

Bearinger Township-2025 Land Value Analysis Subdivision Lots-Lakefront

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	
021-038-000-011-00		7/3/2023	150000	WD	150000	178700	150000	178700	Vacant	264.74	558.900024	3.35	\$ 567	272.02	1	686/158		NEW-Subdivision Lots-LAKE	402	Lakefront	
021-038-000-012-00		4/25/2022	165000	WD	165000	174672	165000	174672	Vacant	258.773333	521.200012	3.07	\$ 638	263.12	1	669/599		NEW-Subdivision Lots-LAKE	402	Lakefront	
021-140-000-202-00		11/11/2023	84000	WD	84000	78165	84000	78165	Vacant	115.8	100	0.266	\$ 725	115.8	1	691/276		NEW-Subdivision Lots-LAKE	402	Lakefront	
021-140-000-423-01	19049 JAY LN	10/31/2022	135000	WD	135000	123823	135000	123823	Vacant	338.7	122.852081	0.955	\$ 399	338.7	1	678/333		NEW-Subdivision Lots-LAKE	402	Lakefront	
													\$ 582	Avg of All							
													\$ 582	Avg of Vacant							
													\$ 643	Avg without low sale							

For 2025, use \$625/foot

Bearinger Township-2025 Land Value Analysis Black Lake View Lots

Parcel Num	Street Addr	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Apprai	Land Resid	Est. Land V	Vacant/Imp	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acr	Actual Fror	ECF Area	Liber/Page	Other Parcl	Land Table	Class	Rate Group 1
021-014-000-028-00		1/3/2024	35000	WD	35000	34500	35000	34500	Vacant	150	600	2.066	\$ 233	16940.95	150	7	692/998		NEW-US23 View Lr	402	US-23 View
021-014-000-029-00		8/10/2023	39000	WD	39000	34500	39000	34500	Vacant	150	600	2.066	\$ 260	18877.06	150	7	687/534		NEW-US23 View Lr	402	US-23 View
021-023-000-033-00		3/20/2024	51000	WD	51000	34500	51000	34500	Vacant	150	600	2.066	\$ 340	24685.38	150	7	695/686		NEW-US23 View Lr	402	US-23 View
021-023-000-042-00		6/22/2022	23000	WD	23000	34500	23000	34500	Vacant	150	600	2.066	\$ 153	11132.62	150	7	672/315		NEW-US23 View Lr	402	US-23 View
021-024-000-058-00	#####		65000	WD	65000	37360	65000	37360	Vacant	162.4333	609.6	2.22	\$ 400	29279.28	170	7	680/526		NEW-US23 View Lr	402	US-23 View
													\$ 277	Avg of All/Vacant							

For 2025, use \$277/foot for Black Lake View lots

Bearinger Township-2025 Land Value Analysis Subdivision Lots-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	
021-140-000-414-00		1/4/2024	3500	WD	3500	8849	3500	8849	Vacant	122.9	127.419998	0.371	\$ 28	9433.962264	115	3	692/993		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-511-00		3/8/2024	4000	CD	4000	8294	4000	8294	Vacant	115.2	69.035004	0.183	\$ 35	21857.92355	115	3	695/251		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-398-00		11/9/2023	7000	WD	7000	21600	7000	14400	Improved	200	247	0.568	\$ 35	12323.94366	200	3	691/646	021-140-000-399-00	NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-399-00		11/9/2023	7000	WD	7000	21600	7000	14400	Improved	200	247	0.568	\$ 35	12323.94366	200	3	691/646	021-140-000-398-00	NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-070-00		8/1/2023	4000	WD	4000	8208	4000	8208	Vacant	114	127	0.322	\$ 35	12422.36025	121	3	687/335		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-442-00		11/27/2023	4000	WD	4000	7200	4000	7200	Vacant	100	117.25	0.269	\$ 40	14869.88848	100	3	691/654		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-412-00		2/23/2023	5000	CD	5000	8484	5000	8484	Vacant	117.833333	138.5	0.379	\$ 42	13192.61214	115	3	681/986		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-512-00		8/12/2022	13500	WD	13500	36000	13500	21600	Improved	300	346.799994	0.795	\$ 45	16981.13208	300	3	674/326	021-140-000-514-00, 02	NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-431-00		7/26/2023	5500	WD	5500	8382	5500	8382	Vacant	116.416667	107.5	0.288	\$ 47	19097.22222	116	3	686/888		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-394-00		9/16/2022	5500	WD	5500	8309	5500	8309	Vacant	115.4	128.419998	0.341	\$ 48	16129.03226	115	3	676/437		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-397-00		8/25/2022	5000	WD	5000	7200	5000	7200	Vacant	100	123.5	0.284	\$ 50	17605.6338	100	3	675/068		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-331-00		3/15/2024	6300	WD	6300	8394	6300	8394	Vacant	116.583333	91.190002	0.244	\$ 54	25819.67213	116.5	3	695/237		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-416-00		5/15/2023	5500	CD	5500	7200	5500	7200	Vacant	100	138.699997	0.318	\$ 55	17295.59748	100	3	684/853		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-429-00		10/28/2022	6000	WD	6000	7200	6000	7200	Vacant	100	138.699997	0.318	\$ 60	18867.92453	100	3	678/489		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-428-00		4/20/2023	6300	WD	6300	7200	6300	7200	Vacant	100	138.699997	0.318	\$ 63	19811.32075	100	3	683/620		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-360-00		10/13/2023	6500	WD	6500	7200	6500	7200	Vacant	100	114.959999	0.264	\$ 65	24621.21212	100	3	691/012		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-300-00		9/23/2022	8250	WD	8250	8279	8250	8279	Vacant	114.983333	96.449997	0.255	\$ 72	32352.94118	115	3	677/849		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-427-00		9/13/2022	7500	WD	7500	7200	7500	7200	Vacant	100	138.699997	0.318	\$ 75	23584.90566	100	3	675/833		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-222-00		3/7/2023	15000	WD	15000	21600	15000	14400	Improved	200	223.25	0.513	\$ 75	29239.76608	200	3	682/149	021-140-000-223-00	NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-367-00		3/13/2023	15000	WD	15000	21600	15000	14400	Improved	200	230.539994	0.53	\$ 75	28301.88679	200	3	682/326	021-140-000-368-00	NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-659-00		8/24/2022	9000	WD	9000	8251	9000	8251	Vacant	114.596667	100.82	0.265	\$ 79	33962.26415	115	3	675/189		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-091-00		1/2/2024	25000	WD	25000	38386	25000	22793	Improved	316.566667	381.149994	0.932	\$ 79	26824.03433	315	3	692/959	021-140-000-092-00, 02	NEW-Subdivision Lots-BACK	402	Backlot	
021-060-000-006-00		5/25/2023	8500	WD	8500	7541	8500	7541	Vacant	104.733333	85.300003	0.195	\$ 81	43589.74359	115.15	3	684/947		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-219-00		6/1/2023	18000	WD	18000	23496	18000	15348	Improved	213.166667	212.5	0.517	\$ 84	34816.24758	214.5	3	685/285	021-140-000-220-00	NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-220-00		6/1/2023	18000	WD	18000	22548	18000	15348	Improved	213.166667	212.5	0.517	\$ 84	34816.24758	214.5	3	685/285	021-140-000-219-00	NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-221-00		1/31/2024	10000	WD	10000	8304	10000	8304	Vacant	115.333333	111.5	0.295	\$ 87	33898.30508	115.5	3	693/858		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-094-00		10/21/2022	10000	WD	10000	8280	10000	8280	Vacant	115	117.75	0.311	\$ 87	32154.34084	115	3	679/321		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-167-00		7/11/2022	9000	WD	9000	7200	9000	7200	Vacant	100	125	0.287	\$ 90	31358.88502	100	3	673/279		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-096-00		3/10/2023	19500	WD	19500	21600	19500	14400	Improved	200	230	0.528	\$ 98	36931.81818	200	3	682/379	021-140-000-095-00	NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-445-00		9/26/2022	11500	QC	11500	8382	11500	8382	Vacant	116.416667	163.115005	0.437	\$ 99	26315.78947	116	3	676/752		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-485-00		9/26/2022	10250	QC	10250	7200	10250	7200	Vacant	100	116	0.266	\$ 103	38533.83459	100	3	676/753		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-218-00		8/11/2023	13000	WD	13000	7200	13000	7200	Vacant	100	110.5	0.254	\$ 130	51181.10236	100	3	687/747		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-350-00		11/3/2022	13500	WD	13500	7200	13500	7200	Vacant	100	114.959999	0.264	\$ 135	51136.36364	100	3	679/071		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-524-00		5/24/2022	56000	WD	56000	40190	31304	15494	Improved	215.2	204.599998	0.501	\$ 145	62483.03393	215	3	671/134	021-140-000-525-00	NEW-Subdivision Lots-BACK	402	Backlot	
021-130-000-032-00	16165 FLAT BOW LN	9/27/2023	20000	QC	20000	9886	20000	8386	Improved	116.473333	100	0.269	\$ 172	74349.44238	115	3	689/293		NEW-Subdivision Lots-BACK	401	Backlot	
021-060-000-016-00		8/23/2023	17500	WD	17500	7200	17500	7200	Vacant	100	115	0.264	\$ 175	66287.87879	100	3	688/108		NEW-Subdivision Lots-BACK	402	Backlot	
021-140-000-268-00	18723 YAMPA LN	4/4/2022	144000	WD	137000	96275	63405	22680	Improved	315	298.004997	0.708	\$ 201	89555.08475	315	3	669/003	021-140-000-267-00, 02	NEW-Subdivision Lots-BACK	401	Backlot	
													\$	80								
													\$	73								
																						For 2025, use \$73/foot

Bearinger Township-2025 Land Value Analysis Black Lake 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	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
020-030-000-047-04	21023 BLUFFS HWY	9/18/2023	415000	WD	410000	454639	195106	151980	Improved	132.156667	339.919998	0.509	\$ 1,476	383312.3772	135 4	689/049	020-030-000-047-03	NEW-Black Lake	401	Black Lk Water	
020-032-000-007-10		11/6/2023	210000	WD	210000	133300	210000	133300	Vacant	107	0	1.1	\$ 1,963	190909.0909	107 4	691/082		NEW-Black Lake	402	Black Lk Water	
020-032-000-007-11		1/26/2024	233500	WD	233500	113525	233500	113525	Vacant	90	0	1.01	\$ 2,594	231188.1188	90 4	694/700		NEW-Black Lake	402	Black Lk Water	
021-050-000-029-00	21495 BLUFFS HWY	8/10/2023	290000	WD	256105	182135	131470	57500	Improved	50	150	0.172	\$ 2,629	764360.4651	50 4	684/510		NEW-Black Lake	401	Black Lk Water	
021-050-000-038-01	21433 BLUFFS HWY	6/20/2022	549900	WD	549900	499993	169047	119140	Improved	103.6	150	0.363	\$ 1,632	465694.2149	100 4	672/212		NEW-Black Lake	401	Black Lk Water	
													\$ 2,059	Avg of All							
													\$ 2,279	Avg of Vacant							

478.20915 Standard Deviation

\$ 1,581 Low

\$ 2,537 High

Sale 2 1963 Inside of Std Dev

Sale 5 1632 Inside of Std Dev

1797.5

For 2025, use \$1,700/Foot for Black Lake

Bearinger Township-2025 Land Value Analysis Lake Huron Non-Subdivision

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Cur. Assessed	Prev. Assessed	Land Value	Net Acreage	Actual Front	Effec. Front	Ave. Depth	Price/FF	Class	Neigh.	L-4015 Type	Liber/Page
101-016-000-004-02		3/1/2023	210000	WD	210000	75700	121500	60800	60800	121500	1.185	121.5	121.5	425	\$ 1,728	402	HURLK	Conventional	681/989
101-022-000-013-02	12120 RAY DR	1/10/2024	199900	WD	199900	50000	165943	83000	50000	165943	2.295	100	100	400	\$ 1,999	402	HURLK	Conventional	693/312
101-070-000-001-00		5/26/2022	123000	WD	123000	34700	64500	32300	34700	64500	0.468	64.5	66.197659	316	\$ 1,907	402	HURLK	Conventional	671/074
101-075-000-038-00		8/4/2022	115000	WD	115000	34300	92130	46100	34300	92130	0.321	92.13	65.578615	152	\$ 1,248	402	HURLK	Conventional	674/099
101-075-000-038-00		10/3/2023	149200	WD	149200	46100	92130	46100	46100	92130	0.321	92.13	92.13	152	\$ 1,619	402	HURLK	Conventional	689/075
101-075-000-039-00		12/8/2023	138000	WD	138000	48000	96000	48000	48000	96000	0.291	96	96	132	\$ 1,438	402	HURLK	Conventional	692/780
101-140-000-022-00		7/15/2024	90000	WD	90000	46500	93000	46500	46500	93000	0.255	60	60	185	\$ 1,500	402	HURLK	Conventional	700/223
															\$ 1,634				

For 2025, use \$1,600/foot of
Lake Huron Meets & Bounds

Presque Isle County-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/FF	Dollars/Acre	ResRate	Percentage	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
020-011-000-003-01		6/29/2022	100000	WD	100000	151500	100000	151500	Vacant	0	0	50	#DIV/0!	\$ 2,000	\$ 1,600	125%	0	SMLAK	672/494		SMALL LAKE - CLEAR/ORCHARD	402	CLEAR/ORCHARD
040-016-000-110-00		8/4/2022	85000	WD	85000	145440	85000	145440	Vacant	0	0	40	#DIV/0!	\$ 2,125	\$ 1,700	125%	0	WATR	674/137		Water Influence	402	Bismarck River
040-018-000-140-08	11480 LAKE EMMA RD	7/1/2022	275000	WD	274800	280795	50250	56245	Improved	0	0	12.29	#DIV/0!	\$ 4,089	\$ 2,300	178%	0	LKEMA	672/727		Lake Emma	401	
041-331-000-014-00		9/29/2023	27000	WD	27000	197049	27000	210845	Improved	843.37614	693.240006	3.859	32.01418527	\$ 6,997	\$ 3,800	184%	1297.42	WATR	689/700	041-331-000-011-00, 0	River Influence	402	Bismarck River
040-009-000-060-00	10980 RUTH HWY	5/5/2023	178000	WD	178000	184426	136993	143419	Improved	0	0	39.42	#DIV/0!	\$ 3,475	\$ 1,700	204%	0	LKMAY	684/300		Lake May	401	
021-036-000-003-34		3/28/2023	39000	WD	39000	36542	39000	36542	Vacant	0	0	6.03	#DIV/0!	\$ 6,468	\$ 3,100	209%	0	8	682/644		NEW-River	402	River
041-331-000-025-00		10/12/2022	26500	WD	26500	239420	26500	157263	Improved	629.056111	733.649986	3.15	42.12660769	\$ 8,413	\$ 3,800	221%	908.39	WATR	677/262	041-331-000-027-00, 0	River Influence	001	Bismarck River
040-015-000-070-02		5/25/2022	225000	WD	225000	187147	225000	186997	Improved	0	0	59.28	#DIV/0!	\$ 3,796	\$ 1,600	237%	0	WATR	671/132	040-015-000-070-10	Water Influence	401	Bismarck River
020-011-000-003-02	9628 BALCH RD	6/28/2023	225000	WD	225000	110374	209263	94637	Improved	0	0	22.5	#DIV/0!	\$ 9,301	\$ 1,900	490%	0	SMLAK	686/004		SMALL LAKE - CLEAR/ORCHARD	401	CLEAR/ORCHARD
040-005-000-010-07	9012 FREEL DR	8/2/2023	215000	WD	210000	175178	66072	31250	Improved	0	0	1.08	#DIV/0!	\$ 61,178	\$ 8,500	720%	0	LKLOU	687/219		Lake Louise	401	
																	269%						

For 2025, use 269% increase over residential rates 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/FF	Dollars/Acre	ResRate	Percentage	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
021-036-000-003-34		3/28/2023	39000	WD	39000	36542	39000	36542	Vacant	0	0	6.03	#DIV/0!	\$ 6,468	\$ 3,100	209%	0	8	682/644		NEW-River	402	River
041-331-000-025-00		10/12/2022	26500	WD	26500	239420	26500	157263	Improved	629.056111	733.649986	3.15	42.12660769	\$ 8,413	\$ 3,800	221%	908.39	WATR	677/262	041-331-000-027-00, 0	River Influence	001	Bismarck River
							32750																

For 2025, use \$32,000 as a minimum site value for water influence parcels

Presque Isle County-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	
041-110-000-001-00		3/21/2024	5500	WD	5500	10475	5500	9975	Improved	350	190.240005	1.529	\$ 16	3597.122302	350	401	696/318		Residential Back	401	Lake Sub-Avg	
030-003-000-300-00	1093 E HEYTHALER HWY	44706	145000	WD	145000	152646	3346	10992	Improved	192.849682	379.5	1.22	\$ 17	2742.622951	140	BACK	671/002		Residential Backlots	401	200std	
040-018-000-120-02		2/7/2023	4250	WD	4250	11891	4250	11891	Vacant	208.62	203	0.962	\$ 20	4417.879418	212.93	401	681/629		Residential Back	402	Lake View/BACK	
142-140-000-115-00		3/30/2023	16500	WD	16500	18278	16500	18278	Vacant	641.333333	87.050003	2.566	\$ 26	6430.241621	642	401	682/651		Residential Acres and Lots	402	Back Lot - Std	
061-035-000-022-09		8/21/2023	5000	WD	5000	10665	5000	10665	Vacant	187.1	0	1.28	\$ 27	3906.25	187.1	401	688/046		General Residential	402	Res Back Lot	
061-035-000-022-10		8/21/2023	10000	WD	10000	20272	10000	19711	Improved	345.8	0	2.19	\$ 29	4566.210046	345.8	401	687/922	061-035-000-022-11	General Residential	402	Res Back Lot	
021-090-000-078-00	16297 GRACE HARBOR HWY	11/10/2022	58500	WD	58500	76099	10901	17100	Improved	300	345	0.792	\$ 36	13763.88889	300	6	678/900	021-090-000-079-00, 0	NEW-Residential Acre-Lot	401	Res Backlot	
041-110-000-038-00		7/8/2022	7800	WD	7800	19826	7800	11835	Improved	207.643333	733.47998	1.778	\$ 38	4386.951631	200	401	672/910	041-110-000-039-00	Residential Back	401	Lake Sub-Avg	
041-116-000-005-00		7/27/2022	6500	WD	6500	8550	6500	8550	Vacant	150	250	0.861	\$ 43	7549.361208	150	401	673/604		Residential Back	401	Lake Sub-Avg	
140-021-000-052-10		11/2/2023	7500	WD	7500	8550	7500	8550	Vacant	150	180	0.62	\$ 50	12096.77419	150	401	690/941		Residential Acres and Lots	402	Back - Std	
041-026-000-010-04	5047 NOFFZE HWY	12/5/2022	42400	WD	42400	61544	14674	22006	Improved	159.752413	250	3.704	\$ 92	3961.663067	175	401	679/729	041-026-000-010-15	Residential Back	401	AVG	
020-028-000-004-00		6/3/2022	30000	WD	30000	60719	30000	40619	Improved	300	600	11.387	\$ 100	2634.583297	300	6	671/325	021-070-000-024-00, 0	NEW-Residential Acre-Lot	402		
041-116-000-018-00		7/21/2022	18000	LC	18000	15323	18000	9941	Improved	174.403334	508.024994	0.943	\$ 103	19088.01697	199.82	401	673/384	041-116-000-019-00	Residential Back	402	Lake Sub-Avg	
041-119-000-118-00		1/25/2024	19000	WD	19000	9872	19000	9872	Vacant	173.2	518.105011	0.951	\$ 110	19978.96951	199.8	401	693/615	041-119-000-119-00	Residential Back	402	Lake Sub-Avg	
030-003-000-010-01	3020 PETERSVILLE RD	44859	40000	WD	40000	29780	20221	10001	Improved	175.450378	263	0.924	\$ 115	21884.19913	153	BACK	678/126		Residential Backlots	401	200std	
041-110-000-033-00		2/28/2024	23500	WD	23500	11432	23500	10432	Improved	183	400	0.84	\$ 128	27976.19048	183	401	694/766	041-110-000-034-00	Residential Back	401	Lake Sub-Avg	
042-100-006-001-00	8018 CO RD 451	4/7/2022	27000	LC	27000	23717	5731	2448	Improved	42.942287	127	0.192	\$ 133	29848.95833	66	401	668/865		Residential Back	401	AVG	
140-022-000-046-00		8/18/2023	78500	LC	78500	46797	78500	53435	Improved	283.566668	601.099976	17.978	\$ 277	4366.447881	283.55	401	687/924	142-060-000-021-00, 1	Residential Acres and Lots	402		
													\$ 76	Avg of All								
													\$ 46	Avg of Vacant								For 2025, use \$55/foot

140-027-000-012-03		6/16/2022	60000 WD	60000	59100	60000	59100 Vacant	0	0	39 \$	1,538	0 401	672/031	Residential Acres and Lots	402
021-015-000-005-04		7/6/2023	58000 WD	58000	71655	58000	71655 Vacant	0	0	39.8 \$	1,457	0 6	686/264	NEW-Residential Acre-Lot	402
030-013-000-030-00		3/2/2023	40000 WD	40000	72000	40000	72000 Vacant	0	0	40 \$	1,000	0 401	682/037	Residential Acreage	402
140-030-000-050-00		5/15/2023	40000 WD	40000	59100	40000	59100 Vacant	0	0	40 \$	1,000	0 401	684/548	Residential Acres and Lots	402
140-034-000-003-00		10/7/2022	50000 WD	50000	60000	50000	60000 Vacant	0	0	40 \$	1,250	0 401	677/187	Residential Acres and Lots	402
060-022-000-007-02	12850 SHUBERT RD	6/26/2023	60000 WD	60000	70275	60000	70275 Vacant	0	0	40 \$	1,500	0 401	685/989	General Residential	402
030-036-000-040-08	3003 LAKE AUGUSTA HWY	9/18/2023	125000 WD	125000	127370	69630	72000 Improved	0	0	40 \$	1,741	0 401	688/982	Residential Acreage	401
041-023-000-080-01		10/28/2022	78000 WD	78000	70875	78000	70275 Improved	0	0	40 \$	1,950	0 401	678/212	Residential Acreage	401
061-031-000-001-01		11/30/2022	80000 WD	80000	72000	80000	72000 Vacant	0	0	40 \$	2,000	0 401	679/716	General Residential	402
060-010-000-001-00	13913 MISIAK HWY	10/30/2023	82000 WD	82000	74327	82000	70275 Improved	0	0	40 \$	2,050	0 401	690/614	General Residential	401
030-036-000-010-01		4/20/2022	82500 WD	82500	68550	82500	68550 Vacant	0	0	40 \$	2,063	0 401	669/636	Residential Acreage	402
020-033-000-025-00	19280 FLEWELLING HWY	9/12/2023	280000 WD	280000	218738	131537	70275 Improved	0	0	40 \$	3,288	0 6	688/645	NEW-Residential Acre-Lot	401
030-015-000-070-00		10/7/2022	60000 WD	60000	72000	60000	72000 Vacant	0	0	40.5 \$	1,481	0 401	676/991	Residential Acreage	402
060-029-000-009-03	13623 KUFFEL RD	5/23/2023	105000 WD	105000	73722	105000	73722 Vacant	0	0	45.74 \$	2,296	0 401	684/758	General Residential	402
										\$	1,758	Avg of All			
										\$	1,559	Avg of Vacant			For 2025, use \$1,700 for 40 acres
142-028-000-001-22		9/27/2023	95000 WD	95000	73933	95000	73933 Vacant	0	0	53.42 \$	1,778	0 401	689/683	Residential Acres and Lots	402
041-027-000-110-00		6/3/2022	113000 LC	113000	74280	113000	81501 Improved	0	0	54.81 \$	2,062	0 401	671/834	041-027-000-040-02 Residential Acreage	402
040-013-000-040-05	11388 CO RD 451	12/22/2022	100000 WD	100000	120429	64021	84450 Improved	0	0	60 \$	1,067	0 401	680/282	Residential Acreage	401
040-013-000-040-05	11388 CO RD 451	12/22/2022	100000 QC	100000	120429	64021	84450 Improved	0	0	60 \$	1,067	0 401	680/285	Residential Acreage	401
142-029-000-014-01		7/5/2023	143000 WD	143000	81500	143000	81500 Vacant	0	0	60 \$	2,383	0 401	686/260	Residential Acres and Lots	402
142-028-000-001-12		7/20/2022	81900 WD	81900	112300	81900	95730 Improved	0	0	62.78 \$	1,305	0 401	673/263	142-028-000-001-11 Residential Acres and Lots	402
040-013-000-040-04		5/4/2023	80000 LC	80000	94583	80000	94583 Vacant	0	0	69.38 \$	1,153	0 401	684/324	Residential Acreage	402
										\$	1,545	Avg of All			
										\$	1,772	Avg of Vacant			For 2025, use \$1,600 for 50 acres
140-035-000-008-00		4/15/2023	95000 WD	95000	104500	95000	104500 Vacant	0	0	80 \$	1,188	0 401	683/461	Residential Acres and Lots	402
041-025-000-020-00		9/22/2023	125000 WD	125000	142275	125000	142275 Vacant	0	0	80 \$	1,563	0 401	689/178	041-025-000-030-00, 04 Residential Acreage	402
060-014-000-003-00	11685 CLINTON CREEK RD	3/24/2023	175000 WD	175000	151333	128067	104400 Improved	0	0	80 \$	1,601	0 401	682/488	General Residential	401
140-034-000-002-03		9/20/2023	130000 WD	130000	104500	130000	104500 Vacant	0	0	80 \$	1,625	0 401	689/277	Residential Acres and Lots	402
060-011-000-002-00	14219 MISIAK HWY	5/2/2022	165000 WD	165000	128510	140890	104400 Improved	0	0	80 \$	1,761	0 401	670/081	General Residential	401
030-030-000-010-00	3151 NOFFZE HWY	8/25/2023	220000 WD	220000	216927	109573	106500 Improved	0	0	81 \$	1,353	0 401	688/028	Residential Acreage	401
030-031-000-050-00	8018 MIELKE RD	4/20/2023	160000 WD	160000	148157	118343	106500 Improved	0	0	83.18 \$	1,423	0 401	683/604	Residential Acreage	401
030-031-000-020-04		3/10/2023	155000 LC	155000	125762	147939	118701 Improved	0	0	91.62 \$	1,615	0 401	682/271	Residential Acreage	401
021-010-000-001-02	15141 MAST POINT RD	3/11/2024	110000 WD	110000	163467	110000	163467 Vacant	0	0	94.82 \$	1,160	0 6	695/309	021-009-000-001-11, 02 NEW-Residential Acre-Lot	402
										\$	1,476	Avg of All			
										\$	1,384	Avg of Vacant			For 2025, use 1,400 for 100 acres
140-034-000-008-02		12/9/2022	225000 WD	225000	408996	225000	236400 Improved	0	0	160 \$	1,406	0 401	679/889	140-035-000-011-01, 14 Residential Acres and Lots	402
060-035-000-001-00		11/17/2023	360000 WD	360000	182740	360000	254711 Improved	360	0	180 \$	2,000	360 401	692/133	060-035-000-007-00, 06 General Residential	402
030-003-000-230-00		12/28/2023	248069 WD	248069	295201	248069	295201 Vacant	0	0	235 \$	1,056	0 401	692/772	Residential Acreage	402
										\$	1,487	Avg of All			
										\$	1,056	Avg of Vacant			For 2025, use 1,400 for 100 acres

2025 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	\$ 8,500	\$ 8,500	3	\$ 3,800	\$ 11,400	10	\$ 2,500	\$ 25,000	30	\$ 1,900	\$ 57,000
1.5	\$ 6,500	\$ 9,750	4	\$ 3,100	\$ 12,400	15	\$ 2,300	\$ 34,500	40	\$ 1,700	\$ 68,000
2	\$ 5,100	\$ 10,200	5	\$ 3,100	\$ 15,500	20	\$ 1,900	\$ 38,000	50	\$ 1,600	\$ 80,000
2.5	\$ 4,300	\$ 10,750	7	\$ 3,100	\$ 21,700	25	\$ 1,900	\$ 47,500	100	\$ 1,400	\$ 140,000

No direct sales average, using higher/lower category

2024 Assessment Roll Acreage Table

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

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

Presque Isle County-2025 Land Value Analysis Residential Large 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	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
021-010-000-001-02	15141 MAST POINT RD	3/11/2024	110000	WD	110000	163467	110000	163467	Vacant	0	0	94.82	\$ 1,160	0	6	695/309	021-009-000-001-11, 021-010-000-001-01	NEW-Residential Acre-Lot	402	

For 2025, use \$1,100 for large acres in Bearinger Twp

Bearinger Township-2025 Land Value Analysis US-23 View Lots

Parcel Num	Street Addr	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Apprai	Land Resid	Est. Land V	Vacant/Impr	Effec.	Front Depth	Net Acres	Dollars/FF	Dollars/Acr	Actual Fror	ECF Area	Liber/Page	Other Parcl	Land Table	Class	Rate Group 1	
021-014-000-028-00		1/3/2024	35000	WD	35000	34500	35000	34500	Vacant		150	600	2.066	\$ 233	16940.95	150	7	692/998		NEW-US23 View L	402	US-23 View
021-014-000-029-00		8/10/2023	39000	WD	39000	34500	39000	34500	Vacant		150	600	2.066	\$ 260	18877.06	150	7	687/534		NEW-US23 View L	402	US-23 View
021-023-000-033-00		3/20/2024	51000	WD	51000	34500	51000	34500	Vacant		150	600	2.066	\$ 340	24685.38	150	7	695/686		NEW-US23 View L	402	US-23 View
021-023-000-042-00		6/22/2022	23000	WD	23000	34500	23000	34500	Vacant		150	600	2.066	\$ 153	11132.62	150	7	672/315		NEW-US23 View L	402	US-23 View
021-024-000-058-00		#####	65000	WD	65000	37360	65000	37360	Vacant	162.4333	609.6	2.22	\$ 400	29279.28	170	7	680/526		NEW-US23 View L	402	US-23 View	
													\$ 277	Avg of All/Vacant								

For 2025, use \$277/foot for US-23 View lots

Presque Isle County-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	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
041-331-000-014-00		9/29/2023	27000	WD	27000	197049	27000	210845	Improved	843.37614	693.240006	3.859	\$ 32	6996.631252	1297.42	WATR	689/700	041-331-000-011-00, 041	River Influence	402	Average River
041-331-000-016-00		9/29/2023	27000	WD	27000	203004	27000	210845	Improved	843.37614	693.240006	3.859	\$ 32	6996.631252	1297.42	WATR	689/700	041-331-000-014-00, 041	River Influence	402	Average River
041-331-000-017-00		9/29/2023	27000	WD	27000	205950	27000	210845	Improved	843.37614	693.240006	3.859	\$ 32	6996.631252	1297.42	WATR	689/700	041-331-000-014-00, 041	River Influence	402	Average River
041-331-000-020-00		9/29/2023	27000	WD	27000	203714	27000	210845	Improved	843.37614	693.240006	3.859	\$ 32	6996.631252	1297.42	WATR	689/700	041-331-000-014-00, 041	River Influence	402	Average River
041-331-000-025-00		10/12/2022	26500	WD	26500	239420	26500	157263	Improved	629.056111	733.649986	3.15	\$ 42	8412.698413	908.39	WATR	677/262	041-331-000-027-00, 041	River Influence	001	Average River
142-030-000-008-06		9/14/2023	6000	WD	6000	88275	6000	88275	Vacant	321	0	4.7	\$ 19	1276.595745	321	401	688/720	River	402	Avg River	

PI County Data is not reflective of past sales history.

From Alpena County Sales:

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
012-007-000-300-24	LAKE BLUFF DR	3/13/2024	44000	WD	44000	141246	44000	141246	Vacant	425.44	0	3.86	\$ 103	11398.96373	425.44	TBRiv	556/195	012-007-000-300-25	Thunder Bay River N	402	TB River
033-010-000-001-31	CEDARWOOD DRIVE	10/13/2022	18750	WD	18750	24701	18750	24701	Vacant	156.333333	475	1.494	\$ 120	12550.2008	195	RIVER	550/082		River	402	River Frontage
043-053-000-010-00	224 POLLARD DR	9/29/2022	25000	WD	25000	21624	25000	21624	Vacant	180.950785	581.23999	1.568	\$ 138	15943.87755	155	RIVER	549/823		TB River Frontage	401	Average 300std
033-010-000-001-45		12/8/2022	18000	WD	18000	18835	18000	18835	Vacant	119.21	405.589996	0.99	\$ 151	18181.81818	144.99	RIVER	550/877		River	402	River Frontage
042-032-000-583-00	7615 LONG RAPIDS ROAD	10/20/2022	79900	WD	79400	91200	27229	39029	Improved	163.299316	200	0.918	\$ 167	29661.22004	200	RIVER	550/208		TB River Frontage	401	Average 300std
031-003-000-340-00	11175 SPENS LANE	8/16/2023	50000	WD	50000	41712	50000	41712	Vacant	264	0	0	\$ 189	#DIV/0!	264	RIVER	538/66		River	402	River Frontage
031-005-000-001-02	4664 M65 NORTH	8/19/2022	55000	WD	55000	42929	55000	42929	Vacant	271.7	0	0	\$ 202	#DIV/0!	271.7	RIVER	549/212		River	402	River Frontage
031-005-000-040-00	4838 M65 NORTH	9/30/2022	125000	WD	122500	112622	25678	15800	Improved	100	0	0	\$ 257	#DIV/0!	100	RIVER	549/850		River	401	River Frontage
012-007-000-300-19	LAKE BLUFF DR	6/28/2022	351000	WD	351000	376938	117057	135503	Improved	408.14	0	3.12	\$ 287	37518.26923	408.14	TBRiv	548-421	012-007-000-300-20	Thunder Bay River N	401	TB River
043-053-000-002-00	206 POLLARD DR	6/29/2022	48500	WD	48500	39126	48500	39126	Vacant	163.705989	214.949997	0.962	\$ 296	50415.80042	190.1	RIVER	548/436		TB River Frontage	401	Average 300std
042-032-000-067-00	7020 LONG RAPIDS ROAD	12/29/2022	105000	WD	100000	85797	38103	23900	Improved	100	300	0.689	\$ 381	55301.88679	100	RIVER	550/998		TB River Frontage	401	Average 300std
043-135-000-029-00	8036 OTTER TRAIL	8/7/2023	38000	QC	38000	23581	38000	23581	Vacant	98.665716	187.449997	0.532	\$ 385	71428.57143	126.98	RIVER	553/706		TB River Frontage	402	Average 300std
													\$ 223								

The PI County River rate for 2024 was \$250.

For 2025, use \$223 for the PI County General River Rate

Presque Isle County-2025 Land Value Analysis Water Acreage																				Class	Rate Group 1		
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	ResRate	Percentage	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
020-011-000-003-01		6/29/2022	100000	WD	100000	151500	100000	151500	Vacant	0	0	50	#DIV/0!	\$ 2,000	\$ 1,600	125%	0	SMLAK	672/494		SMALL LAKE - CLEAR/ORCHARD	402	CLEAR/ORCHARD
040-018-000-110-00		8/4/2022	85000	WD	85000	145440	85000	145440	Vacant	0	0	40	#DIV/0!	\$ 2,125	\$ 1,700	125%	0	WATR	674/137		Water Influence	402	Bismarck River
040-018-000-140-08	11480 LAKE EMMA RD	7/1/2022	275000	WD	274800	280795	50250	56245	Improved	0	0	12.29	#DIV/0!	\$ 4,089	\$ 2,300	178%	0	LKEMA	672/727		Lake Emma	401	Bismarck River
041-331-000-014-00		9/29/2023	27000	WD	27000	197049	27000	210845	Improved	843.37614	683.2	3.859	32.014185	\$ 6,997	\$ 3,800	184%	1297.42	WATR	689/700	041-331-000-011-00, 041	River Influence	401	Bismarck River
040-009-000-060-00	10980 RUTH HWY	5/5/2023	178000	WD	178000	184426	136993	143419	Improved	0	0	39.42	#DIV/0!	\$ 3,475	\$ 1,700	204%	0	LKMAY	684/300		Lake May	402	River
021-036-000-003-34		3/28/2023	39000	WD	39000	36542	39000	36542	Vacant	0	0	6.03	#DIV/0!	\$ 6,468	\$ 3,100	209%	0	8	682/644		NEW-River	402	Bismarck River
041-331-000-025-00		10/12/2022	26500	WD	26500	239420	26500	157263	Improved	629.056111	733.6	3.15	42.126608	\$ 8,413	\$ 3,800	221%	908.39	WATR	677/262	041-331-000-027-00, 041	River Influence	001	Bismarck River
040-015-000-070-02		5/25/2022	225000	WD	225000	187147	225000	186997	Improved	0	0	59.28	#DIV/0!	\$ 3,796	\$ 1,600	237%	0	WATR	671/132	040-015-000-070-10	Water Influence	401	Bismarck River
020-011-000-003-02	9628 BALCH RD	6/28/2023	225000	WD	225000	110374	209263	94637	Improved	0	0	22.5	#DIV/0!	\$ 9,301	\$ 1,900	490%	0	SMLAK	686/004		SMALL LAKE - CLEAR/ORCHARD	401	CLEAR/ORCHARD
040-005-000-010-07	9012 FREEL DR	8/2/2023	215000	WD	210000	175178	66072	31250	Improved	0	0	1.08	#DIV/0!	\$ 61,178	\$ 8,500	720%	0	LKLOU	687/219		Lake Louise	401	CLEAR/ORCHARD
																269%							

For 2025, use 269% increase over residential rates 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/FF	Dollars/Acre	ResRate	Percentage	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
021-036-000-003-34		3/28/2023	39000	WD	39000	36542	39000	36542	Vacant	0	0	6.03	#DIV/0!	\$ 6,468	\$ 3,100	209%	0	8	682/644		NEW-River	402	River
041-331-000-025-00		10/12/2022	26500	WD	26500	239420	26500	157263	Improved	629.056111	733.6	3.15	42.126608	\$ 8,413	\$ 3,800	221%	908.39	WATR	677/262	041-331-000-027-00, 041	River Influence	001	Bismarck River
							32750																

For 2025, use \$32,000 as a minimum site value for water influence parcels

2025 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	\$ 8,500	\$ 8,500	3	\$ 3,800	\$ 11,400	10	\$ 2,500	\$ 25,000	30	\$ 1,900	\$ 57,000
1.5	\$ 6,500	\$ 9,750	4	\$ 3,100	\$ 12,400	15	\$ 2,300	\$ 34,500	40	\$ 1,700	\$ 68,000
2	\$ 5,100	\$ 10,200	5	\$ 3,100	\$ 15,500	20	\$ 1,900	\$ 38,000	50	\$ 1,600	\$ 80,000
2.5	\$ 4,300	\$ 10,750	7	\$ 3,100	\$ 21,700	25	\$ 1,900	\$ 47,500	100	\$ 1,400	\$ 140,000

General Water Influence Acreage - Value Conclusions

Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total
1	\$ 8,500	\$ 32,000	3	\$ 3,800	\$ 32,000	10	\$ 2,500	\$ 67,250	30	\$ 1,900	\$ 153,330
1.5	\$ 6,500	\$ 32,000	4	\$ 3,100	\$ 33,356	15	\$ 2,300	\$ 92,805	40	\$ 1,700	\$ 182,920
2	\$ 5,100	\$ 32,000	5	\$ 3,100	\$ 41,695	20	\$ 1,900	\$ 102,220	50	\$ 1,600	\$ 215,200
2.5	\$ 4,300	\$ 32,000	7	\$ 3,100	\$ 58,373	25	\$ 1,900	\$ 127,775	100	\$ 1,400	\$ 376,600

Enter Percentatge:
269%

Enter Minimum:
\$ 32,000

General Water Influence Acreage - Value Conclusions (Prior Year 2024)

Acres	Total	Acres	Total	Acres	Total	Acres	Total
1	\$ 25,000	3	\$ 25,000	10	\$ 50,500	30	\$ 115,140
1.5	\$ 25,000	4	\$ 25,048	15	\$ 69,690	40	\$ 137,360
2	\$ 25,000	5	\$ 31,310	20	\$ 76,760	50	\$ 161,600
2.5	\$ 25,250	7	\$ 43,834	25	\$ 95,950	100	\$ 282,800

2024 Percentage: 202% 2024 Minimum: \$ 25,000
 2025 Percentage: 269% 2025 Minimum: \$ 32,000

Bearinger Township-2025 Land Value Analysis Small Lakes

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
020-001-000-009-00	10108 OCQUEOC LK RD	10/3/2023	75000	WD	75000	104941	13359	43300	Improved	100	300	0.689	\$ 134	19388.96952	100	SMLAK	689/824		SMALL LAKE - CLEAR/ORCHARD	401	CLEAR/ORCHARD
020-012-000-024-00	9910 OCQUEOC LK RD	4/29/2022	248000	WD	248000	211055	103799	66854	Improved	154.396667	225.800003	0.8	\$ 672	129748.75	154.46	SMLAK	670/594		SMALL LAKE - CLEAR/ORCHARD	401	CLEAR/ORCHARD
020-016-000-009-00	8936 LAKE SIXTEEN RD	11/3/2023	75000	WD	75000	281710	27110	155880	Improved	360	686.559998	2.837	\$ 75	9555.868876	360	SMLAK	690/937	020-016-000-008-00	SMALL LAKE - CLEAR/ORCHARD	401	CLEAR/ORCHARD
													\$ 294								

Review other lake rates.
2024 rate and study concluded \$433

040-005-000-010-17	9019 FREEL DR	9/28/2023	220000	WD	199500	216412	61499	78411	Improved	205.4	151.449997	0.643	\$ 299	95643.85692	246.1	LKLOU	689/435		Lake Louise	401	AVG
040-005-000-010-26	9035 S LAKE LOUISE RD	1/13/2023	209000	WD	209000	196939	57664	45603	Improved	89.593333	206.914993	0.42	\$ 644	137295.2381	91.89	LKLOU	680/838		Lake Louise	401	AVG
041-032-000-220-13		6/27/2023	40000	WD	40000	50282	40000	50182	Improved	98.59	508.26001	1.15	\$ 406	34782.6087	98.59	LKLOU	685/926		Lake Louise	402	AVG
041-105-000-003-00		11/8/2022	31250	WD	31250	29981	31250	29981	Vacant	121.873333	500.339996	1.344	\$ 256	23251.4881	131.58	LKEMA	678/643		Lake Emma	402	AVG
041-105-000-003-00		3/8/2024	43500	WD	43500	29981	43500	29981	Vacant	121.873333	500.339996	1.344	\$ 357	32366.07143	131.58	LKEMA	695/097		Lake Emma	402	AVG
041-115-000-012-01		9/20/2022	67900	LC	67900	40859	67900	40859	Vacant	80.273333	414.600006	0.774	\$ 846	87726.09819	78.1	LKLST	676/985		Lost Lake	402	AVG
041-115-000-013-00	8487 LAKE MAY RD	11/3/2023	225000	WD	225000	215440	114964	105404	Improved	207.08	565.419983	2.276	\$ 555	50511.42355	270.51	LKLST	690/950		Lost Lake	401	AVG
041-115-000-014-00	8515 LAKE MAY RD	8/24/2022	250000	WD	250000	227879	57366	52615	Improved	167.796666	922.099991	1.807	\$ 342	31746.54123	191.65	LKLST	674/989	041-110-000-024-00	Lost Lake	401	AVG
													\$ 463	Avg of All							
													\$ 486	Avg of Vacant							

For 2025, use \$450/foot for Bearinger Twp Small Lakes