		Water Influence - Ocq River/Lake	401	River Ocq Lk Sb	10000	755%	\$ 3,419					
101-150-000-004-01	6438 SILVER ROCK HWY	1/25/2022	270000	WD	03-ARM'S LENGTH	270000	235377	130623	96000	Improved	160	168	0.617	\$ 211,707	160	LKRVR	665/809		Water Influence - Ocq River/Lake	401	Ocqueoc Lk	10000	2117%	\$ 139,377					
101-030-000-005-06	6684 SILVER ROCK	8/20/2021	84500	WD	03-ARM'S LENGTH	84500	64509	66295	46304	Improved	77.173333	370.17	0.634	\$ 104,566	82.21	LKRVR	658/292		Water Influence - Ocq River/Lake	401	Ocqueoc Lk	10000	1046%	\$ 18,205					
041-032-000-785-01	8947 LAKE NETTIE RD	5/17/2021	240000	WD	03-ARM'S LENGTH	240000	163677	114482	38159	Improved	181.708019	303.67	1.208	\$ 94,770	195.25	WATR	652/556		River Influence	401		10000	948%	\$ 125,518					
														\$ 136,794	Avg of All												1368%		
														\$ 136,800	Res Rate of \$10,000/1 Acre times 1368%														
														\$ 25,000	County Water Rate of \$250/foot, Typical 100' Lot														
														For 2024, use \$25,000 as a minimum															
100-027-000-007-18		4/16/2021	19000	WD	03-ARM'S LENGTH	19000	30000	19000	30000	Vacant	0	0	1.75	\$ 10,857	0	LKRVR	651/511		Water Influence - Ocq River/Lake	402		7500	145%	\$ -					
100-027-000-007-17		5/17/2021	26000	WD	03-ARM'S LENGTH	26000	30255	26000	30255	Vacant	0	0	2.34	\$ 11,111	0	LKRVR	652/619		Water Influence - Ocq River/Lake	402		6000	185%	\$ -					
041-331-000-025-00		10/12/2022	26500	WD	19-MULTI PARCEL /	26500	132102	26500	132102	Vacant	629.056111	733.65	3.15	\$ 8,413	908.39	WATR	677/262	041-331-0	River Influence	402		4500	187%	\$ -					
021-036-000-003-34		3/28/2023	39000	WD	03-ARM'S LENGTH	39000	42621	39000	42621	Vacant	0	0	6.03	\$ 6,468	0	8	682/644		NEW-River	402		3000	216%	\$ -					
101-021-000-001-11		8/20/2021	65000	WD	14-INTO/OUT OF TI	65000	44131	65000	44131	Vacant	0	0	6.41	\$ 10,140	0	S2021	658/674		Ocqueoc River MAIN FRONTAGE	402		3000	338%	\$ -					
020-024-000-002-05	16293 ORCHARD CREEK F	11/11/2021	90000	WD	03-ARM'S LENGTH	90000	134031	43090	87121	Improved	234.9	400	9.957	\$ 4,328	234.9	SMLAK	663/513		SMALL LAKE - CLEAR/ORCHARD	401		2350	184%	\$ 46,910					
101-020-000-008-05		11/18/2021	60000	WD	03-ARM'S LENGTH	60000	57571	60000	57571	Vacant	0	0	10.04	\$ 5,976	0	S2021	663/112		Ocqueoc River MAIN FRONTAGE	402		2350	254%	\$ -					
101-020-000-008-05		4/25/2022	71000	WD	03-ARM'S LENGTH	71000	57571	71000	57571	Vacant	0	0	10.04	\$ 7,072	0	S2021	669/911		Ocqueoc River MAIN FRONTAGE	402		2350	301%	\$ -					
020-001-000-006-02	10296 OCQUEOC LK RD	6/28/2021	250000	WD	03-ARM'S LENGTH	250000	294105	90164	134269	Improved	0	0	30.18	\$ 2,988	0	SMLAK	654/508		SMALL LAKE - CLEAR/ORCHARD	001		1825	164%	\$ 159,836					
040-016-000-110-00		8/4/2022	85000	WD	03-ARM'S LENGTH	85000	158112	85000	158112	Vacant	0	0	40	\$ 2,125	0	WATR	674/137		Water Influence	402		1800	118%	\$ -					
100-025-000-001-00	10071 M68 HWY	7/6/2022	226000	WD	03-ARM'S LENGTH	226000	208970	103716	86686	Improved	0	0	40	\$ 2,593	0	RIV2	672/849		Residential	401		1800	144%	\$ 122,284					
020-011-000-003-01		6/29/2022	100000	WD	14-INTO/OUT OF TI	100000	177525	100000	177525	Vacant	0	0	50	\$ 2,000	0	SMLAK	672/494		SMALL LAKE - CLEAR/ORCHARD	402		1500	133%	\$ -					
040-015-000-070-02		5/25/2022	225000	WD	03-ARM'S LENGTH	225000	191673	225000	191523	Improved	0	0	59.28	\$ 3,796	0	WATR	671/132	040-015-0	Water Influence	402		1500	253%	\$ 150					
																								202%					

For 2024, use 202% of residential acre rates

2024 Assessment Roll Acreage Table
Presque Isle County
Water Acreage PROPERTIES
General Acreage - Residential

Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total
1	\$ 10,000	\$ 10,000	3	\$ 4,500	\$ 13,500	10	\$ 2,350	\$ 23,500	30	\$ 1,825	\$ 54,750
1.5	\$ 7,500	\$ 11,250	4	\$ 3,500	\$ 14,000	15	\$ 2,199	\$ 32,985	40	\$ 1,800	\$ 72,000
2	\$ 6,000	\$ 12,000	5	\$ 3,000	\$ 15,000	20	\$ 2,185	\$ 43,700	50	\$ 1,500	\$ 75,000
2.5	\$ 5,000	\$ 12,500	7	\$ 3,000	\$ 21,000	25	\$ 2,000	\$ 50,000	100	\$ 1,275	\$ 127,500

General Water Influence Acreage - Value Conclusions											
Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total
1	\$ 10,000	\$ 25,000	3	\$ 4,500	\$ 27,270	10	\$ 2,350	\$ 47,470	30	\$ 1,825	\$ 110,595
1.5	\$ 7,500	\$ 25,000	4	\$ 3,500	\$ 28,280	15	\$ 2,199	\$ 66,630	40	\$ 1,800	\$ 145,440
2	\$ 6,000	\$ 25,000	5	\$ 3,000	\$ 30,300	20	\$ 2,185	\$ 88,274	50	\$ 1,500	\$ 151,500
2.5	\$ 5,000	\$ 25,250	7	\$ 3,000	\$ 42,420	25	\$ 2,000	\$ 101,000	100	\$ 1,275	\$ 257,550

Enter Percentatge:
202%

Enter Minimum:
\$ 25,000

General Water Influence Acreage - Value Conclusions (Prior Year 2023)							
Acres	Total	Acres	Total	Acres	Total	Acres	Total
1	\$ 30,000	3	\$ 36,450	10	\$ 63,450	30	\$ 147,825
1.5	\$ 30,375	4	\$ 37,800	15	\$ 89,060	40	\$ 194,400
2	\$ 32,400	5	\$ 40,500	20	\$ 117,990	50	\$ 202,500
2.5	\$ 33,750	7	\$ 56,700	25	\$ 135,000	100	\$ 344,250

Presque Isle County- 2024 Land Value Analysis Residential 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	Actual Front	ECF Area	Liber/Page	Other Pa	Land Table	Class	Rate Group 1	
040-018-000-120-02		2/7/2023	4250	WD	03-ARM'S LENGTH	4250	12517	4250	12517	Vacant	208.62	203	0.962	\$ 20	212.93	401	681/629		Residential Back	402		
142-140-000-115-00		3/30/2023	16500	WD	03-ARM'S LENGTH	16500	19240	16500	19240	Vacant	641.333333	87.05	2.566	\$ 26	642	401	682/651		Residential Acres and Lots	402	Back Lot - Std	
140-036-000-020-00	4241 NAGEL HWY	6/7/2022	50000	WD	21-NOT USED/OTHI	50000	52537	4096	6633	Improved	110.553333	207.27	1.16	\$ 37	121.88	401	671/522		Residential Acres and Lots	401	Back Lot - Std	
041-110-000-038-00		7/8/2022	7800	WD	03-ARM'S LENGTH	7800	20135	7800	12459	Improved	207.643333	733.48	1.778	\$ 38	200	401	672/910	041-110-	Residential Back	401		
101-020-000-009-00		9/21/2021	5300	WD	03-ARM'S LENGTH	5300	10259	5300	8400	Improved	140	299	0.961	\$ 38	140	401	659/783		Residential	402	Res Back	
142-040-000-007-00	7614 646 HWY	10/12/2022	30000	WD	03-ARM'S LENGTH	30000	37091	7309	10800	Improved	180	200	0.276	\$ 41	180	401	677/450	142-040-	Residential Acres and Lots	401	Back Lot - Std	
100-017-000-027-00		9/29/2022	4500	QC	03-ARM'S LENGTH	4500	6000	4500	6000	Vacant	100	150	0.344	\$ 45	100	401	679/721		Residential	402	Res Back	
021-070-000-023-00		12/12/2021	4500	WD	21-NOT USED/OTHI	4500	6000	4500	6000	Vacant	100	200	0.459	\$ 45	100	401	666/033		Residential	402	Res Backlot	
142-190-000-019-00		6/29/2021	7800	WD	03-ARM'S LENGTH	7800	9300	7800	9300	Vacant	155	190.79	0.679	\$ 50	155	401	654/666		Residential Acres and Lots	402	Back Lot - Std	
101-020-000-011-11		4/5/2022	13900	LC	21-NOT USED/OTHI	13900	14100	13900	14100	Vacant	235	234	1.276	\$ 59	230	401	668/513		Residential	402	Res Back	
030-003-000-300-00	1093 E HEYTHALER HWY	5/25/2022	145000	WD	03-ARM'S LENGTH	145000	144049	12522	11571	Improved	192.849682	379.5	1.22	\$ 65	140	BACK	671/002		Residential Backlots	401		
101-006-000-004-00		11/10/2021	6500	WD	03-ARM'S LENGTH	6500	6000	6500	6000	Vacant	100	100	0.23	\$ 65	100	401	662/343		Residential	402	Res Back	
020-029-000-016-07	6095 BLACK MOUNTAIN I	11/15/2021	123770	WD	19-MULTI PARCEL A	123770	129630	26000	22930	Improved	382.163333	279	1.221	\$ 68	361.46	6	663/902	020-029-	NEW-Residential Acre-Lot	401	Res Backlot	
041-119-000-003-00		12/3/2021	8000	WD	14-INTO/OUT OF TF	8000	12816	8000	7028	Improved	117.136667	221.77	0.641	\$ 68	99.73	401	663/999		Residential Back	401		
142-060-000-017-01	6735 BEACH RD	7/30/2021	197000	WD	03-ARM'S LENGTH	197000	194591	12167	9758	Improved	162.633334	300.56	2.241	\$ 75	162.95	401	657/441		Residential Acres and Lots	401	Back - Std	
101-020-000-011-11		8/24/2022	18000	WD	03-ARM'S LENGTH	18000	14100	18000	14100	Vacant	235	234	1.276	\$ 77	230	401	674/946		Residential	402	Res Back	
041-110-000-033-00		8/31/2021	15000	WD	03-ARM'S LENGTH	15000	17970	15000	10980	Improved	183	400	0.84	\$ 82	183	401	659/353	041-110-	Residential Back	401		
101-020-000-011-15		2/16/2022	19900	WD	03-ARM'S LENGTH	19900	13245	19900	13245	Vacant	220.756667	201.34	1.009	\$ 90	225.71	401	666/720		Residential	402	Res Back	
101-130-000-034-00		3/31/2022	6000	WD	08-ESTATE	6000	3960	6000	3960	Vacant	66	219	0.332	\$ 91	66	401	668/480		Residential	402	Res Back	
														\$ 57	Avg of All							
														\$ 57	Avg of Vacant							

2024: Use \$57/foot for Residential Backlots

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Presque Isle County- 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	Net Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parcels in Land Table	Class
080-036-000-005-01	2725 S KARSTEN RD	7/21/2021	80000	WD	03-ARM'S LENGTH	80000	69484	18229	7713	Improved	1.12	\$ 16,276	RES	656/474	RESIDENTIAL	401
101-037-000-002-00		1/17/2022	12000	LC	21-NOT USED/OTHE	12000	7921	12000	7921	Vacant	1.2	\$ 10,000	401	665/453	Residential	402
101-021-000-001-56		5/20/2021	13000	WD	03-ARM'S LENGTH	13000	7921	13000	7921	Vacant	1.2	\$ 10,833	401	652/971	Residential	402
												\$ 12,370	Avg of All		2024: Use \$10000/acre, 1 acre	
												\$ 10,417	Avg of Vacant			
140-021-000-052-12		3/3/2023	12000	WD	03-ARM'S LENGTH	12000	8316	12000	8316	Vacant	1.97	\$ 6,091	401	682/222	Residential Acres	402
142-033-000-001-16		10/11/2022	8000	WD	03-ARM'S LENGTH	8000	10800	8000	10800	Vacant	2	\$ 4,000	401	677/600	Residential Acres	402
101-037-000-005-00		9/23/2022	24200	WD	03-ARM'S LENGTH	24200	10980	24200	10980	Vacant	2.2	\$ 11,000	401	676/332	Residential	402
												\$ 7,030	Avg of All		2024: Use \$6000/acre, 2 acre	
												\$ 7,030	Avg of Vacant			
101-037-000-006-02		3/10/2023	29900	LC	21-NOT USED/OTHE	29900	11526	29900	11526	Vacant	3.1	\$ 9,645	401	682/168	Residential	402
020-029-000-014-02		8/23/2021	8000	WD	03-ARM'S LENGTH	8000	11285	8000	11285	Vacant	3.18	\$ 2,516	401	658/241		402
080-025-000-008-00	4703 M68 HWY	12/7/2022	100000	WD	03-ARM'S LENGTH	100000	95990	16619	12609	Improved	3.57	\$ 4,655	RES	679/808	RESIDENTIAL	401
												\$ 5,605	Avg of All		2024: Sales Not Used Interpolate for 3-4 acres	
												\$ 6,080	Avg of Vacant			
101-017-000-001-01		10/19/2021	15000	WD	03-ARM'S LENGTH	15000	13680	15000	13680	Vacant	4.12	\$ 3,641	401	661/382	Residential	402
080-017-000-006-01	8652 CHURCH HWY	11/9/2022	115000	WD	03-ARM'S LENGTH	115000	116099	12896	13995	Improved	4.14	\$ 3,115	RES	678/680	RESIDENTIAL	401
142-030-000-015-01		7/15/2022	7905	WD	03-ARM'S LENGTH	7905	13942	7905	13942	Vacant	4.51	\$ 1,753	401	673/086	Residential Acres	402
100-034-000-001-04	12157 LOOMIS HWY	10/31/2022	165000	WD	03-ARM'S LENGTH	165000	157051	22052	14103	Improved	4.75	\$ 4,643	401	678/826	Residential	401
020-033-000-008-00		2/3/2023	20000	WD	03-ARM'S LENGTH	20000	14103	20000	14103	Vacant	5	\$ 4,000	6	681/397	NEW-Residential	402
061-026-000-026-00		10/4/2021	15000	PTA	03-ARM'S LENGTH	15000	10923	15000	10923	Vacant	5.2	\$ 2,885	401	660/642	General Resident	402
040-002-000-010-01	9118 S WARD BRANCH RI	11/17/2021	138500	WD	03-ARM'S LENGTH	138500	140024	12418	13942	Improved	5.21	\$ 2,383	401	663/007	Residential Acra	401
040-020-000-050-02	8113 W 634 HWY	11/9/2021	149000	WD	03-ARM'S LENGTH	149000	146341	16594	13935	Improved	5.25	\$ 3,161	401	662/471	Residential Acra	401
142-031-000-004-01	3340 LEZER HWY	10/19/2022	90000	WD	03-ARM'S LENGTH	90000	72432	31926	14358	Improved	5.51	\$ 5,794	401	677/732	Residential Acres	401
020-028-000-002-03		11/8/2021	18500	WD	03-ARM'S LENGTH	18500	14770	18500	14770	Vacant	5.81	\$ 3,184	401	662/341		402
140-020-000-046-06		7/16/2021	24000	WD	03-ARM'S LENGTH	24000	16772	24000	16772	Vacant	6.7	\$ 3,582	401	656/126	Residential Acres	402
100-032-000-001-10		11/23/2021	13000	WD	03-ARM'S LENGTH	13000	16860	13000	16860	Vacant	6.76	\$ 1,923	401	663/682	Residential	001
142-032-000-002-00	2357 WENZEL HWY	6/17/2021	14000	WD	03-ARM'S LENGTH	14000	15492	14000	15492	Vacant	8	\$ 1,750	401	654/207	Residential Acres	402
												\$ 3,216	Avg of All		2024: Use \$3000/acre, 5-7 acre	
												\$ 2,840	Avg of Vacant			
140-019-000-202-01		11/4/2022	14000	QC	03-ARM'S LENGTH	14000	20053	14000	20053	Vacant	9.1	\$ 1,538	401	679/820	Residential Acres	402
140-020-000-046-05		7/16/2021	29000	PTA	03-ARM'S LENGTH	29000	20729	29000	20729	Vacant	9.6	\$ 3,021	401		Residential Acres	402
100-028-000-005-10		7/23/2021	18000	LC	21-NOT USED/OTHE	18000	21000	18000	21000	Vacant	9.8	\$ 1,837	401	656/357	Residential	402
142-030-000-008-16	3370 QUADE HWY	4/10/2021	15000	WD	03-ARM'S LENGTH	15000	20594	15000	20594	Vacant	10	\$ 1,500	401	651/331	Residential Acres	402
100-007-000-007-10		3/17/2023	32000	WD	03-ARM'S LENGTH	32000	21270	32000	21270	Vacant	10	\$ 3,200	401	682/359	Residential	402
021-036-000-002-00		4/26/2022	17500	WD	03-ARM'S LENGTH	17500	21296	17500	21296	Vacant	10.02	\$ 1,747	6	670/829	NEW-Residential	402
021-004-000-004-00	26720 US-23 N	12/1/2021	35000	PTA	03-ARM'S LENGTH	35000	21402	35000	21402	Vacant	10.1	\$ 3,465	6	663/668	NEW-Residential	402
021-025-000-002-00		10/8/2021	20000	WD	03-ARM'S LENGTH	20000	20540	20000	20540	Vacant	10.13	\$ 1,974	401	661/058		402
142-008-000-002-09		5/21/2021	25000	WD	03-ARM'S LENGTH	25000	21494	25000	21494	Vacant	10.17	\$ 2,458	401	652/980	Residential Acres	402
040-036-000-070-01	14990 CO RD 451	1/13/2023	150000	WD	03-ARM'S LENGTH	150000	143342	36255	29597	Improved	10.19	\$ 3,558	401	680/819	040-036-000-06 Residential Acra	401
030-009-000-080-00	4237 CO RD 451	10/24/2022	135000	WD	03-ARM'S LENGTH	135000	131382	24888	21270	Improved	10.3	\$ 2,416	401	678/398	Residential Acra	401
101-022-000-002-01	14824 US23 N	9/23/2022	28839	WD	03-ARM'S LENGTH	28839	21027	28839	21027	Vacant	10.59	\$ 2,723	401	676/510	Residential	401

2025

061-024-000-011-03	5/28/2021	27000 WD	03-ARM'S LENGTH	27000	22192	27000	22192 Vacant	10.7 \$	2,523	401	653/287	General Resident 401
020-028-000-004-00	6/3/2022	30000 WD	03-ARM'S LENGTH	30000	57283	30000	39283 Improved	11.387 \$	2,635	6	671/325	021-070-000-02 NEW-Residential 402
100-008-000-007-01	9/22/2021	27578 WD	03-ARM'S LENGTH	27578	23825	27578	23825 Vacant	12.25 \$	2,251	401	659/758	Residential 402
100-008-000-007-03	11/5/2021	21600 LC	21-NOT USED/OTHE	21600	23909	21600	23909 Vacant	12.694 \$	1,702	401	662/785	Residential 402
								\$	2,409	Avg of All		2024: Use \$2350/acre, 15 acre
								\$	2,303	Avg of Vacant		
100-032-000-001-05	4/28/2021	20622 LC	03-ARM'S LENGTH	20622	27499	20622	27499 Vacant	14.73 \$	1,400	401	651/515	Residential 402
100-027-000-013-04	6/21/2021	49500 WD	03-ARM'S LENGTH	49500	43678	49500	43678 Vacant	16.51 \$	2,998	401	654/205	Residential 402
								\$	2,199			2024: Use \$2199/acre, 15 acre
100-008-000-007-05	10/22/2021	39000 LC	21-NOT USED/OTHE	39000	34147	39000	34147 Vacant	19.53 \$	1,997	401	661/673	Residential 401
030-021-000-020-01	6/2/2022	24000 QC	03-ARM'S LENGTH	24000	34800	24000	34800 Vacant	20 \$	1,200	401	672/466	Residential Acra 402
100-032-000-001-03	5/3/2021	39000 WD	03-ARM'S LENGTH	39000	63810	39000	42540 Improved	20 \$	1,950	401	651/826	100-032-000-00 Residential 402
080-036-000-003-00	6/20/2022	52000 WD	03-ARM'S LENGTH	52000	34800	52000	34800 Vacant	20 \$	2,600	RES	672/037	RESIDENTIAL 402
040-001-000-010-02	8/19/2022	50000 LC	21-NOT USED/OTHE	50000	41891	50000	41891 Vacant	20.02 \$	2,498	401	674/627	040-001-000-02 Residential Acra 402
020-001-000-003-03	10/12/2021	77000 WD	03-ARM'S LENGTH	77000	81672	56906	41025 Improved	20.05 \$	2,838	6	661/361	020-001-000-00 NEW-Residential 401
021-034-000-001-02	11/3/2022	130000 WD	03-ARM'S LENGTH	130000	35670	130000	35670 Vacant	20.5 \$	6,341	6	678/645	NEW-Residential 402
142-019-000-003-01	4/8/2022	47500 WD	03-ARM'S LENGTH	47500	44307	47500	44307 Vacant	21.5 \$	2,209	401	668/987	Residential Acres 402
								\$	2,185	Avg of All		2024: Use \$2185/acre, 20 acre
								\$	2,101	Avg of Vacant		
021-009-000-001-09	15311 MAST POINT RD 1/12/2022	54000 WD	03-ARM'S LENGTH	54000	43535	54000	43535 Vacant	25.02 \$	2,158	6	665/129	NEW-Residential 402
041-026-000-060-02	9/24/2021	49940 LC	21-NOT USED/OTHE	49940	44556	49940	44556 Vacant	25.607 \$	1,950	401	660/041	Residential Acra 402
								\$	2,054	Avg of Vacant		2024: Use \$2000/acre, 25 acre
101-022-000-002-00	9/23/2022	61161 WD	03-ARM'S LENGTH	61161	51173	61161	51173 Vacant	29.41 \$	2,080	401	676/452	Residential 402
142-006-000-007-00	2/22/2022	44500 WD	14-INTO/OUT OF TR	44500	53135	44500	53135 Vacant	32.15 \$	1,384	401	666/787	Residential Acres 402
041-026-000-060-01	6/30/2022	59800 LC	21-NOT USED/OTHE	59800	53890	59800	53890 Vacant	32.657 \$	1,831	401	672/605	Residential Acra 402
040-019-000-070-04	11/12/2021	72000 WD	03-ARM'S LENGTH	72000	55221	72000	55221 Vacant	35.75 \$	2,014	401	662/885	Residential Acra 402
100-032-000-001-13	4/22/2022	70000 LC	21-NOT USED/OTHE	70000	97026	65632	64303 Improved	36.02 \$	1,822	401	669/692	100-032-000-00 Residential 402
041-026-000-160-01	5394 W 638 HWY 9/21/2022	79000 WD	03-ARM'S LENGTH	79000	63764	70470	55234 Improved	36.52 \$	1,930	401	677/065	Residential Acra 401
								\$	1,843	Avg of All		2024: Use \$1820/acre, 30 acre
								\$	1,827	Avg of Vacant		
142-030-000-005-02	6/10/2021	45600 WD	03-ARM'S LENGTH	45600	57542	45600	57542 Vacant	38.68 \$	1,179	401	653/866	Residential Acres 402
080-032-000-010-00	9/30/2022	89500 WD	03-ARM'S LENGTH	89500	52132	89500	52132 Vacant	39 \$	2,295	RES	677/161	402
020-021-000-002-00	1/8/2022	45000 WD	03-ARM'S LENGTH	45000	103359	45000	68906 Improved	40 \$	1,125	6	665/468	020-021-000-00 NEW-Residential 402
140-034-000-003-00	10/7/2022	50000 WD	03-ARM'S LENGTH	50000	58560	50000	58560 Vacant	40 \$	1,250	401	677/187	Residential Acres 402
100-033-000-001-13	13497 TWIN SCHOOL HW 6/16/2022	60000 WD	03-ARM'S LENGTH	60000	58242	60000	58242 Vacant	40 \$	1,500	401	671/951	Residential 402
040-025-000-010-01	4/6/2021	70000 WD	03-ARM'S LENGTH	70000	61910	70000	57288 Improved	40 \$	1,750	401	650/127	Residential Acra 401
020-035-000-002-00	6/21/2021	77500 WD	03-ARM'S LENGTH	77500	61239	77500	58560 Improved	40 \$	1,938	401	654/313	401
041-023-000-080-01	10/28/2022	78000 WD	03-ARM'S LENGTH	78000	57924	78000	57924 Vacant	40 \$	1,950	401	678/212	Residential Acra 402
100-007-000-006-01	12/23/2021	80000 WD	03-ARM'S LENGTH	80000	57924	80000	57924 Vacant	40 \$	2,000	401	664/617	Residential 402
061-031-000-001-01	11/30/2022	80000 WD	03-ARM'S LENGTH	80000	58560	80000	58560 Vacant	40 \$	2,000	401	679/716	General Resident 402
041-023-000-080-04	8/20/2021	80000 WD	03-ARM'S LENGTH	80000	57924	80000	57924 Vacant	40 \$	2,000	401	658/405	Residential Acra 402

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100-034-000-022-00	12061 NOKES HWY	9/9/2022	200000 WD	03-ARM'S LENGTH	200000	175747	82177	57924 Improved	40 \$	2,054	401	676/009	Residential	401
030-036-000-010-01		4/20/2022	82500 WD	27-REDEMPTION	82500	57288	82500	57288 Vacant	40 \$	2,063	401	669/636	Residential	Acra 402
041-007-000-020-00		12/31/2021	90000 WD	03-ARM'S LENGTH	90000	58560	90000	58560 Vacant	40 \$	2,250	401	665/676	Residential	Acra 401
020-001-000-001-03		8/20/2021	100000 WD	03-ARM'S LENGTH	100000	58287	100000	58287 Vacant	40 \$	2,500	401	658/205		402
030-015-000-070-00		10/7/2022	60000 WD	03-ARM'S LENGTH	60000	58560	60000	58560 Vacant	40.5 \$	1,481	401	676/991	Residential	Acra 402
100-034-000-013-00	12574 M68 HWY	8/22/2022	240000 WD	03-ARM'S LENGTH	240000	306993	100245	98630 Improved	44.61 \$	2,247	401	674/727	100-034-000-00 Residential	401
142-019-000-003-00	1541 N TROUT RD	9/2/2021	96500 WD	03-ARM'S LENGTH	96500	107958	96500	70698 Improved	44.78 \$	2,155	401	661/089	142-019-000-00 Residential	Acres 001
									\$	1,874			2024: Use \$1800/acre, 40 acre	
									\$	1,872			Avg of Vacant	
041-027-000-110-00		6/3/2022	113000 LC	21-NOT USED/OTHE	113000	73630	113000	71780 Improved	54.81 \$	2,062	401	671/834	041-027-000-00 Residential	Acra 402
142-028-000-001-23		10/18/2021	61600 LC	21-NOT USED/OTHE	61600	72902	61600	72902 Vacant	56.52 \$	1,090	401	661/461	Residential	Acres 402
040-013-000-040-05	11388 CO RD 451	12/22/2022	100000 WD	03-ARM'S LENGTH	100000	110749	64874	75623 Improved	60 \$	1,081	401	680/282	Residential	Acra 401
040-013-000-040-05	11388 CO RD 451	12/22/2022	100000 QC	14-INTO/OUT OF TR	100000	110749	64874	75623 Improved	60 \$	1,081	401	680/285	Residential	Acra 401
020-005-000-001-12	BIG MARSH RD	5/20/2021	142500 WD	03-ARM'S LENGTH	142500	83357	142500	83357 Vacant	66.05 \$	2,157	401	653/055		401
									\$	1,494			2024: Use \$1500/acre, 50 acre	
									\$	1,624			Avg of Vacant	
041-036-000-130-11		3/11/2022	117000 WD	03-ARM'S LENGTH	117000	86703	117000	86703 Vacant	70.86 \$	1,651	401	667/647	Residential	Acra 402
060-036-000-020-00	15121 LONG LAKE HWY	9/2/2021	155000 WD	21-NOT USED/OTHE	155000	99117	149387	93504 Improved	76.3 \$	1,958	401	659/241	General	Resident 401
060-014-000-003-00	11685 CLINTON CREEK RI	3/24/2023	175000 WD	03-ARM'S LENGTH	175000	137361	134105	96466 Improved	80 \$	1,676	401	682/488	General	Resident 401
060-011-000-002-00	14219 MISIAK HWY	5/2/2022	165000 WD	03-ARM'S LENGTH	165000	118374	143092	96466 Improved	80 \$	1,789	401	670/081	General	Resident 401
021-006-000-001-19		7/30/2021	75000 WD	03-ARM'S LENGTH	75000	103849	75000	103849 Vacant	84.73 \$	885	6	657/299	NEW-Residential	402
080-033-000-002-05		2/10/2023	112000 WD	03-ARM'S LENGTH	112000	106416	112000	106416 Vacant	87.07 \$	1,286	RES	681/452	RESIDENTIAL	402
									\$	1,541			2024: Use \$1275/acre, 100 acre	
									\$	1,274			Avg of Vacant	
030-031-000-020-04		3/10/2023	155000 LC	21-NOT USED/OTHE	155000	117602	148805	111407 Improved	91.62 \$	1,624	401	682/271	Residential	Acra 401
140-035-000-006-00	5566 MEREDITH RD	11/1/2021	90000 WD	03-ARM'S LENGTH	90000	155342	54161	119503 Improved	100 \$	542	401	662/055	Residential	Acres 401
142-020-000-001-00		10/16/2021	122600 WD	03-ARM'S LENGTH	122600	289732	122600	162266 Improved	100 \$	1,226	401	661/486	142-020-000-00 Residential	Acres 402
									\$	1,131			Avg of All	
040-011-000-020-00		6/28/2021	110025 WD	03-ARM'S LENGTH	110025	292800	110025	175680 Improved	120 \$	917	401	654/699	040-011-000-00 Residential	Acra 402
060-020-000-004-00	12487 BLEMKE RD	7/1/2021	131000 WD	03-ARM'S LENGTH	131000	127937	111395	108332 Improved	120 \$	928	401	654/814	General	Resident 401
080-033-000-006-04	PELTZ RD	2/2/2023	156000 WD	03-ARM'S LENGTH	156000	319359	129441	175680 Improved	120 \$	1,079	RES	681/502	080-033-000-00 RESIDENTIAL	401
060-013-000-003-01		12/8/2021	129250 WD	03-ARM'S LENGTH	129250	155719	129250	155719 Vacant	129.12 \$	1,001	401	664/841	General	Resident 402
060-014-000-001-01		12/8/2021	145750 WD	03-ARM'S LENGTH	145750	185640	145750	185640 Vacant	153.93 \$	947	401	664/834	General	Resident 402
100-031-000-001-00	15001 TWIN SCHOOL HW	12/16/2021	110000 WD	03-ARM'S LENGTH	110000	192960	110000	192960 Vacant	160 \$	688	401	664/456	Residential	402
140-034-000-008-01		12/9/2022	225000 WD	19-MULTI PARCEL A	225000	405468	225000	231696 Improved	160 \$	1,406	401	679/889	140-035-000-01 Residential	Acres 402
021-027-000-001-05		3/7/2022	200000 WD	03-ARM'S LENGTH	200000	194378	200000	194278 Improved	161.9 \$	1,235	6	667/315	021-034-000-00 NEW-Residential	402
080-032-000-006-00	8890 SORGENFREI HWY	3/1/2023	160000 WD	19-MULTI PARCEL A	160000	522633	124375	295370 Improved	252.79 \$	492	RES	682/012	080-032-000-00 RESIDENTIAL	401
									\$	966			Avg of All - LARGE	

**2024 Assessment Roll Acreage Table
Presque Isle County
RESIDENTIAL PROPERTY**

Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total
1	\$ 10,000	\$10,000	3	\$ 4,500	\$13,500	10	\$ 2,350	\$ 23,500	30	\$ 1,825	\$ 54,750
1.5	\$ 7,500	\$11,250	4	\$ 3,500	\$14,000	15	\$ 2,199	\$ 32,985	40	\$ 1,800	\$ 72,000
2	\$ 6,000	\$12,000	5	\$ 3,000	\$15,000	20	\$ 2,185	\$ 43,700	50	\$ 1,500	\$ 75,000
2.5	\$ 5,000	\$12,500	7	\$ 3,000	\$21,000	25	\$ 2,000	\$ 50,000	100	\$ 1,275	\$ 127,500

No direct sales average, using higher/lower category

2023 Assessment Roll Acreage Table

Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total
1	\$ 7,401	\$ 7,401	3	\$ 3,765	\$11,295	10	\$ 2,127	\$ 21,270	30	\$ 1,740	\$ 52,200
1.5	\$ 5,800	\$ 8,700	4	\$ 3,400	\$13,600	15	\$ 1,857	\$ 27,855	40	\$ 1,464	\$ 58,560
2	\$ 5,400	\$10,800	5	\$ 2,854	\$14,270	20	\$ 1,740	\$ 34,800	50	\$ 1,315	\$ 65,750
2.5	\$ 4,500	\$11,250	7	\$ 2,459	\$17,213	25	\$ 1,740	\$ 43,500	100	\$ 1,206	\$ 120,600

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

Bearinger Township- 2024 Land Value Analysis US 23 Lake View Lots

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 Parcel Land Table	Class	Rate Group 1				
021-023-000-040-00		5/14/2021	43000	WD	03-ARM'S LENGTH	43000	94500	43000	63000	Improved	300	1200	4.132	\$ 143	10406.58277	300	7	653/633	021-023-00 NEW-US23 View Lot	402	US-23 View				
021-014-000-013-00		5/6/2021	22000	WD	03-ARM'S LENGTH	22000	31500	22000	31500	Vacant	150	0	2.066	\$ 147	10648.59632	150	401	652/190		402	US-23 View				
021-023-000-042-00		6/22/2022	23000	WD	03-ARM'S LENGTH	23000	31500	23000	31500	Vacant	150	600	2.066	\$ 153	11132.62343	150	7	672/315	NEW-US23 View Lot	402	US-23 View				
021-014-000-028-00		4/6/2021	49000	LC	21-NOT USED/OTHE	49000	63000	49000	63000	Vacant	300	1200	4.132	\$ 163	11858.66409	300	7	650/450	021-014-00 NEW-US23 View Lot	402	US-23 View				
021-024-000-060-00		2/18/2022	30000	WD	03-ARM'S LENGTH	30000	34051	30000	34051	Vacant	162.146667	624.900024	2.27	\$ 185	13215.85903	170	7	666/783	NEW-US23 View Lot	402	US-23 View				
021-024-000-051-00	22770 US-23 N	11/12/2021	369000	WD	08-ESTATE	369000	369736	33458	34194	Improved	162.826667	600.169983	2.271	\$ 205	14732.71686	158.87	7	662/849	NEW-US23 View Lot	401	US-23 View				
021-024-000-068-00		6/1/2021	33000	WD	03-ARM'S LENGTH	33000	26565	33000	26565	Vacant	131	0	2.267	\$ 252	14556.68284	131	401	653/616		402	US-23 View				
021-024-000-056-00	22592 US-23 N	10/1/2021	40000	WD	03-ARM'S LENGTH	40000	37257	40000	34068	Improved	150	0	2.24	\$ 267	17857.14286	150	401	660/582		402	US-23 View				
021-024-000-054-00	22652 US-23 N	7/8/2021	46000	WD	03-ARM'S LENGTH	46000	34077	46000	34077	Vacant	150	0	2.236	\$ 307	20572.45081	150	401	655/582		402	US-23 View				
021-024-000-058-00		10/8/2021	145000	WD	03-ARM'S LENGTH	145000	112876	100342	68218	Improved	324.846666	1219.299988	4.44	\$ 309	22599.54955	340	7	661/760	021-024-00 NEW-US23 View Lot	402	US-23 View				
021-024-000-058-00		12/29/2022	65000	WD	03-ARM'S LENGTH	65000	34111	65000	34111	Vacant	162.433333	609.599976	2.22	\$ 400	29279.27928	170	7	680/526	NEW-US23 View Lot	402	US-23 View				
														\$	230	Avg of All									
														\$	230	Avg of Vacant									

For 2024, use \$230/Foot of US-23 Lake View

Bearinger Township- 2024 Land Value Analysis Small Lakes

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 Parc	Land Table	Class	Rate Group 1
020-012-000-023-00	9824 OCQUEOC LK RD	11/29/2021	85000	WD	03-ARM'S LENGTH	82000	57595	54941	30536	Improved	100	400	1.085	\$ 549	50636.8664	100	SMLAK	663/348		SMALL LAKE - CLEAR/ORCHARD	401	CLEAR/ORCHARD
020-012-000-024-00	9910 OCQUEOC LK RD	4/29/2022	248000	WD	03-ARM'S LENGTH	248000	175002	118236	45238	Improved	154.396667	225.8	0.8	\$ 766	147795	154.46	SMLAK	670/594		SMALL LAKE - CLEAR/ORCHARD	401	CLEAR/ORCHARD
020-024-000-002-05	16293 ORCHARD CREEK	11/11/2021	90000	WD	03-ARM'S LENGTH	90000	134031	43090	87121	Improved	234.9	400	9.957	\$ 183	4327.60872	234.9	SMLAK	663/513		SMALL LAKE - CLEAR/ORCHARD	401	CLEAR/ORCHARD
														\$ 500	Avg of All							
														\$ 366	Avg of Sale 1 and Sale 3							
														\$ 433	Blend							

For 2024, use \$433/foot for Small Lake