

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

Bismarck 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	4/7/2023	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	4/8/2023	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								
													\$	46								

For 2025, use \$55/foot

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	688/046		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	682/222		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	677/600		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	683/226		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	687/922	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	682/651		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	690/886		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	685/911		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	689/731		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	681/397		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	688/827		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	680/116		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	671/987		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	679/820		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	683/348		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	671/927		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	685/975		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	684/461		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	695/453		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	690/610		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	675/343		NEW-Residential Acre-Lot	402	
021-036-000-002-00		4/26/2022	17500	WD	17500	23538	17500	23538	Vacant	0	0	10.02	\$ 1,747	0	6	670/829		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	680/819	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	678/398		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	684/929		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	467/468		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	671/325	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	683/774		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	672/466		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	674/627	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	668/987		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	688/686		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	683/865		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	672/605		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	677/065		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	686/284	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 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	4/7/06	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	4/8/59	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			

Bismarck Township-2025 Land Value Analysis Lake Ella

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
041-031-000-110-02	8657 INDIAN TRAIL RD	1/19/2024	162000	WD	03-ARM'S LENGTH	162000	246388	18731	103119	Improved	183.16	347.269989	1.229	\$ 102	15240.84622	241.27	LKNET	693/452	Lake Nettie	401	Wilson Lake Avg	
041-032-000-500-00	8482 LAKE NETTIE RD	8/19/2022	269000	WD	03-ARM'S LENGTH	269000	203535	102965	37500	Improved	50	245	0.281	\$ 2,059	366423.4875	50	LKNET	900/138	Lake Nettie	401	AVG	
041-032-000-730-00	8770 LAKE NETTIE RD	2/29/2024	110000	WD	03-ARM'S LENGTH	110000	77873	59952	27825	Improved	37.1	193.199997	0.139	\$ 1,616	431309.3525	48.8	LKNET	694/886	Lake Nettie	401	AVG	
041-120-000-024-00	8291 INDIAN TRAIL RD	12/8/2023	160000	WD	03-ARM'S LENGTH	160000	128893	71020	39913	Improved	70.893333	219.964996	0.357	\$ 1,002	198935.5742	71.34	LKNET	692/198	Lake Nettie	401	Wilson Lake Avg	
																For 2025, use \$1,000 for Lake Nettie. 2024 was \$750. 2023 was \$566 per foot						
040-016-000-330-04	11309 RUTH HWY	10/6/2023	230000	WD	03-ARM'S LENGTH	230000	175719	98401	44120	Improved	86.68	473.660004	0.87	\$ 1,135	113104.5977	100.02	LKMAY	689/864	Lake May	401	AVG	
040-009-000-070-00	10989 RUTH LN	6/23/2023	95000	WD	03-ARM'S LENGTH	95000	84013	40679	29692	Improved	58.333333	309.549988	0.444	\$ 697	91619.36937	50	LKMAY	685/883	Lake May	401	AVG	
																For 2025, use \$697/foot for Lake May. 2024 was \$509 2023 was \$326 per foot						
040-005-000-010-17	9019 FREEL DR	9/28/2023	220000	WD	03-ARM'S LENGTH	199500	216412	61499	78411	Improved	205.4	151.449997	0.643	\$ 299	95643.85692	246.1	LKLOU	689/435	Lake Louise	401	AVG	
040-005-000-010-25	9019 S LAKE LOUISE RD	3/17/2023	170000	WD	03-ARM'S LENGTH	167000	228481	25422	86903	Improved	170.733333	305.299988	1.081	\$ 149	23517.11378	203.6	LKLOU	682/363	Lake Louise	401	AVG	
040-005-000-010-26	9035 S LAKE LOUISE RD	1/13/2023	209000	WD	03-ARM'S LENGTH	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	03-ARM'S LENGTH	40000	50282	40000	50182	Improved	98.59	508.26001	1.15	\$ 406	34782.6087	98.59	LKLOU	685/926	Lake Louise	402	AVG	
																For 2025, use \$374 for Lake Louise						
041-105-000-003-00		11/8/2022	31250	WD	03-ARM'S LENGTH	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	03-ARM'S LENGTH	43500	29981	43500	29981	Vacant	121.873333	500.339996	1.344	\$ 357	32366.07143	131.58	LKEMA	695/097	Lake Emma	402	AVG	
																For 2025, use \$307 for Lake Emma						
041-115-000-013-00	8487 LAKE MAY RD	11/3/2023	225000	WD	03-ARM'S LENGTH	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	03-ARM'S LENGTH	250000	227879	57366	52615	Improved	167.796666	922.099991	1.807	\$ 342	31746.54123	191.65	LKLST	674/989	Lost Lake	401	AVG	
																For 2025, use \$449 for Lost Lake						

In General, the data is trending to be about double the land value from 2023 to 2025.

General Rate is the average of Lake Louise, Lake Emma and Lost Lake
 \$ 377
 Use for Lake Ella and Private Lakes

Lost Lake, Lake Emma, and Lake Louise have reliable data for 2025. Lake May and Lake Nettie have large variances. However, when reviewing the 2023 rates and doubling them, the concluded rate for 2025 is in-line with this review and falls in the reasonable range of the sale data.

Bismarck Township-2025 Land Value Analysis Lake Emma

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	
041-031-000-110-02	8657 INDIAN TRAIL RD	1/19/2024	162000	WD	03-ARM'S LENGTH	162000	246388	18731	103119	Improved	183.16	347.269989	1.229	\$ 102	15240.84622	241.27	LKNET	693/452		Lake Nettie	401	Wilson Lake Avg	
041-032-000-500-00	8482 LAKE NETTIE RD	8/19/2022	269000	WD	03-ARM'S LENGTH	269000	203535	102965	37500	Improved	50	245	0.281	\$ 2,059	366423.4875	50	LKNET	900/138		Lake Nettie	401	AVG	
041-032-000-730-00	8770 LAKE NETTIE RD	2/29/2024	110000	WD	03-ARM'S LENGTH	110000	77873	59952	27825	Improved	37.1	193.199997	0.139	\$ 1,616	431309.3525	48.8	LKNET	694/886		Lake Nettie	401	AVG	
041-120-000-024-00	8291 INDIAN TRAIL RD	12/8/2023	160000	WD	03-ARM'S LENGTH	160000	128893	71020	39913	Improved	70.893333	219.964996	0.357	\$ 1,002	198935.5742	71.34	LKNET	692/198		Lake Nettie	401	Wilson Lake Avg	
														\$ 1,195									For 2025, use \$1,000 for Lake Nettie. 2024 was \$750. 2023 was \$566 per foot
040-016-000-330-04	11309 RUTH HWY	10/6/2023	230000	WD	03-ARM'S LENGTH	230000	175719	98401	44120	Improved	86.68	473.660004	0.87	\$ 1,135	113104.5977	100.02	LKMAY	689/864		Lake May	401	AVG	
040-009-000-070-00	10989 RUTH LN	6/23/2023	95000	WD	03-ARM'S LENGTH	95000	84013	40679	29692	Improved	58.333333	309.549988	0.444	\$ 697	91619.36937	50	LKMAY	685/883		Lake May	401	AVG	
														\$ 916									For 2025, use \$697/foot for Lake May. 2024 was \$509 2023 was \$326 per foot
040-005-000-010-17	9019 FREEL DR	9/28/2023	220000	WD	03-ARM'S LENGTH	199500	216412	61499	78411	Improved	205.4	151.449997	0.643	\$ 299	95643.85692	246.1	LKLOU	689/435		Lake Louise	401	AVG	
040-005-000-010-25	9019 S LAKE LOUISE RD	3/17/2023	170000	WD	03-ARM'S LENGTH	167000	228481	25422	86903	Improved	170.733333	305.299988	1.081	\$ 149	23517.11378	203.6	LKLOU	682/363		Lake Louise	401	AVG	
040-005-000-010-26	9035 S LAKE LOUISE RD	1/13/2023	209000	WD	03-ARM'S LENGTH	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	03-ARM'S LENGTH	40000	50282	40000	50182	Improved	98.59	508.26001	1.15	\$ 406	34782.6087	98.59	LKLOU	685/926		Lake Louise	402	AVG	
														\$ 374									For 2025, use \$374 for Lake Louise
041-105-000-003-00		11/8/2022	31250	WD	03-ARM'S LENGTH	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	03-ARM'S LENGTH	43500	29981	43500	29981	Vacant	121.873333	500.339996	1.344	\$ 357	32366.07143	131.58	LKEMA	695/097		Lake Emma	402	AVG	
														\$ 307									For 2025, use \$307 for Lake Emma
041-115-000-013-00	8487 LAKE MAY RD	11/3/2023	225000	WD	03-ARM'S LENGTH	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	03-ARM'S LENGTH	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	
														\$ 449									For 2025, use \$449 for Lost Lake

In General, the data is trending to be about double the land value from 2023 to 2025.

General Rate is the average of Lake Louise, Lake Emma and Lost Lake
 \$ 377
 Use for Lake Ella and Private Lakes

Lost Lake, Lake Emma, and Lake Louise have reliable data for 2025. Lake May and Lake Nettie have large variances. However, when reviewing the 2023 rates and doubling them, the concluded rate for 2025 is in-line with this review and falls in the reasonable range of the sale data.

Bismarck Township-2025 Land Value Analysis Lake Louise

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
041-031-000-110-02	8657 INDIAN TRAIL RD	1/19/2024	162000	WD	03-ARM'S LENGTH	162000	246388	18731	103119	Improved	183.16	347.269989	1.229	\$ 102	15240.84622	241.27	LKNET	693/452		Lake Nettie	401	Wilson Lake Avg
041-032-000-500-00	8482 LAKE NETTIE RD	8/19/2022	269000	WD	03-ARM'S LENGTH	269000	203535	102965	37500	Improved	50	245	0.281	\$ 2,059	366423.4875	50	LKNET	900/138		Lake Nettie	401	AVG
041-032-000-730-00	8770 LAKE NETTIE RD	2/29/2024	110000	WD	03-ARM'S LENGTH	110000	77873	59952	27825	Improved	37.1	193.199997	0.139	\$ 1,616	431309.3525	48.8	LKNET	694/886		Lake Nettie	401	AVG
041-120-000-024-00	8291 INDIAN TRAIL RD	12/8/2023	160000	WD	03-ARM'S LENGTH	160000	128893	71020	39913	Improved	70.893333	219.964996	0.357	\$ 1,002	198935.5742	71.34	LKNET	692/198		Lake Nettie	401	Wilson Lake Avg
																For 2025, use \$1,000 for Lake Nettie. 2024 was \$750. 2023 was \$566 per foot						
040-016-000-330-04	11309 RUTH HWY	10/6/2023	230000	WD	03-ARM'S LENGTH	230000	175719	98401	44120	Improved	86.68	473.660004	0.87	\$ 1,135	113104.5977	100.02	LKMAY	689/864		Lake May	401	AVG
040-009-000-070-00	10989 RUTH LN	6/23/2023	95000	WD	03-ARM'S LENGTH	95000	84013	40679	29692	Improved	58.333333	309.549988	0.444	\$ 697	91619.36937	50	LKMAY	685/883		Lake May	401	AVG
																For 2025, use \$697/foot for Lake May. 2024 was \$509 2023 was \$326 per foot						
040-005-000-010-17	9019 FREEL DR	9/28/2023	220000	WD	03-ARM'S LENGTH	199500	216412	61499	78411	Improved	205.4	151.449997	0.643	\$ 299	95643.85692	246.1	LKLOU	689/435		Lake Louise	401	AVG
040-005-000-010-25	9019 S LAKE LOUISE RD	3/17/2023	170000	WD	03-ARM'S LENGTH	167000	228481	25422	86903	Improved	170.733333	305.299988	1.081	\$ 149	23517.11378	203.6	LKLOU	682/363		Lake Louise	401	AVG
040-005-000-010-26	9035 S LAKE LOUISE RD	1/13/2023	209000	WD	03-ARM'S LENGTH	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	03-ARM'S LENGTH	40000	50282	40000	50182	Improved	98.59	508.26001	1.15	\$ 406	34782.6087	98.59	LKLOU	685/926		Lake Louise	402	AVG
																For 2025, use \$374 for Lake Louise						
041-105-000-003-00		11/8/2022	31250	WD	03-ARM'S LENGTH	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	03-ARM'S LENGTH	43500	29981	43500	29981	Vacant	121.873333	500.339996	1.344	\$ 357	32366.07143	131.58	LKEMA	695/097		Lake Emma	402	AVG
																For 2025, use \$307 for Lake Emma						
041-115-000-013-00	8487 LAKE MAY RD	11/3/2023	225000	WD	03-ARM'S LENGTH	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	03-ARM'S LENGTH	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
																For 2025, use \$449 for Lost Lake						

In General, the data is trending to be about double the land value from 2023 to 2025.

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 \$ 377
 Use for Lake Ella and Private Lakes

Lost Lake, Lake Emma, and Lake Louise have reliable data for 2025. Lake May and Lake Nettie have large variances. However, when reviewing the 2023 rates and doubling them, the concluded rate for 2025 is in-line with this review and falls in the reasonable range of the sale data.

Bismarck Township-2025 Land Value Analysis Lost Lake

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
041-031-000-110-02	8657 INDIAN TRAIL RD	1/19/2024	162000	WD	03-ARM'S LENGTH	162000	246388	18731	103119	Improved	183.16	347.269989	1.229	\$ 102	15240.84622	241.27	LKNET	693/452		Lake Nettie	401	Wilson Lake Avg
041-032-000-500-00	8482 LAKE NETTIE RD	8/19/2022	269000	WD	03-ARM'S LENGTH	269000	203535	102965	37500	Improved	50	245	0.281	\$ 2,059	366423.4875	50	LKNET	900/138		Lake Nettie	401	AVG
041-032-000-730-00	8770 LAKE NETTIE RD	2/29/2024	110000	WD	03-ARM'S LENGTH	110000	77873	59952	27825	Improved	37.1	193.199997	0.139	\$ 1,616	431309.3525	48.8	LKNET	694/886		Lake Nettie	401	AVG
041-120-000-024-00	8291 INDIAN TRAIL RD	12/8/2023	160000	WD	03-ARM'S LENGTH	160000	128893	71020	39913	Improved	70.893333	219.964996	0.357	\$ 1,002	198935.5742	71.34	LKNET	692/198		Lake Nettie	401	Wilson Lake Avg
																For 2025, use \$1,000 for Lake Nettie. 2024 was \$750. 2023 was \$566 per foot						
040-016-000-330-04	11309 RUTH HWY	10/6/2023	230000	WD	03-ARM'S LENGTH	230000	175719	98401	44120	Improved	86.68	473.660004	0.87	\$ 1,135	113104.5977	100.02	LKMAY	689/864		Lake May	401	AVG
040-009-000-070-00	10989 RUTH LN	6/23/2023	95000	WD	03-ARM'S LENGTH	95000	84013	40679	29692	Improved	58.333333	309.549988	0.444	\$ 697	91619.36937	50	LKMAY	685/883		Lake May	401	AVG
																For 2025, use \$697/foot for Lake May. 2024 was \$509 2023 was \$326 per foot						
040-005-000-010-17	9019 FREEL DR	9/28/2023	220000	WD	03-ARM'S LENGTH	199500	216412	61499	78411	Improved	205.4	151.449997	0.643	\$ 299	95643.85692	246.1	LKLOU	689/435		Lake Louise	401	AVG
040-005-000-010-25	9019 S LAKE LOUISE RD	3/17/2023	170000	WD	03-ARM'S LENGTH	167000	228481	25422	86903	Improved	170.733333	305.299988	1.081	\$ 149	23517.11378	203.6	LKLOU	682/363		Lake Louise	401	AVG
040-005-000-010-26	9035 S LAKE LOUISE RD	1/13/2023	209000	WD	03-ARM'S LENGTH	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	03-ARM'S LENGTH	40000	50282	40000	50182	Improved	98.59	508.26001	1.15	\$ 406	34782.6087	98.59	LKLOU	685/926		Lake Louise	402	AVG
																For 2025, use \$374 for Lake Louise						
041-105-000-003-00		11/8/2022	31250	WD	03-ARM'S LENGTH	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	03-ARM'S LENGTH	43500	29981	43500	29981	Vacant	121.873333	500.339996	1.344	\$ 357	32366.07143	131.58	LKEMA	695/097		Lake Emma	402	AVG
																For 2025, use \$307 for Lake Emma						
041-115-000-013-00	8487 LAKE MAY RD	11/3/2023	225000	WD	03-ARM'S LENGTH	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	03-ARM'S LENGTH	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
																For 2025, use \$449 for Lost Lake						

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Bismarck Township-2025 Land Value Analysis Lake May

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
041-031-000-110-02	8657 INDIAN TRAIL RD	1/19/2024	162000	WD	03-ARM'S LENGTH	162000	246388	18731	103119	Improved	183.16	347.269989	1.229	\$ 102	15240.84622	241.27	LKNET	693/452		Lake Nettie	401	Wilson Lake Avg
041-032-000-500-00	8482 LAKE NETTIE RD	8/19/2022	269000	WD	03-ARM'S LENGTH	269000	203535	102965	37500	Improved	50	245	0.281	\$ 2,059	366423.4875	50	LKNET	900/138		Lake Nettie	401	AVG
041-032-000-730-00	8770 LAKE NETTIE RD	2/29/2024	110000	WD	03-ARM'S LENGTH	110000	77873	59952	27825	Improved	37.1	193.199997	0.139	\$ 1,616	431309.3525	48.8	LKNET	694/886		Lake Nettie	401	AVG
041-120-000-024-00	8291 INDIAN TRAIL RD	12/8/2023	160000	WD	03-ARM'S LENGTH	160000	128893	71020	39913	Improved	70.893333	219.964996	0.357	\$ 1,002	198935.5742	71.34	LKNET	692/198		Lake Nettie	401	Wilson Lake Avg
																For 2025, use \$1,000 for Lake Nettie. 2024 was \$750. 2023 was \$566 per foot						
040-016-000-330-04	11309 RUTH HWY	10/6/2023	230000	WD	03-ARM'S LENGTH	230000	175719	98401	44120	Improved	86.68	473.660004	0.87	\$ 1,135	113104.5977	100.02	LKMAY	689/864		Lake May	401	AVG
040-009-000-070-00	10989 RUTH LN	6/23/2023	95000	WD	03-ARM'S LENGTH	95000	84013	40679	29692	Improved	58.333333	309.549988	0.444	\$ 697	91619.36937	50	LKMAY	685/883		Lake May	401	AVG
																For 2025, use \$697/foot for Lake May. 2024 was \$509 2023 was \$326 per foot						
040-005-000-010-17	9019 FREEL DR	9/28/2023	220000	WD	03-ARM'S LENGTH	199500	216412	61499	78411	Improved	205.4	151.449997	0.643	\$ 299	95643.85692	246.1	LKLOU	689/435		Lake Louise	401	AVG
040-005-000-010-25	9019 S LAKE LOUISE RD	3/17/2023	170000	WD	03-ARM'S LENGTH	167000	228481	25422	86903	Improved	170.733333	305.299988	1.081	\$ 149	23517.11378	203.6	LKLOU	682/363		Lake Louise	401	AVG
040-005-000-010-26	9035 S LAKE LOUISE RD	1/13/2023	209000	WD	03-ARM'S LENGTH	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	03-ARM'S LENGTH	40000	50282	40000	50182	Improved	98.59	508.26001	1.15	\$ 406	34782.6087	98.59	LKLOU	685/926		Lake Louise	402	AVG
																For 2025, use \$374 for Lake Louise						
041-105-000-003-00		11/8/2022	31250	WD	03-ARM'S LENGTH	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	03-ARM'S LENGTH	43500	29981	43500	29981	Vacant	121.873333	500.339996	1.344	\$ 357	32366.07143	131.58	LKEMA	695/097		Lake Emma	402	AVG
																For 2025, use \$307 for Lake Emma						
041-115-000-013-00	8487 LAKE MAY RD	11/3/2023	225000	WD	03-ARM'S LENGTH	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	03-ARM'S LENGTH	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
																For 2025, use \$449 for Lost Lake						

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 Use for Lake Ella and Private Lakes

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Bismarck Township-2025 Land Value Analysis Lake Nettie

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	
041-031-000-110-02	8657 INDIAN TRAIL RD	1/19/2024	162000	WD	03-ARM'S LENGTH	162000	246388	18731	103119	Improved	183.16	347.269989	1.229	\$ 102	15240.84622	241.27	LKNET	693/452	Lake Nettie	401	Wilson Lake Avg		
041-032-000-500-00	8482 LAKE NETTIE RD	8/19/2022	269000	WD	03-ARM'S LENGTH	269000	203535	102965	37500	Improved	50	245	0.281	\$ 2,059	366423.4875	50	LKNET	900/138	Lake Nettie	401	AVG		
041-032-000-730-00	8770 LAKE NETTIE RD	2/29/2024	110000	WD	03-ARM'S LENGTH	110000	77873	59952	27825	Improved	37.1	193.199997	0.139	\$ 1,616	431309.3525	48.8	LKNET	694/886	Lake Nettie	401	AVG		
041-120-000-024-00	8291 INDIAN TRAIL RD	12/8/2023	160000	WD	03-ARM'S LENGTH	160000	128893	71020	39913	Improved	70.893333	219.964996	0.357	\$ 1,002	198935.5742	71.34	LKNET	692/198	Lake Nettie	401	Wilson Lake Avg		
														\$ 1,195	For 2025, use \$1,000 for Lake Nettie. 2024 was \$750. 2023 was \$566 per foot								
040-016-000-330-04	11309 RUTH HWY	10/6/2023	230000	WD	03-ARM'S LENGTH	230000	175719	98401	44120	Improved	86.68	473.660004	0.87	\$ 1,135	113104.5977	100.02	LKMAY	689/864	Lake May	401	AVG		
040-009-000-070-00	10989 RUTH LN	6/23/2023	95000	WD	03-ARM'S LENGTH	95000	84013	40679	29692	Improved	58.333333	309.549988	0.444	\$ 697	91619.36937	50	LKMAY	685/883	Lake May	401	AVG		
														\$ 916	For 2025, use \$697/foot for Lake May. 2024 was \$509 2023 was \$326 per foot								
040-005-000-010-17	9019 FREEL DR	9/28/2023	220000	WD	03-ARM'S LENGTH	199500	216412	61499	78411	Improved	205.4	151.449997	0.643	\$ 299	95643.85692	246.1	LKLOU	689/435	Lake Louise	401	AVG		
040-005-000-010-25	9019 S LAKE LOUISE RD	3/17/2023	170000	WD	03-ARM'S LENGTH	167000	228481	25422	86903	Improved	170.733333	305.299988	1.081	\$ 149	23517.11378	203.6	LKLOU	682/363	Lake Louise	401	AVG		
040-005-000-010-26	9035 S LAKE LOUISE RD	1/13/2023	209000	WD	03-ARM'S LENGTH	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	03-ARM'S LENGTH	40000	50282	40000	50182	Improved	98.59	508.26001	1.15	\$ 406	34782.6087	98.59	LKLOU	685/926	Lake Louise	402	AVG		
														\$ 374	For 2025, use \$374 for Lake Louise								
041-105-000-003-00		11/8/2022	31250	WD	03-ARM'S LENGTH	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	03-ARM'S LENGTH	43500	29981	43500	29981	Vacant	121.873333	500.339996	1.344	\$ 357	32366.07143	131.58	LKEMA	695/097	Lake Emma	402	AVG		
														\$ 307	For 2025, use \$307 for Lake Emma								
041-115-000-013-00	8487 LAKE MAY RD	11/3/2023	225000	WD	03-ARM'S LENGTH	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	03-ARM'S LENGTH	250000	227879	57366	52615	Improved	167.796666	922.099991	1.807	\$ 342	31746.54123	191.65	LKLST	674/989	Lost Lake	401	AVG		
														\$ 449	For 2025, use \$449 for Lost Lake								

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 Use for Lake Ella and Private Lakes

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Bismarck Township-2025 Land Value Analysis Private Lakes

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
041-031-000-110-02	8657 INDIAN TRAIL RD	1/19/2024	162000	WD	03-ARM'S LENGTH	162000	246388	18731	103119	Improved	183.16	347.269989	1.229	\$ 102	15240.84622	241.27	LKNET	693/452		Lake Nettie	401	Wilson Lake Avg
041-032-000-500-00	8482 LAKE NETTIE RD	8/19/2022	269000	WD	03-ARM'S LENGTH	269000	203535	102965	37500	Improved	50	245	0.281	\$ 2,059	366423.4875	50	LKNET	900/138		Lake Nettie	401	AVG
041-032-000-730-00	8770 LAKE NETTIE RD	2/29/2024	110000	WD	03-ARM'S LENGTH	110000	77873	59952	27825	Improved	37.1	193.199997	0.139	\$ 1,616	431309.3525	48.8	LKNET	694/886		Lake Nettie	401	AVG
041-120-000-024-00	8291 INDIAN TRAIL RD	12/8/2023	160000	WD	03-ARM'S LENGTH	160000	128893	71020	39913	Improved	70.893333	219.964996	0.357	\$ 1,002	198935.5742	71.34	LKNET	692/198		Lake Nettie	401	Wilson Lake Avg
																For 2025, use \$1,000 for Lake Nettie. 2024 was \$750. 2023 was \$566 per foot						
040-016-000-330-04	11309 RUTH HWY	10/6/2023	230000	WD	03-ARM'S LENGTH	230000	175719	98401	44120	Improved	86.68	473.660004	0.87	\$ 1,135	113104.5977	100.02	LKMAY	689/864		Lake May	401	AVG
040-009-000-070-00	10989 RUTH LN	6/23/2023	95000	WD	03-ARM'S LENGTH	95000	84013	40679	29692	Improved	58.333333	309.549988	0.444	\$ 697	91619.36937	50	LKMAY	685/883		Lake May	401	AVG
																For 2025, use \$697/foot for Lake May. 2024 was \$509 2023 was \$326 per foot						
040-005-000-010-17	9019 FREEL DR	9/28/2023	220000	WD	03-ARM'S LENGTH	199500	216412	61499	78411	Improved	205.4	151.449997	0.643	\$ 299	95643.85692	246.1	LKLOU	689/435		Lake Louise	401	AVG
040-005-000-010-25	9019 S LAKE LOUISE RD	3/17/2023	170000	WD	03-ARM'S LENGTH	167000	228481	25422	86903	Improved	170.733333	305.299988	1.081	\$ 149	23517.11378	203.6	LKLOU	682/363		Lake Louise	401	AVG
040-005-000-010-26	9035 S LAKE LOUISE RD	1/13/2023	209000	WD	03-ARM'S LENGTH	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	03-ARM'S LENGTH	40000	50282	40000	50182	Improved	98.59	508.26001	1.15	\$ 406	34782.6087	98.59	LKLOU	685/926		Lake Louise	402	AVG
																For 2025, use \$374 for Lake Louise						
041-105-000-003-00		11/8/2022	31250	WD	03-ARM'S LENGTH	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	03-ARM'S LENGTH	43500	29981	43500	29981	Vacant	121.873333	500.339996	1.344	\$ 357	32366.07143	131.58	LKEMA	695/097		Lake Emma	402	AVG
																For 2025, use \$307 for Lake Emma						
041-115-000-013-00	8487 LAKE MAY RD	11/3/2023	225000	WD	03-ARM'S LENGTH	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	03-ARM'S LENGTH	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
																For 2025, use \$449 for Lost Lake						

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Presque Isle County-2025 Land Value Analysis River Frontage

Parcel Number	Street Address	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 Fron	ECF Area	Liber/Page	Other Parc	Land Table	Class	Rate Group 1
041-331-000-014-00		9/29/2023	27000	WD	27000	197049	27000	210845	Improved	843.3761	693.24	3.859 \$	32	6996.631	1297.42	WATR	689/700	041-331-00 River Influe	402	Average River
041-331-000-016-00		9/29/2023	27000	WD	27000	203004	27000	210845	Improved	843.3761	693.24	3.859 \$	32	6996.631	1297.42	WATR	689/700	041-331-00 River Influe	402	Average River
041-331-000-017-00		9/29/2023	27000	WD	27000	205950	27000	210845	Improved	843.3761	693.24	3.859 \$	32	6996.631	1297.42	WATR	689/700	041-331-00 River Influe	402	Average River
041-331-000-020-00		9/29/2023	27000	WD	27000	203714	27000	210845	Improved	843.3761	693.24	3.859 \$	32	6996.631	1297.42	WATR	689/700	041-331-00 River Influe	402	Average River
041-331-000-025-00		10/12/2022	26500	WD	26500	239420	26500	157263	Improved	629.0561	733.65	3.15 \$	42	8412.698	908.39	WATR	677/262	041-331-00 River Influe	001	Average River
142-030-000-008-06		9/14/2023	6000	WD	6000	88275	6000	88275	Vacant	321	0	4.7 \$	19	1276.596	321	401		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. Apprai	Land Resid	Est. Land V	Vacant/Impr	Effec. Front Depth	Net Acres	Dollars/FF	Dollars/Acr	Actual Fron	ECF Area	Liber/Page	Other Parc	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	11398.96	425.44	TBRiv	556/195	012-007-00 Thunder Ba	402	TB River	
033-010-000-001-31	CEDARWOOD DRIVE	10/13/2022	18750	WD	18750	24701	18750	24701	Vacant	156.3333	475	1.494 \$	120	12550.2	195	RIVER		River	402	River Frontage	
043-053-000-010-00	224 POLLARD DR	9/29/2022	25000	WD	25000	21624	25000	21624	Vacant	180.9508	581.24	1.568 \$	138	15943.88	155	RIVER		TB River Frc	401	Average 300std	
033-010-000-001-45		12/8/2022	18000	WD	18000	18835	18000	18835	Vacant	119.21	405.59	0.99 \$	151	18181.82	144.99	RIVER		River	402	River Frontage	
042-032-000-583-00	7615 LONG RAPIDS ROAD	10/20/2022	79900	WD	79400	91200	27229	39029	Improved	163.2993	200	0.918 \$	167	29661.22	200	RIVER		TB River Frc	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		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		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		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	37518.27	408.14	TBRiv	548-421	012-007-00 Thunder Ba	401	TB River	
043-053-000-002-00	206 POLLARD DR	6/29/2022	48500	WD	48500	39126	48500	39126	Vacant	163.706	214.95	0.962 \$	296	50415.8	190.1	RIVER		TB River Frc	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	55301.89	100	RIVER		TB River Frc	401	Average 300std	
043-135-000-029-00	8036 OTTER TRAIL	8/7/2023	38000	QC	38000	23581	38000	23581	Vacant	98.66572	187.45	0.532 \$	385	71428.57	126.98	RIVER		TB River Frc	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

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, 04	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, 04	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, 04	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%
2025 Percentage: 269%

2024 Minimum: \$ 25,000
2025 Minimum: \$ 32,000