

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Land Table
001-024-007-00	10/19/23	\$65,000	\$65,000	\$54,847	\$25,153	\$15,000	10.00	10.00	\$2,515	INLAND
001-168-015-50	07/11/24	\$350,000	\$350,000	\$273,727	\$94,273	\$18,000	9.70	9.70	\$9,719	INLAND
001-213-030-10	10/30/23	\$100,000	\$100,000	\$71,167	\$43,833	\$15,000	10.00	10.00	\$4,383	INLAND
001-229-006-20	10/22/24	\$12,800	\$12,800	\$14,000	\$12,800	\$14,000	2.50	2.50	\$5,120	INLAND
001-234-017-00	10/25/24	\$25,000	\$25,000	\$8,500	\$25,000	\$8,500	5.00	5.00	\$5,000	INLAND
<b>Totals:</b>		<b>\$552,800</b>	<b>\$552,800</b>	<b>\$422,241</b>	<b>\$201,059</b>	<b>\$70,500</b>	<b>37.20</b>	<b>37.20</b>		
				<b>Average</b>	<b>Average</b>	<b>Average</b>				
				<b>per FF=&gt;</b>	<b>per Net Acre=&gt;</b>	<b>per SqFt=&gt;</b>				
								<b>5,404.81</b>		

**0-9 ACRES /ACRE USED \$5404/ACRE**

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
001-024-007-00	10/19/23	\$65,000	\$65,000	\$26,477	40.73	\$54,847	\$25,153	\$15,000	0.0	0.0	10.00	10.00
001-084-005-05	06/24/23	\$52,500	\$52,500	\$0	0.00	\$33,000	\$52,500	\$33,000	50.0	0.0	25.00	25.00
001-158-010-20	01/13/25	\$32,000	\$32,000	\$12,761	39.88	\$31,146	\$32,000	\$31,146	75.0	0.0	10.28	9.46
001-213-030-10	10/30/23	\$100,000	\$100,000	\$33,083	33.08	\$71,167	\$43,833	\$15,000	0.0	0.0	10.00	10.00
001-236-012-00	05/30/24	\$27,350	\$27,350	\$12,125	44.33	\$24,250	\$27,350	\$24,250	0.0	0.0	20.00	20.00
<b>Totals:</b>		<b>\$276,850</b>	<b>\$276,850</b>	<b>\$84,446</b>	<b>30.50</b>	<b>\$214,410</b>	<b>\$180,836</b>	<b>\$118,396</b>	<b>125.0</b>	<b>0.0</b>	<b>75.28</b>	<b>74.46</b>
				<b>Sale. Ratio =&gt;</b>			<b>Average</b>				<b>Average</b>	
				<b>Std. Dev. =&gt;</b>	<b>18.13</b>		<b>per FF=&gt;</b>		<b>\$1,447</b>		<b>per Net Acre=&gt;</b>	<b>2,402.18</b>

2026 10 -39 ACRES/ ACRE USED \$2402/ACRE

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
001-065-013-00	02/23/24	\$200,000	\$200,000	\$155,200	\$200,000	\$155,200	160.00	160.00	\$1,250
001-065-013-05	03/04/25	\$53,000	\$53,000	\$48,120	\$53,000	\$48,120	40.00	40.00	\$1,325
001-065-013-10	10/02/24	\$72,900	\$72,900	\$44,000	\$72,900	\$44,000	40.00	40.00	\$1,823
001-065-013-15	11/19/24	\$55,000	\$55,000	\$44,000	\$55,000	\$44,000	40.00	40.00	\$1,375
001-065-013-20	08/09/24	\$69,900	\$69,900	\$48,120	\$69,900	\$48,120	40.00	40.00	\$1,748
001-067-010-20	08/18/23	\$90,000	\$90,000	\$69,000	\$90,000	\$69,000	80.00	80.00	\$1,125
001-067-026-00	02/22/25	\$80,000	\$80,000	\$67,870	\$80,000	\$67,870	50.00	40.00	\$1,600
001-070-002-00	05/28/24	\$270,000	\$270,000	\$224,960	\$89,040	\$44,000	40.00	40.00	\$2,226
001-230-016-00	08/14/24	\$40,000	\$40,000	\$44,000	\$40,000	\$44,000	40.00	40.00	\$1,000
<b>Totals:</b>		<b>\$930,800</b>	<b>\$930,800</b>	<b>\$745,270</b>	<b>\$749,840</b>	<b>\$564,310</b>	<b>530.00</b>	<b>520.00</b>	<b>Average</b>
				<b>Average</b>	<b>Average</b>		<b>Average</b>	<b>Average</b>	<b>Average</b>
				<b>per FF=&gt;</b>	<b>per Net Acre=&gt;</b>		<b>per Net Acre=&gt;</b>	<b>per SqFt=&gt;</b>	<b>per SqFt=&gt;</b>
									<b>1,414.79</b>

**2026 40 + ACRES USED \$1414/ACRE**

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
001-084-012-00	06/06/24	\$85,000	\$85,000	\$20,000	23.53	\$40,000	\$85,000	\$40,000	40.00	40.00	\$2,125
001-158-018-00	11/24/24	\$27,000	\$27,000	\$10,184	37.72	\$20,368	\$27,000	\$20,368	17.28	17.28	\$1,563
001-168-001-10	06/11/24	\$86,000	\$86,000	\$0	0.00	\$44,576	\$86,000	\$44,576	45.72	6.33	\$1,881
001-168-024-05	06/11/24	\$86,000	\$86,000	\$0	0.00	\$44,576	\$86,000	\$44,576	45.72	45.72	\$1,881
001-211-004-00	04/30/24	\$50,000	\$50,000	\$20,000	40.00	\$40,000	\$50,000	\$40,000	40.00	40.00	\$1,250
001-220-004-00	01/26/24	\$32,500	\$32,500	\$18,000	55.38	\$40,000	\$32,500	\$40,000	40.00	40.00	\$813
001-229-001-00	02/21/25	\$48,000	\$48,000	\$38,100	79.38	\$87,040	\$48,000	\$87,040	80.00	80.00	\$600
001-232-037-00	01/06/24	\$60,000	\$60,000	\$0	0.00	\$40,000	\$60,000	\$40,000	40.00	40.00	\$1,500
001-232-038-00	03/29/25	\$120,000	\$120,000	\$0	0.00	\$87,040	\$120,000	\$87,040	80.00	80.00	\$1,500
<b>Totals:</b>		\$594,500	\$594,500	\$106,284	17.88	\$443,600	\$594,500	\$443,600	428.72	389.33	Average
				Sale. Ratio =>	29.06			Average	per Net Acre=>	1,386.69	Average
				Std. Dev. =>				per FF=>			per SqFt=>

2026 TIMBER CUTOVER / ACRE USED \$1386/ACRE

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
001-060-002-00	08/26/23	\$162,500	\$162,500	\$58,320	35.89	\$122,640	\$162,500	\$122,640	400.0	0.0	\$406
001-204-001-30	11/22/24	\$125,000	\$125,000	\$43,313	34.65	\$86,626	\$125,000	\$86,626	300.0	0.0	\$417
001-218-001-00	12/15/23	\$140,000	\$140,000	\$78,044	55.75	\$136,088	\$140,000	\$136,088	400.0	0.0	\$350
001-550-031-00	04/09/24	\$285,000	\$285,000	\$123,781	43.43	\$253,097	\$87,063	\$55,160	196.0	0.0	\$444
<b>Totals:</b>		<b>\$712,500</b>	<b>\$712,500</b>	<b>\$303,458</b>		<b>\$598,451</b>	<b>\$514,563</b>	<b>\$400,514</b>	<b>1,296.0</b>		
					<b>42.59</b>		<b>Average</b>				
					<b>9.69</b>		<b>per FF=&gt;</b>				<b>\$397</b>

2026 LAKE SUPERIOR AVE/ FF USED \$397

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asst/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
001-061-001-25	11/26/24	\$149,900	\$149,900	\$48,200	32.15	\$96,400	\$149,900	\$96,400	200.0	0.0
001-155-004-00	05/08/24	\$185,000	\$185,000	\$75,200	40.65	\$150,400	\$185,000	\$150,400	330.0	0.0
001-158-017-60	01/12/24	\$139,000	\$139,000	\$50,296	36.18	\$110,766	\$139,000	\$110,766	215.0	0.0
001-204-001-50	03/29/24	\$172,500	\$172,500	\$47,904	27.77	\$112,908	\$172,500	\$112,908	228.0	0.0
001-218-001-00	12/15/23	\$140,000	\$140,000	\$78,044	55.75	\$136,088	\$140,000	\$136,088	400.0	0.0
001-400-005-00	03/04/24	\$300,000	\$300,000	\$84,172	28.06	\$183,971	\$205,931	\$89,902	180.0	0.0
001-400-008-50	01/30/24	\$190,000	\$190,000	\$44,390	23.36	\$88,780	\$190,000	\$88,780	200.0	0.0
001-400-019-00	06/22/23	\$411,000	\$411,000	\$127,237	30.96	\$285,101	\$249,847	\$123,948	300.0	0.0
<b>Totals:</b>		<b>\$1,687,400</b>	<b>\$1,687,400</b>	<b>\$555,443</b>		<b>\$1,164,414</b>	<b>\$1,432,178</b>	<b>\$909,192</b>	<b>2,053.0</b>	
				<b>Sale. Ratio =&gt;</b>	<b>32.92</b>		<b>Average</b>			
				<b>Std. Dev. =&gt;</b>	<b>10.15</b>		<b>per FF=&gt;</b>			<b>\$698</b>

2026 LAKESHORE GOOD - \$698 FF

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Rate Group 1
001-061-001-00	09/18/23	\$175,000	\$175,000	\$70,620	40.35	\$141,240	\$175,000	\$141,240	250.0	0.0	SANDY BEACH
001-068-001-30	10/24/23	\$285,000	\$285,000	\$89,236	31.31	\$195,402	\$181,078	\$91,480	150.0	0.0	SANDY BEACH
001-204-001-20	08/15/24	\$280,000	\$280,000	\$135,700	48.46	\$271,400	\$280,000	\$271,400	472.0	1542.0	SANDY BEACH
001-213-010-00	07/15/24	\$229,900	\$229,900	\$86,067	37.44	\$178,102	\$164,098	\$112,300	200.0	0.0	SANDY BEACH
001-450-008-00	06/12/24	\$165,000	\$165,000	\$39,177	23.74	\$85,905	\$136,599	\$57,504	108.0	0.0	SANDY BEACH
<b>Totals:</b>		<b>\$1,134,900</b>	<b>\$1,134,900</b>	<b>\$420,800</b>		<b>\$872,049</b>	<b>\$936,775</b>	<b>\$673,924</b>	<b>1,180.0</b>		
				<b>Sale. Ratio =&gt;</b>	<b>37.08</b>		<b>Average</b>				
				<b>Std. Dev. =&gt;</b>	<b>9.33</b>		<b>per FF=&gt;</b>		<b>\$794</b>		

2026 LAKE SUPERIOR SANDY BEACH \$794 FF