

Presque Isle County-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	Effec. Front	Depth	Net Acres	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	
030-009-000-090-00	4439 CO RD 451	9/7/2023	200000	LC	200000	232297	117703	150000	Improved	0	0	101.21	\$ 1,163	0	101	688/501		General Agricultural	101	
040-012-000-050-03		8/24/2022	75000	WD	75000	85500	75000	85500	Vacant	0	0	60	\$ 1,250	0	101	675/680		Agricultural	402	
030-036-000-020-00	8692 KAPALLA RD	4/18/2022	215000	OTH	215000	241223	182277	208500	Improved	0	0	143.18	\$ 1,273	0	101	669/446		General Agricultural	101	
030-033-000-040-02		10/13/2022	55550	OTH	55550	63853	55550	63853	Vacant	0	0	38.25	\$ 1,452	0	101	677/648		General Agricultural	102	
030-027-000-040-01	7981 S ROGERS RD	5/2/2023	420000	LC	420000	393993	266337	240330	Improved	0	0	160.22	\$ 1,662	0	101	684/080		General Agricultural	101	
030-022-000-030-06		6/2/2023	80000	WD	80000	72649	80000	72649	Vacant	0	0	46.96	\$ 1,704	0	101	685/070		General Agricultural	102	
060-031-000-001-01	10895 LONG LAKE HWY	12/27/2023	195000	WD	195000	200084	25625	30709	Improved	0	0	15	\$ 1,708	0	101	692/899		General Agricultural	101	
030-023-000-030-00		6/28/2022	80000	OTH	80000	68000	80000	68000	Vacant	0	0	41.21	\$ 1,941	0	101	672/542		General Agricultural	102	
041-025-000-060-02	4556 W 638 HWY	10/2/2023	235000	WD	235000	199510	101953	66463	Improved	0	0	40	\$ 2,549	0	101	690/805		Agricultural	101	
													\$	1,634	Avg of All					
													\$	1,587	Avg of Vacant					

For 2025, use \$1,600/acre

2025 Assessment Roll Acreage Table

**Presque Isle County
AG Acreage**

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

Agricultural Acreage Conclusions

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	\$ 1,600	\$ 160,000

Enter Minimum Per Acre:

\$ 1,600

Belknap Township-2025 Land Value Analysis Commercial Acreage (Uses Presque Isle County-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	Effec. Front	Depth	Net Acres	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	
061-035-000-022-09		8/21/2023	5000	WD	5000	10665	5000	10665	Vacant	187.1		0	1.28 \$	3,906	187.1	401		General Residential	402	Res Back Lot	
140-021-000-052-12		3/3/2023	12000	WD	12000	10880	12000	10880	Vacant	0		0	1.97 \$	6,091	0	401		Residential Acres and Lots	402		
8500 Site Value/1 Acre																					
																	For 2025, use \$8,500 as a 1 acre site value				
142-033-000-001-16		10/11/2022	8000	WD	8000	12000	8000	12000	Vacant	0		0	2 \$	4,000	0	401		Residential Acres and Lots	402		
021-036-000-003-22		4/4/2023	12000	WD	12000	12010	12000	12010	Vacant	0		0	2.01 \$	5,970	0	6		NEW-Residential Acre-Lot	402		
061-035-000-022-10		8/21/2023	10000	WD	10000	20272	10000	19711	Improved	345.8		0	2.19 \$	4,566	345.8	401	061-035-000-022-11	General Residential	402	Res Back Lot	
142-140-000-115-00		3/30/2023	16500	WD	16500	18278	16500	18278	Vacant	641.333333	87.050003	2.566	\$	6,430	642	401		Residential Acres and Lots	402	Back Lot - Std	
													\$	5,161	Avg of All						
																	For 2025, use \$5100 for 2 acres				
140-021-000-052-02		10/27/2023	14000	WD	14000	14500	14000	14500	Vacant	0		0	4.5 \$	3,111	0	401		Residential Acres and Lots	402		
140-020-000-322-01		5/19/2023	19000	WD	19000	14700	19000	14700	Vacant	0		0	4.7 \$	4,043	0	401		Residential Acres and Lots	402		
142-028-000-001-03		10/4/2023	17500	WD	17500	14500	17500	14500	Vacant	0		0	5 \$	3,500	0	401		Residential Acres and Lots	402		
020-033-000-008-00		2/3/2023	20000	WD	20000	14750	20000	14750	Vacant	0		0	5 \$	4,000	0	6		NEW-Residential Acre-Lot	402		
030-004-000-110-02		9/15/2023	17500	WD	17500	18480	17500	18480	Vacant	0		0	7 \$	2,500	0	401		Residential Acreage	402		
140-019-000-179-00		12/20/2022	13864	CD	13864	21417	13864	21417	Vacant	0		0	8.17 \$	1,697	0	401		Residential Acres and Lots	402		
061-022-000-013-04	13852 E 638 HWY	6/10/2022	162500	WD	162500	161777	22390	21667	Improved	0		0	8.81 \$	2,541	0	401		General Residential	401		
													\$	3,056	Avg of All						
													\$	3,142	Avg of Vacant		For 2025, use \$3,100 for 4-7 acres				
140-019-000-202-01		11/4/2022	14000	QC	14000	22750	14000	22750	Vacant	0		0	9.1 \$	1,538	0	401		Residential Acres and Lots	402		
140-019-000-209-01		4/13/2023	25000	QC	25000	23000	25000	23000	Vacant	0		0	9.4 \$	2,660	0	401		Residential Acres and Lots	402		
140-020-000-046-05		6/15/2022	37000	WD	37000	23167	37000	23167	Vacant	0		0	9.6 \$	3,854	0	401		Residential Acres and Lots	401		
021-006-000-001-09		6/23/2023	35500	WD	35500	23333	35500	23333	Vacant	0		0	9.8 \$	3,622	0	6		NEW-Residential Acre-Lot	402		
040-025-000-160-00		5/4/2023	8000	WD	8000	23500	8000	23500	Vacant	0		0	10 \$	800	0	401		Residential Acreage	402		
041-034-000-090-01	6758 W METZ HWY	3/16/2024	23000	QC	23000	24166	21917	23083	Improved	0		0	10 \$	2,192	0	401		Residential Acreage	401		
142-030-000-008-15		10/31/2023	28500	WD	28500	23083	28500	23083	Vacant	0		0	10 \$	2,850	0	401		Residential Acres and Lots	402		
020-028-000-002-02	6294 CO RD 489	8/31/2022	125000	WD	125000	83599	64426	23025	Improved	0		0	10 \$	6,443	0	6		NEW-Residential Acre-Lot	401		
021-036-000-002-00		4/26/2022	17500	WD	17500	23538	17500	23538	Vacant	0		0	10.02 \$	1,747	0	6		NEW-Residential Acre-Lot	402		
040-036-000-070-01	14990 CO RD 451	1/13/2023	150000	WD	150000	169106	29106	32510	Improved	0		0	10.19 \$	2,856	0	401	040-036-000-060-06	Residential Acreage	401		
030-009-000-080-00	4237 CO RD 451	10/24/2022	135000	WD	135000	146365	12135	23500	Improved	0		0	10.3 \$	1,178	0	401		Residential Acreage	401		
021-004-000-002-00		5/25/2023	34000	WD	34000	21742	34000	21742	Vacant	0		0	10.53 \$	3,229	0	6		NEW-Residential Acre-Lot	402		
040-013-000-040-02	11534 CO RD 451	10/24/2023	170000	WD	170000	149267	44897	24164	Improved	0		0	10.61 \$	4,232	0	401		Residential Acreage	401		
020-028-000-004-00		6/3/2022	30000	WD	30000	60719	30000	40619	Improved	300	600	11.387	\$	2,635	300	6	021-070-000-024-00, 02	NEW-Residential Acre-Lot	402		
140-019-000-205-01		4/26/2023	24000	QC	24000	29570	24000	29570	Vacant	0		0	13.2 \$	1,818	0	401		Residential Acres and Lots	402		
													\$	2,777	Avg of All						
													\$	2,458	Avg of Vacant		For 2025, use \$2,500 for 10 acres				
030-021-000-020-01		6/2/2022	24000	QC	24000	43700	24000	43700	Vacant	0		0	20 \$	1,200	0	401		Residential Acreage	402		
040-001-000-020-02		8/19/2022	50000	LC	50000	65199	50000	46600	Improved	0		0	20.02 \$	2,498	0	401	040-001-000-010-02	Residential Acreage	402		
142-019-000-003-01		4/8/2022	47500	WD	47500	54285	47500	54285	Vacant	0		0	21.5 \$	2,209	0	401		Residential Acres and Lots	401		
040-002-000-100-04		9/1/2023	41400	WD	41400	45847	41400	45847	Vacant	0		0	22.106 \$	1,873	0	401		Residential Acreage	402		
													\$	1,945	Avg of All						
													\$	1,761	Avg of Vacant		For 2025, use \$1,900 for 20-25 acres				
040-004-000-020-01		4/20/2023	54280	LC	54280	52033	54280	52033	Vacant	0		0	27.14 \$	2,000	0	401		Residential Acreage	402		
041-026-000-060-01		6/30/2022	59800	LC	59800	59333	59800	59333	Vacant	0		0	32.657 \$	1,831	0	401		Residential Acreage	402		
041-026-000-160-01	5394 W 638 HWY	9/21/2022	79000	WD	79000	71532	70446	62978	Improved	0		0	36.52 \$	1,929	0	401		Residential Acreage	401		
													\$	1,920	Avg of All						
													\$	1,916	Avg of Vacant		For 2025, use \$1900 for 30 acres				

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		

Belknap Township-2025 Land Value Analysis Commercial Lots (Uses 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	041-025-000-030-00, 04	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	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 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