

Avery Township-2025 Land Value Analysis Agricultural

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Net Acres	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
031-009-000-765-06	3198 BEAN CREEK ROAD	9/16/2022	14000	WD	14000	31829	14000	31829	Vacant	19.799	\$ 707	0	101	549/621		Agricultural	102
032-033-000-251-00	12703 MACARTHUR ROAD	6/10/2021	300000	WD	300000	319226	86974	106200	Improved	80	\$ 1,087	0	101	542/288		Agricultural	101
013-020-000-515-02	1588 W NAYLOR RD	4/5/2022	111000	WD	111000	117211	46205	52416	Improved	37.44	\$ 1,234	0	AG	547-200		401-Residential New	401
024-033-000-571-00	MANNING HILL RD	5/18/2022	50000	WD	50000	58500	50000	58500	Vacant	40	\$ 1,250	0	101	548/815		General Agricultural	102
031-006-000-001-01	4742 GOHL ROAD	5/28/2021	50000	WD	50000	56370	50000	56370	Vacant	38.05	\$ 1,314	0	101	541/925		Agricultural	102
082-028-000-010-02	7495 MARWEDE ROAD	3/24/2022	100000	WD	100000	111696	100000	111696	Vacant	74.88	\$ 1,335	0	101	546/755	082-028-000-010-03	AGRICULTURE	102
042-009-000-901-00	DIETZ RD	6/29/2021	60000	OTH	60000	57000	60000	57000	Vacant	40	\$ 1,500	0	101	542/465		Agricultural	102
082-022-000-251-00	6672 WERTH ROAD	10/12/2021	225000	WD	225000	219420	225000	219420	Vacant	150	\$ 1,500	0	101	544/332		AGRICULTURE	101
042-009-000-450-00	S BOLTON RD	7/27/2021	25500	WD	25500	26433	25500	26433	Vacant	16.75	\$ 1,522	0	101	543/078		Agricultural	102
013-021-000-310-00	FRENCH RD	11/23/2021	30000	WD	30000	32340	30000	32340	Vacant	19.6	\$ 1,531	0	AG	545/14		AGRICULTURE	402
083-022-000-350-00	BEAN CREEK ROAD	12/14/2021	192000	WD	192000	177000	192000	177000	Vacant	120.001	\$ 1,600	0	101	545/313		AGRICULTURE	102
023-031-000-351-00	8167 M65 S	10/27/2022	334645	WD	334645	302409	209991	177755	Improved	122.69	\$ 1,712	0	101	550/234		General Agricultural	101
042-025-000-225-00	6510 HAKEN RD	9/2/2021	375000	WD	375000	419037	240153	179595	Improved	124.55	\$ 1,928	0	401	544/545	042-025-000-791-00, 042-025-000-351-01	Agricultural	401
042-033-000-571-00	5650 DIETZ ROAD	3/4/2022	70000	WD	70000	51180	70000	51180	Vacant	35	\$ 2,000	0	101	546/548		Agricultural	101
082-015-000-501-00	LEECK ROAD	12/7/2022	100000	WD	100000	71626	100000	71626	Vacant	50	\$ 2,000	0	101	550/798		AGRICULTURE	102
022-032-000-321-04		5/20/2021	44000	WD	44000	33774	44000	33774	Vacant	21.36	\$ 2,060	0	101	541/797		General Agricultural	102
081-013-000-251-00	10599 NAPPERS ROAD	5/27/2022	1300000	WD	1300000	1467717	930014	636616	Improved	432.22	\$ 2,152	8296	101	548/516	081-013-000-259-00, 081-014-000-001-04, 081-014-000-020-00	AGRICULTURE	101
082-028-000-251-03	MARWEDE ROAD	7/8/2022	180000	WD	180000	89015	180000	89015	Vacant	60	\$ 3,000	0	101	548/621		AGRICULTURE	102
024-029-000-271-00	14055 PARK RD	11/11/2021	277000	WD	277000	147735	211307	82042	Improved	59	\$ 3,581	0	101	544/808	024-020-000-553-00	General Agricultural	101
013-020-000-030-00	7870 FRENCH RD	5/13/2022	159400	WD	159400	78031	133057	51688	Improved	36.92	\$ 3,604	1053.5	AG	548-205	013-020-000-251-00, 013-020-000-260-00	401-Residential New	101
023-009-000-251-00	4120 EVANS RD	8/26/2022	200000	WD	200000	154386	76180	30566	Improved	20	\$ 3,809	0	101	549/328		General Agricultural	101
											\$ 1,925					Avg of All	
											\$ 1,640					Avg of Vacant	
											\$ 1,844					40 Acre Parcels, Vacant	
											\$ 1,550					80+ Acre Parcels, Vacant	

For 2025, use \$1,640/acre for Avery Twp Ag

**2025 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	\$ 9,500	\$ 9,500	3	\$ 4,700	\$ 14,100	10	\$ 2,868	\$ 28,680	30	\$ 2,000	\$ 60,000
1.5	\$ 7,000	\$ 10,500	4	\$ 4,350	\$ 17,400	15	\$ 2,500	\$ 37,500	40	\$ 1,706	\$ 68,240
2	\$ 6,000	\$ 12,000	5	\$ 3,500	\$ 17,500	20	\$ 2,000	\$ 40,000	50	\$ 1,706	\$ 85,300
2.5	\$ 5,000	\$ 12,500	7	\$ 3,200	\$ 22,400	25	\$ 2,000	\$ 50,000	100	\$ 1,625	\$ 162,500

**Agricultural Acreage Conclusions**

Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total
1	\$ 9,500	\$ 9,500	3	\$ 4,700	\$ 14,100	10	\$ 2,868	\$ 28,680	30	\$ 2,000	\$ 60,000
1.5	\$ 7,000	\$ 10,500	4	\$ 4,350	\$ 17,400	15	\$ 2,500	\$ 37,500	40	\$ 1,725	\$ 69,000
2	\$ 6,000	\$ 12,000	5	\$ 3,500	\$ 17,500	20	\$ 2,000	\$ 40,000	50	\$ 1,725	\$ 86,250
2.5	\$ 5,000	\$ 12,500	7	\$ 3,200	\$ 22,400	25	\$ 2,000	\$ 50,000	100	\$ 1,725	\$ 172,500

Enter Minimum Per Acre:

\$ 1,725

Avery Township-2025 Land Value Analysis Commercial Lots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Class
003-403-000-006-00	12315 STATE	5/13/2022	180000	WD	180000	75800	42.11111111	217187	49813	87000	150	125	\$ 332	201
003-420-000-004-04	12656 STATE	6/23/2022	190000	WD	190000	47700	25.10526316	163121	79703	52824	254	124	\$ 314	201
													\$ 323	

For 2025, use \$300/foot for Avery Twp Industrial & Commercial

Avery Township-2025 Land Value Analysis Commercial Acreage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Net Acres	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	
082-032-000-275-00	WOLF CREEK ROAD	9/1/2023	8000	WD	8000	11500	8000	11500	Vacant	0	0	1.25	\$ 6,400	0	401	554/131	RESIDENTIAL	402	
084-028-000-015-00	1030 OLD MILL ROAD	12/4/2023	35000	WD	35000	45024	2326	12350	Improved	190	300	1.309	\$ 1,777	190	401	555/204	RESIDENTIAL	401	
082-021-000-768-00	7355 WERTH ROAD	10/27/2022	205000	WD	205000	208670	19080	22750	Improved	350	164.5	1.322	\$ 14,433	350	401	550/260	RESIDENTIAL	401	
084-031-000-030-01	KING SETTLEMENT ROAD	8/10/2022	6000	QC	6000	13250	6000	13250	Vacant	0	0	2.1	\$ 2,857	0	401	550/575	RESIDENTIAL	402	
083-036-000-905-00	2875 MORRIS ROAD	9/13/2023	30000	WD	30000	35565	21567	27132	Improved	417.42	225.210007	2.158	\$ 9,994	417.42	401	554/200	RESIDENTIAL	401	
042-020-000-075-04	S BOLTON RD	7/31/2023	28000	WD	28000	14302	28000	14302	Vacant	0	0	2.52	\$ 11,111	0	401	553/792	Residential Acres	402	
022-029-000-041-02	19271 M32 W	9/23/2022	245000	WD	245000	224875	34897	14772	Improved	0	0	2.7	\$ 12,925	0	401	549/758	General Residential	401	
084-031-000-785-01	2858 KING SETTLEMENT ROAD	8/25/2023	38500	WD	38500	14903	38500	14903	Vacant	0	0	2.75	\$ 14,000	0	401	553/958	RESIDENTIAL	402	
083-023-000-815-00	10061 N EMERSON ACRES	1/8/2024	305000	WD	305000	283933	36257	15190	Improved	0	0	2.86	\$ 12,677	0	401	555/487	RESIDENTIAL	401	
012-008-000-601-04	2030 LONG RAPIDS RD	3/22/2024	174000	WD	174000	155122	34915	16037	Improved	0	0	3.57	\$ 9,780	0	401b	556/322	401-Residential New	401	
042-020-000-790-01	7538 S BOLTON RD	3/13/2023	137000	WD	137000	120670	32493	16163	Improved	0	0	3.72	\$ 8,735	0	401	551/708	Residential Acres	401	
													\$ 9,517	Avg of All					
													\$ 8,592	Avg of Vacant		For 2025, use \$9,500 site value			
024-033-000-608-00	2875 MANNING HILL RD	8/26/2022	125000	WD	125000	119794	21457	16251	Improved	0	0	4.188	\$ 5,123	0	401	549/326	General Residential	401	
032-009-000-035-00	M65 NORTH	3/7/2024	8000	WD	8000	15859	8000	15859	Vacant	0	0	4.5	\$ 1,778	0	401	556/119	Residential Acres	402	
013-031-000-020-00	2151 BOILORE RD	4/20/2022	125000	WD	125000	113296	29285	17581	Improved	0	0	4.96	\$ 5,904	0	401b	547-445	401-Residential New	401	
083-022-000-010-02	1968 BEAN CREEK ROAD	11/14/2022	125000	WD	125000	126343	16693	18036	Improved	352	660	5.35	\$ 3,120	352	401	550/449	RESIDENTIAL	401	
082-029-000-515-02	7787 WOLF CREEK ROAD	5/3/2022	98000	WD	98000	86628	29234	17862	Improved	0	0	5.36	\$ 5,454	0	401	547/696	RESIDENTIAL	401	
012-029-000-799-00	1245 GREENHAVEN LN	11/10/2023	509000	WD	509000	497039	30287	18326	Improved	381.47	0	5.6	\$ 5,408	381.47	401b	554/875	401-Residential New	401	
023-008-000-601-01	4985 M65 S	2/27/2023	145000	WD	145000	140773	22228	18001	Improved	0	0	6.07	\$ 3,662	0	401	551/571	General Residential	401	
													\$ 4,350	Avg of all					
													\$ 1,778	Vacant 1 pcl		For 2025, use \$4350 for 4 acres For 2025, use \$3500 for 5 acres			
002-009-000-090-00	15729 PLEASANT VALLEY	6/23/2023	29575	WD	29575	46947	11232	28604	Improved	10	\$ 1,123	100	401	587/481	002-009-000-090-01	Residential A 402			
002-010-000-200-00	11690 HALL	1/27/2023	160000	WD	160000	154536	30269	24805	Improved	10	\$ 3,027	0	401	585/061		Residential A 401			
002-010-000-080-00	16355 PLEASANT VALLEY	11/16/2022	115000	WD	115000	121507	18919	25426	Improved	10.01	\$ 1,890	0	401	584/023		Residential A 401			
002-029-000-030-01	8551 MITCHELL	4/26/2022	180000	WD	180000	151609	54469	26078	Improved	10.03	\$ 5,431	0	401	579/347		Residential A 401			
													\$ 2,868	For 2025, use \$2,868 for 10 acres					
002-003-000-240-00		6/27/2022	35720	WD	35720	40677	35720	40677	Vacant	17.96	\$ 1,989	0	401	580/509		Residential A 402			
													For 2025, use \$2,000/acre for 20-30 acres						
002-001-000-050-00	18700 PLEASANT VALLEY	5/10/2022	163000	WD	163000	151998	78547	67545	Improved	39.28	\$ 2,000	0	401	579/571		Residential A 401			
002-015-000-070-00	10996 HALL	7/15/2022	128000	WD	128000	138230	84690	94920	Improved	60	\$ 1,412	0	401	581/410		Residential A 401			
													\$ 1,706	For 2025, use \$1,706/acre for 40-50 acres					
002-011-000-010-10		9/18/2023	200000	WD	200000	179385	200000	179385	Vacant	119.59	\$ 1,672	0	401	588/769		Residential A 002			
002-011-000-010-07		9/18/2023	200000	WD	200000	190065	200000	190065	Vacant	126.71	\$ 1,578	0	401	588/769		Residential A 402			
													\$ 1,625	For 2025, use \$1,625 per acre for 100 acres					

Avery Township-2025 Land Value Analysis Industrial Lots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Class
003-403-000-006-00	12315 STATE	5/13/2022	180000	WD	180000	75800	42.11111111	217187	49813	87000	150	125	\$ 332	201
003-420-000-004-04	12656 STATE	6/23/2022	190000	WD	190000	47700	25.10526316	163121	79703	52824	254	124	\$ 314	201
													\$ 323	

For 2025, use \$300/foot for Avery Twp Industrial & Commercial

Avery Township-2025 Land Value Analysis Industrial Acreage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Net Acres	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	
082-032-000-275-00	WOLF CREEK ROAD	9/1/2023	8000	WD	8000	11500	8000	11500	Vacant	0	0	1.25	\$ 6,400	0	401	554/131	Residential Acres	RESIDENTIAL	402
084-028-000-015-00	1030 OLD MILL ROAD	12/4/2023	35000	WD	35000	45024	2326	12350	Improved	190	300	1.309	\$ 1,777	190	401	555/204	Residential Acres	RESIDENTIAL	401
082-021-000-768-00	7355 WERTH ROAD	10/27/2022	205000	WD	205000	208670	19080	22750	Improved	350	164.5	1.322	\$ 14,433	350	401	550/260	Residential Acres	RESIDENTIAL	401
084-031-000-030-01	KING SETTLEMENT ROAD	8/10/2022	6000	QC	6000	13250	6000	13250	Vacant	0	0	2.1	\$ 2,857	0	401	550/575	Residential Acres	RESIDENTIAL	402
083-036-000-905-00	2875 MORRIS ROAD	9/13/2023	30000	WD	30000	35565	21567	27132	Improved	417.42	225.210007	2.158	\$ 9,994	417.42	401	554/200	Residential Acres	RESIDENTIAL	401
042-020-000-075-04	S BOLTON RD	7/31/2023	28000	WD	28000	14302	28000	14302	Vacant	0	0	2.52	\$ 11,111	0	401	553/792	Residential Acres	RESIDENTIAL	402
022-029-000-041-02	19271 M32 W	9/23/2022	245000	WD	245000	224875	34897	14772	Improved	0	0	2.7	\$ 12,925	0	401	549/758	General Residential	RESIDENTIAL	401
084-031-000-785-01	2858 KING SETTLEMENT ROAD	8/25/2023	38500	WD	38500	14903	38500	14903	Vacant	0	0	2.75	\$ 14,000	0	401	553/958	Residential Acres	RESIDENTIAL	402
083-023-000-815-00	10061 N EMERSON ACRES	1/8/2024	305000	WD	305000	283933	36257	15190	Improved	0	0	2.86	\$ 12,677	0	401	555/487	Residential Acres	RESIDENTIAL	401
012-008-000-601-04	2030 LONG RAPIDS RD	3/22/2024	174000	WD	174000	155122	34915	16037	Improved	0	0	3.57	\$ 9,780	0	401b	556/322	Residential Acres	401-Residential New	401
042-020-000-790-01	7538 S BOLTON RD	3/13/2023	137000	WD	137000	120670	32493	16163	Improved	0	0	3.72	\$ 8,735	0	401	551/708	Residential Acres	RESIDENTIAL	401
													\$ 9,517	Avg of All					
													\$ 8,592	Avg of Vacant		For 2025, use \$9,500 site value			
024-033-000-608-00	2875 MANNING HILL RD	8/26/2022	125000	WD	125000	119794	21457	16251	Improved	0	0	4.188	\$ 5,123	0	401	549/326	Residential Acres	General Residential	401
032-009-000-035-00	M65 NORTH	3/7/2024	8000	WD	8000	15859	8000	15859	Vacant	0	0	4.5	\$ 1,778	0	401	556/119	Residential Acres	RESIDENTIAL	402
013-031-000-020-00	2151 BOILORE RD	4/20/2022	125000	WD	125000	113296	29285	17581	Improved	0	0	4.96	\$ 5,904	0	401b	547-445	Residential Acres	401-Residential New	401
083-022-000-010-02	1968 BEAN CREEK ROAD	11/14/2022	125000	WD	125000	126343	16693	18036	Improved	352	660	5.35	\$ 3,120	352	401	550/449	Residential Acres	RESIDENTIAL	401
082-029-000-515-02	7787 WOLF CREEK ROAD	5/3/2022	98000	WD	98000	86628	29234	17862	Improved	0	0	5.36	\$ 5,454	0	401	547/696	Residential Acres	RESIDENTIAL	401
012-029-000-799-00	1245 GREENHAVEN LN	11/10/2023	509000	WD	509000	497039	30287	18326	Improved	381.47	0	5.6	\$ 5,408	381.47	401b	554/875	Residential Acres	401-Residential New	401
023-008-000-601-01	4985 M65 S	2/27/2023	145000	WD	145000	140773	22228	18001	Improved	0	0	6.07	\$ 3,662	0	401	551/571	Residential Acres	General Residential	401
													\$ 4,350	Avg of all					
													\$ 1,778	Vacant 1 pcl		For 2025, use \$4350 for 4 acres			
															For 2025, use \$3500 for 5 acres				
002-009-000-090-00	15729 PLEASANT VALLEY	6/23/2023	29575	WD	29575	46947	11232	28604	Improved	10	\$ 1,123	100	401	587/481	002-009-000-090-01	Residential A 402	Residential A 402		
002-010-000-200-00	11690 HALL	1/27/2023	160000	WD	160000	154536	30269	24805	Improved	10	\$ 3,027	0	401	585/061		Residential A 401	Residential A 401		
002-010-000-080-00	16355 PLEASANT VALLEY	11/16/2022	115000	WD	115000	121507	18919	25426	Improved	10.01	\$ 1,890	0	401	584/023		Residential A 401	Residential A 401		
002-029-000-030-01	8551 MITCHELL	4/26/2022	180000	WD	180000	151609	54469	26078	Improved	10.03	\$ 5,431	0	401	579/347		Residential A 401	Residential A 401		
													\$ 2,868			For 2025, use \$2,868 for 10 acres			
002-003-000-240-00		6/27/2022	35720	WD	35720	40677	35720	40677	Vacant	17.96	\$ 1,989	0	401	580/509		Residential A 402	Residential A 402		
															For 2025, use \$2,000/acre for 20-30 acres				
002-001-000-050-00	18700 PLEASANT VALLEY	5/10/2022	163000	WD	163000	151998	78547	67545	Improved	39.28	\$ 2,000	0	401	579/571		Residential A 401	Residential A 401		
002-015-000-070-00	10996 HALL	7/15/2022	128000	WD	128000	138230	84690	94920	Improved	60	\$ 1,412	0	401	581/410		Residential A 401	Residential A 401		
													\$ 1,706			For 2025, use \$1,706/acre for 40-50 acres			
002-011-000-010-10		9/18/2023	200000	WD	200000	179385	200000	179385	Vacant	119.59	\$ 1,672	0	401	588/769		Residential A 002	Residential A 002		
002-011-000-010-07		9/18/2023	200000	WD	200000	190065	200000	190065	Vacant	126.71	\$ 1,578	0	401	588/769		Residential A 402	Residential A 402		
													\$ 1,625			For 2025, use \$1,625 per acre for 100 acres			

Avery Township-2025 Land Value Analysis Residential Acreage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Net Acres	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcets in Sale	Land Table	Class	Rate Group 1
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082-021-000-768-00	7355 WERTH ROAD	10/27/2022	205000	WD	205000	208670	19080	22750	Improved	350	164.5	1.322	\$ 14,433	350	401	550/260	RESIDENTIAL	401
084-031-000-030-01	KING SETTLEMENT ROAD	8/10/2022	6000	QC	6000	13250	6000	13250	Vacant	0	0	2.1	\$ 2,857	0	401	550/575	RESIDENTIAL	402
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042-020-000-075-04	S BOLTON RD	7/31/2023	28000	WD	28000	14302	28000	14302	Vacant	0	0	2.52	\$ 11,111	0	401	553/792	Residential Acres	402
022-029-000-041-02	19271 M32 W	9/23/2022	245000	WD	245000	224875	34897	14772	Improved	0	0	2.7	\$ 12,925	0	401	549/758	General Residential	401
084-031-000-785-01	2858 KING SETTLEMENT ROAD	8/25/2023	38500	WD	38500	14903	38500	14903	Vacant	0	0	2.75	\$ 14,000	0	401	553/958	RESIDENTIAL	402
083-023-000-815-00	10061 N EMERSON ACRES	1/8/2024	305000	WD	305000	283933	36257	15190	Improved	0	0	2.86	\$ 12,677	0	401	555/487	RESIDENTIAL	401
012-008-000-601-04	2030 LONG RAPIDS RD	3/22/2024	174000	WD	174000	155122	34915	16037	Improved	0	0	3.57	\$ 9,780	0	401b	556/322	401-Residential New	401
042-020-000-790-01	7538 S BOLTON RD	3/13/2023	137000	WD	137000	120670	32493	16163	Improved	0	0	3.72	\$ 8,735	0	401	551/708	Residential Acres	401
													\$ 9,517	Avg of All				
													\$ 8,592	Avg of Vacant		For 2025, use \$9,500 site value		

024-033-000-608-00	2875 MANNING HILL RD	8/26/2022	125000	WD	125000	119794	21457	16251	Improved	0	0	4.188	\$ 5,123	0	401	549/326	General Residential	401
032-009-000-035-00	M65 NORTH	3/7/2024	8000	WD	8000	15859	8000	15859	Vacant	0	0	4.5	\$ 1,778	0	401	556/119	Residential Acres	402
013-031-000-020-00	2151 BOILORE RD	4/20/2022	125000	WD	125000	113296	29285	17581	Improved	0	0	4.96	\$ 5,904	0	401b	547-445	401-Residential New	401
083-022-000-010-02	1968 BEAN CREEK ROAD	11/14/2022	125000	WD	125000	126343	16693	18036	Improved	352	660	5.35	\$ 3,120	352	401	550/449	RESIDENTIAL	401
082-029-000-515-02	7787 WOLF CREEK ROAD	5/3/2022	98000	WD	98000	86628	29234	17862	Improved	0	0	5.36	\$ 5,454	0	401	547/696	RESIDENTIAL	401
012-029-000-799-00	1245 GREENHAVEN LN	11/10/2023	509000	WD	509000	497039	30287	18326	Improved	381.47	0	5.6	\$ 5,408	381.47	401b	554/875	401-Residential New	401
023-008-000-601-01	4985 M65 S	2/27/2023	145000	WD	145000	140773	22228	18001	Improved	0	0	6.07	\$ 3,662	0	401	551/571	General Residential	401
													\$ 4,350	Avg of all				
													\$ 1,778	Vacant 1 pcl		For 2025, use \$4350 for 4 acres For 2025, use \$3500 for 5 acres		

002-009-000-090-00	15729 PLEASANT VALLEY	6/23/2023	29575	WD	29575	46947	11232	28604	Improved	10	\$ 1,123	100	401	587/481	002-009-000-090-01	Residential A 402		
002-010-000-200-00	11690 HALL	1/27/2023	160000	WD	160000	154536	30269	24805	Improved	10	\$ 3,027	0	401	585/061		Residential A 401		
002-010-000-080-00	16355 PLEASANT VALLEY	11/16/2022	115000	WD	115000	121507	18919	25426	Improved	10.01	\$ 1,890	0	401	584/023		Residential A 401		
002-029-000-030-01	8551 MITCHELL	4/26/2022	180000	WD	180000	151609	54469	26078	Improved	10.03	\$ 5,431	0	401	579/347		Residential A 401		
											\$ 2,868	For 2025, use \$2,868 for 10 acres						

002-003-000-240-00		6/27/2022	35720	WD	35720	40677	35720	40677	Vacant	17.96	\$ 1,989	0	401	580/509		Residential A 402		
													For 2025, use \$2,000/acre for 20-30 acres					

002-001-000-050-00	18700 PLEASANT VALLEY	5/10/2022	163000	WD	163000	151998	78547	67545	Improved	39.28	\$ 2,000	0	401	579/571		Residential A 401		
002-015-000-070-00	10996 HALL	7/15/2022	128000	WD	128000	138230	84690	94920	Improved	60	\$ 1,412	0	401	581/410		Residential A 401		
											\$ 1,706	For 2025, use \$1,706/acre for 40-50 acres						

002-011-000-010-10		9/18/2023	200000	WD	200000	179385	200000	179385	Vacant	119.59	\$ 1,672	0	401	588/769		Residential A 002		
002-011-000-010-07		9/18/2023	200000	WD	200000	190065	200000	190065	Vacant	126.71	\$ 1,578	0	401	588/769		Residential A 402		
											\$ 1,625	For 2025, use \$1,625 per acre for 100 acres						

**2025 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	\$ 9,500	\$ 9,500	3	\$ 4,700	\$ 14,100	10	\$ 2,868	\$ 28,680	30	\$ 2,000	\$ 60,000
1.5	\$ 7,000	\$ 10,500	4	\$ 4,350	\$ 17,400	15	\$ 2,500	\$ 37,500	40	\$ 1,706	\$ 68,240
2	\$ 6,000	\$ 12,000	5	\$ 3,500	\$ 17,500	20	\$ 2,000	\$ 40,000	50	\$ 1,706	\$ 85,300
2.5	\$ 5,000	\$ 12,500	7	\$ 3,200	\$ 22,400	25	\$ 2,000	\$ 50,000	100	\$ 1,625	\$ 162,500

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

**2024 Assessment Roll Acreage Table\***

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

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



Avery Township-2025 Land Value Analysis Residential Backlots

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	Rate Group 1			
002-036-000-020-00	18565 CARTER	5/15/2023	24000	QC	24000	25947	8853	10800	Improved	200	165	0.758	\$ 44	11679.41953	200	401	587/270		Residential Backlots	401	Average Back			
002-060-000-031-01		8/10/2023	14000	WD	14000	11830	14000	14979	Improved	277.393333	173.608643	1.19	\$ 50	11764.70588	235	401	588/068	002-060-000-032-00	Residential Backlots	402	Average Back			
002-009-000-310-00	15581 M32/M33	11/29/2023	25000	WD	25000	22890	12856	10746	Improved	199	165	0.754	\$ 65	17050.39788	199	401	589/994		Residential Backlots	401	Highway Front			
002-009-000-070-02	15575 PLEASANT VALLEY	9/26/2022	100000	WD	100000	96065	10685	6750	Improved	125	325	0.933	\$ 85	11452.30439	125	401	583/037		Residential Backlots	401	Average Back			
													\$	61										

For 2025, Avery Twp, use \$61/foot for Residential backlots

Avery Township-2025 Land Value Analysis Creek Frontage

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	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
002-025-000-170-00	18254 CARTER	5/2/2022	22900	WD	22900	34200	22900	23625	Improved	175	0	0	\$ 131	175	WTRCR	579/504	002-025-000-180-00	Creek Frontage	402	Average
002-040-000-021-00	8165 AVERY	8/11/2023	95000	OTH	95000	70117	45815	20932	Improved	155.053334	711.160004	1.255	\$ 295	157.58	WTRCR	588/302	002-040-000-020-00	Creek Frontage	401	Average
002-060-000-028-00	10471 STURGIS	8/1/2022	113500	WD	113500	122866	37162	35667	Improved	264.2	342.150002	0.995	\$ 141	248	WTRCR	581/968	002-060-000-027-00	Creek Frontage	401	Average
													\$	189						
For 2025, use \$189/foot for Avery Twp Creek frontage																				
002-017-000-060-00	14075 AIRPORT	4/19/2023	24000	WD	24000	48025	24000	47025	Improved	165	0	0	\$ 145	165	WTRTB	586/278		Thunder Bay River	402	TB River Rate
002-024-000-230-01	8890 GENRE	4/25/2023	85000	WD	85000	114205	13545	42750	Improved	150	150	0.517	\$ 90	150	WTRTB	586/460		Thunder Bay River	401	TB River Rate
002-034-000-080-00	16280 SCHMALLI	6/14/2023	197500	WD	197500	143872	107208	53580	Improved	188	250	1.132	\$ 570	169.5	WTRTB	587/288		Thunder Bay River	401	TB River Rate
002-080-000-004-00	13931 AIRPORT	4/1/2022	190000	WD	190000	201555	16359	27914	Improved	97.943333	158.964996	0.357	\$ 167	98.24	WTRTB	578/991		Thunder Bay River	401	TB River Rate
002-007-000-105-02	13415 M32/M33	6/22/2023	250000	WD	250000	205077	84966	40043	Improved	140.5	0	0	\$ 605	140.5	WTRTB	587/347		Thunder Bay River	401	TB River Rate
002-007-000-150-04	13539 M32/M33	8/23/2023	20000	WD	20000	34200	20000	34200	Vacant	120	0	0	\$ 167	120	WTRTB	588/429		Thunder Bay River	402	TB River Rate
													\$	291						
For 2025, use \$291 for Avery Twp Thunder bay River Frontage																				

Avery Township-2025 Land Value Analysis River Frontage

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	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	
002-025-000-170-00	18254 CARTER	5/2/2022	22900	WD	22900	34200	22900	23625	Improved	175		0	0 \$	131	175	WTRCR	579/504	002-025-000-180-00	Creek Frontage	402	Average
002-040-000-021-00	8165 AVERY	8/11/2023	95000	OTH	95000	70117	45815	20932	Improved	155.053334	711.160004	1.255	\$	295	157.58	WTRCR	588/302	002-040-000-020-00	Creek Frontage	401	Average
002-060-000-028-00	10471 STURGIS	8/1/2022	113500	WD	113500	122866	37162	35667	Improved	264.2	342.150002	0.995	\$	141	248	WTRCR	581/968	002-060-000-027-00	Creek Frontage	401	Average
													\$	189							
For 2025, use \$189/foot for Avery Twp Creek frontage																					
002-017-000-060-00	14075 AIRPORT	4/19/2023	24000	WD	24000	48025	24000	47025	Improved	165		0	0 \$	145	165	WTRTB	586/278		Thunder Bay River	402	TB River Rate
002-024-000-230-01	8890 GENRE	4/25/2023	85000	WD	85000	114205	13545	42750	Improved	150	150	0.517	\$	90	150	WTRTB	586/460		Thunder Bay River	401	TB River Rate
002-034-000-080-00	16280 SCHMALLI	6/14/2023	197500	WD	197500	143872	107208	53580	Improved	188	250	1.132	\$	570	169.5	WTRTB	587/288		Thunder Bay River	401	TB River Rate
002-080-000-004-00	13931 AIRPORT	4/1/2022	190000	WD	190000	201555	16359	27914	Improved	97.943333	158.964996	0.357	\$	167	98.24	WTRTB	578/991		Thunder Bay River	401	TB River Rate
002-007-000-105-02	13415 M32/M33	6/22/2023	250000	WD	250000	205077	84966	40043	Improved	140.5		0	0 \$	605	140.5	WTRTB	587/347		Thunder Bay River	401	TB River Rate
002-007-000-150-04	13539 M32/M33	8/23/2023	20000	WD	20000	34200	20000	34200	Vacant	120		0	0 \$	167	120	WTRTB	588/429		Thunder Bay River	402	TB River Rate
													\$	291							
For 2025, use \$291 for Avery Twp Thunder bay River Frontage																					

Avery Township-2025 Land Value Analysis Water Acreage

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/Acre	ResRate	Percentage	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	
043-075-000-013-00	154 MABEL AVE	7/20/2023	158900	WD		158900	100406	79108 \$	20,614 Improved	86.249045	216.705002	0.504	\$ 156,960			102	RIVER	553/501		TB River Frontage	401	Average 300std	
043-135-000-029-00	8036 OTTER TRAIL	8/7/2023	38000	QC		38000	23581	38000 \$	23,581 Vacant	98.665716	187.449997	0.532	\$ 71,429	\$ 9,500	752%	126.98	RIVER	553/706		TB River Frontage	402	Average 300std	
042-032-000-067-00	7020 LONG RAPIDS ROAD	12/29/2022	105000	WD		100000	85797	38103 \$	23,900 Improved	100	300	0.689	\$ 55,302	\$ 9,500	582%	100	RIVER	550/998		TB River Frontage	401	Average 300std	
042-032-000-583-00	7615 LONG RAPIDS ROAD	10/20/2022	79900	WD		79400	91200	27229 \$	39,029 Improved	163.299316	200	0.918	\$ 29,661	\$ 9,500	312%	200	RIVER	550/208		TB River Frontage	401	Average 300std	
043-053-000-002-00	206 POLLARD DR	6/29/2022	48500	WD		48500	39126	48500 \$	39,126 Vacant	163.705989	214.949997	0.962	\$ 50,416	\$ 9,500	531%	190.1	RIVER	548/436		TB River Frontage	401	Average 300std	
								\$ 29,250	Avg of All														
								\$ 31,354	Avg of Vacant														

For 2025, use \$30,000 as a minimum lot/site value for water influence parcels

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/Acre	ResRate	Percentage	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
043-053-000-010-00	224 POLLARD DR	9/29/2022	25000	WD		25000	21624	25000	21624 Vacant	180.950785	581.23999	1.568	\$ 15,944	\$ 9,500	168%	155	RIVER	549/823		TB River Frontage	401	Average 300std
042-034-000-625-00	LONG RAPIDS ROAD	3/29/2024	157000	WD		157000	46041	157000	41671 Improved	27.376279	223.649994	8.172	\$ 19,212	\$ 2,700	712%	28.3	RIVER	556/717	042-034-000-630-00	TB River Frontage	401	
021-018-000-101-01	EMILS LANDING RD	8/23/2023	150000	WD		150000	118177	150000	118177 Vacant	0	0	50.62	\$ 2,963	\$ 1,600	185%	0	Flood	554/073		Floodwaters	402	
002-035-000-080-00	17000 SCHMALLERS	12/15/2023	510000	WD		510000	457918	442817	390735 Improved	0	0	200	\$ 2,214	\$ 1,600	138%	0	WTRTB	590/201		Thunder Bay River	401	
002-024-000-350-00	9191 M33	10/11/2023	40000	WD		40000	59564	40000	57372 Improved	0	0	9	\$ 4,444	\$ 2,000	222%	0	WTRTB	589/184		Thunder Bay River	401	

For 2025, use 285% over residential rates

**2025 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	\$ 9,500	\$ 9,500	3	\$ 4,700	\$ 14,100	10	\$ 2,868	\$ 28,680	30	\$ 2,000	\$ 60,000
1.5	\$ 7,000	\$ 10,500	4	\$ 4,350	\$ 17,400	15	\$ 2,500	\$ 37,500	40	\$ 1,706	\$ 68,240
2	\$ 6,000	\$ 12,000	5	\$ 3,500	\$ 17,500	20	\$ 2,000	\$ 40,000	50	\$ 1,706	\$ 85,300
2.5	\$ 5,000	\$ 12,500	7	\$ 3,200	\$ 22,400	25	\$ 2,000	\$ 50,000	100	\$ 1,625	\$ 162,500

General Water Influence Acreage - Value Conclusions

Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total
1	\$ 9,500	\$ 30,000	3	\$ 4,700	\$ 40,185	10	\$ 2,868	\$ 81,738	30	\$ 2,000	\$ 171,000
1.5	\$ 7,000	\$ 30,000	4	\$ 4,350	\$ 49,590	15	\$ 2,500	\$ 106,875	40	\$ 1,706	\$ 194,484
2	\$ 6,000	\$ 34,200	5	\$ 3,500	\$ 49,875	20	\$ 2,000	\$ 114,000	50	\$ 1,706	\$ 243,105
2.5	\$ 5,000	\$ 35,625	7	\$ 3,200	\$ 63,840	25	\$ 2,000	\$ 142,500	100	\$ 1,625	\$ 463,125

Enter Percentatge:  
285%

Enter Minimum:  
\$ 30,000

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

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

2024 Percentage: 243%  
2025 Percentage: 285%

2024 Minimum: \$ 21,000  
2025 Minimum: \$ 30,000