

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	686/264	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	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 AUGL	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 HV	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 FLEWELLI	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 RI	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 45	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 45	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	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 HV	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 HV	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 POIL	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 Nurr 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 Fron	ECF Area	Liber/Page	Other Parct Land Table	Class	Rate Group 1
041-110-000-001-00	3/21/2024	5500	WD	5500	10475	5500	9975	Improved	350	190.24	1.529 \$	16	3597.122	350 401	696/318	Residential Back	401	Lake Sub-Avg
030-003-00 1093 E HEY	44706	145000	WD	145000	152646	3346	10992	Improved	192.8497	379.5	1.22 \$	17	2742.623	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	4417.879	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	641.3333	87.05	2.566 \$	26	6430.242	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	4566.21	345.8 401	687/922	061-035-00 General Residential	402	Res Back Lot
021-090-00 16297 GRA	11/10/2022	58500	WD	58500	76099	10901	17100	Improved	300	345	0.792 \$	36	13763.89	300 6	678/900	021-090-00 NEW-Residential Acre-Lot	401	Res Backlot
041-110-000-038-00	7/8/2022	7800	WD	7800	19826	7800	11835	Improved	207.6433	733.48	1.778 \$	38	4386.952	200 401	672/910	041-110-00 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	7549.361	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	12096.77	150 401	690/941	Residential Acres and Lots	402	Back - Std
041-026-00 5047 NOFF	12/5/2022	42400	WD	42400	61544	14674	22006	Improved	159.7524	250	3.704 \$	92	3961.663	175 401	679/729	041-026-00 Residential Back	401	AVG
020-028-000-004-00	6/3/2022	30000	WD	30000	60719	30000	40619	Improved	300	600	11.387 \$	100	2634.583	300 6	671/325	021-070-00 NEW-Residential Acre-Lot	402	
041-116-000-018-00	7/21/2022	18000	LC	18000	15323	18000	9941	Improved	174.4033	508.025	0.943 \$	103	19088.02	199.82 401	673/384	041-116-00 Residential Back	402	Lake Sub-Avg
041-119-000-118-00	1/25/2024	19000	WD	19000	9872	19000	9872	Vacant	173.2	518.105	0.951 \$	110	19978.97	199.8 401	693/615	041-119-00 Residential Back	402	Lake Sub-Avg
030-003-00 3020 PETEF	44859	40000	WD	40000	29780	20221	10001	Improved	175.4504	263	0.924 \$	115	21884.2	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	27976.19	183 401	694/766	041-110-00 Residential Back	401	Lake Sub-Avg
042-100-00 8018 CO RI	4/7/2022	27000	LC	27000	23717	5731	2448	Improved	42.94229	127	0.192 \$	133	29848.96	66 401	668/865	Residential Back	401	AVG
140-022-000-046-00	8/18/2023	78500	LC	78500	46797	78500	53435	Improved	283.5667	601.1	17.978 \$	277	4366.448	283.55 401	687/924	142-060-00 Residential Acres and Lots	402	
											\$	76	Avg of All					
											\$	46	Avg of Vacant					For 2025, use \$55/foot

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 HW	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