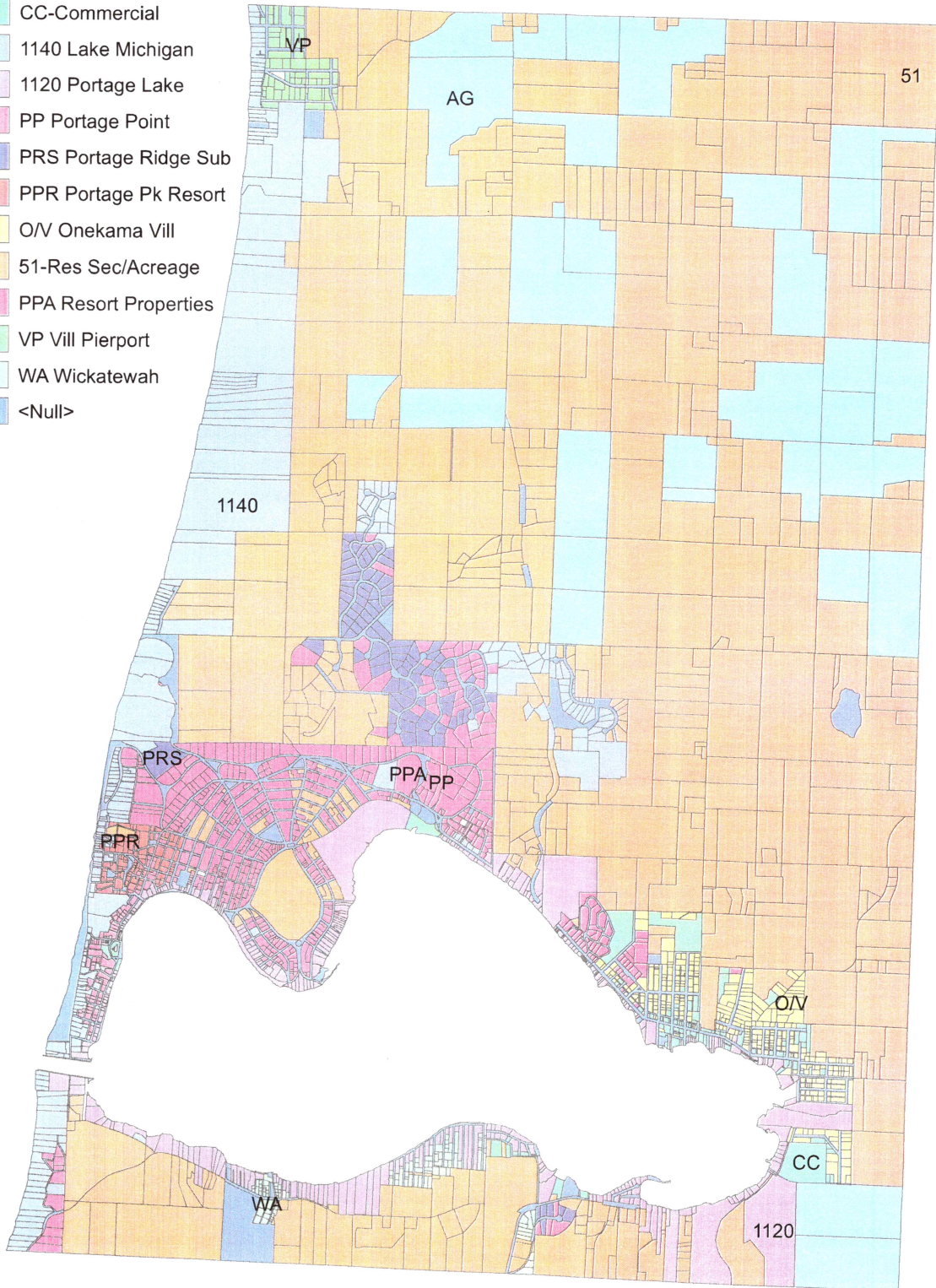


Onekama Township Land Value Map 2023

Land Table

	AG-A Farm Land
	CC-Commercial
	1140 Lake Michigan
	1120 Portage Lake
	PP Portage Point
	PRS Portage Ridge Sub
	PPR Portage Pk Resort
	O/V Onekama Vill
	51-Res Sec/Acreage
	PPA Resort Properties
	VP Vill Pierport
	WA Wickatewah
	<Null>



100 + ACRE : 1,480

Unit: 11 - ONEKAMA TOWNSHIP

Rates/Values for Neighborhood CC.C-COMMERCIAL PROPERTIES, Last Edited: 02/10/2023

Frontages:

Frontage 'A':	Description: 'FRONT FOOT ST	'	FF Rate: 305
	Standard Frontage: 0		Standard Depth : 0
Frontage 'B':	Description: 'WATERFRONT	'	FF Rate: 1725
	Standard Frontage: 0		Standard Depth : 0

Unit: 11 - ONEKAMA TOWNSHIP

Rates/Values for Neighborhood O/V.R-ONEKAMA VILLAGE, Last Edited: 02/21/2023

Frontages:

Frontage 'D':	Description: 'FRONT FOOT #4	'	FF Rate: 290
	Standard Frontage: 0		Standard Depth : 0

Unit: 11 - ONEKAMA TOWNSHIP

Rates/Values for Neighborhood PP.R-PORTAGE POINT, Last Edited: 02/21/2023

Frontages:

Frontage 'A':	Description: 'LOTS	'	FF Rate: 335
	Standard Frontage: 0		Standard Depth : 0

Rates for Rate Table 'RATE TABLE 6', (Acres)

BLDG/SITE	: 21,215
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Unit: 11 - ONEKAMA TOWNSHIP

Rates/Values for Neighborhood PPA.R- RESORT PROPERTYS, Last Edited: 02/21/2023

Frontages:

Frontage 'B':	Description: 'SITE	'	FF Rate: 7000
	Standard Frontage: 0		Standard Depth : 0

Rates for Rate Table 'RATE TABLE 8', (Acres)

BLDG/SITE #1	: 21,275
BLDG/SITE #2	: 17,225
SEMIC SITE	: 41,500

Unit: 11 - ONEKAMA TOWNSHIP

Rates/Values for Neighborhood PPR.R-PORTAGE PARK RESORT, Last Edited: 02/21/2023

Rates for Rate Table 'RATE TABLE 1', (Units)

BLDG SITE	: 21,235
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Unit: 11 - ONEKAMA TOWNSHIP

Rates/Values for Neighborhood PRS.R-PORTAGE RIDGE SUB., Last Edited: 02/21/2023

Rates for Rate Table 'PORTAGE RIDGE SUB', (Units)

BLDG/SITE #4	: 21,270
BLDG/SITE #5	: 12,125

Unit: 11 - ONEKAMA TOWNSHIP

Rates/Values for Neighborhood VP.R-VILLAGE OF PIERPORT, Last Edited: 02/21/2023

Rates for Rate Table 'R- VILLAGE OF PIERPO', (Acres)

.	: 0
BLDG/SITE #3	: 16,405
VIEW SITE	: 44,225

Unit: 11 - ONEKAMA TOWNSHIP

Rates/Values for Neighborhood WA.R-WICKATEWAH, Last Edited: 02/21/2023

Rates for Rate Table 'RATE TABLE 12', (Acres)

BLDG/SITE #1	: 26,450
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Unit: -

Rates/Values for Neighborhood ----., Last Edited: / /

Unit: 11 - ONEKAMA TOWNSHIP

Pontage

Rates/Values for Neighborhood 1120.GROVER, Last Edited: 02/28/2023

Frontages:

Frontage 'A': Description: 'EXCELLENT	'	FF Rate: 3360
Standard Frontage: 0		Standard Depth : 0
Frontage 'B': Description: 'VERY GOOD	'	FF Rate: 3335
Standard Frontage: 0		Standard Depth : 0
Frontage 'C': Description: 'GOOD	'	FF Rate: 2600
Standard Frontage: 0		Standard Depth : 0
Frontage 'D': Description: 'AVERAGE	'	FF Rate: 1725
Standard Frontage: 0		Standard Depth : 0
Frontage 'E': Description: 'FAIR	'	FF Rate: 1215
Standard Frontage: 0		Standard Depth : 0

Rates for Rate Table 'RATE TABLE 21', (Units)

COMM GR PIR COV: 34,760

PPI COM GR : 34,760

Unit: 11 - ONEKAMA TOWNSHIP

Rates/Values for Neighborhood 1140.LAKE MICHIGAN, Last Edited: 02/21/2023

Frontages:

Frontage 'A': Description: 'LAKE MICH EX	'	FF Rate: 4440
Standard Frontage: 0		Standard Depth : 0
Frontage 'B': Description: 'LAKE MICH VG	'	FF Rate: 3280
Standard Frontage: 0		Standard Depth : 0
Frontage 'C': Description: 'LAKE MICH GOOD	'	FF Rate: 2600
Standard Frontage: 0		Standard Depth : 0
Frontage 'D': Description: 'LAKE MICH F	'	FF Rate: 1550
Standard Frontage: 0		Standard Depth : 0
Frontage 'F': Description: 'HIGH BLUFF	'	FF Rate: 910
Standard Frontage: 0		Standard Depth : 0

Rates for Rate Table 'RATE TABLE 16', (Acres)

LAKE VIEW : 115,475

Unit: 11 - ONEKAMA TOWNSHIP

Rates/Values for Neighborhood 51.R-SECTIONAL ACREAGE, Last Edited: 02/21/2023

Rates for Rate Table 'RATE TABLE 17', (Acres)

1 ACRE B/S	: 14,005
2 ACRE B/S	: 10,500
3 ACRE B/S	: 4,400
4-6 ACRES	: 4,400
7-9 ACRES	: 4,255
10-15 ACRE	: 4,000
16-20 ACRE	: 2,738
21-25 ACRE	: 2,865
26-30 ACRE	: 2,065
31-40 ACRE	: 2,005
41-80 ACRE	: 1,775
81-100 ACR	: 1,775
100 + ACRE	: 1,775
SCENIC SITE	: 32,300

Unit: 11 - ONEKAMA TOWNSHIP

Rates/Values for Neighborhood 900.personal property, Last Edited: / /

Unit: 11 - ONEKAMA TOWNSHIP

Rates/Values for Neighborhood AG.A-FARM LAND, Last Edited: 02/19/2023

Rates for Rate Table 'AG FARM LAND', (Acres)

16-20 ACRE	: 2,000
16-20 ACRE	: 1,690
21-25 ACRE	: 1,690
26-30 ACRES	: 1,690
31-40 ACRE	: 1,525
41-79 ACRE	: 1,525
80-100 ACRE	: 1,480

[illegible]

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Dollars/FF
Portage Lake							
11-033-015-00	2536 CRESCENT BEACH	06/19/20	\$780,000	\$334,035	\$300,000	100.0	\$3,340
11-050-072-00	7401 C G DAVIS	08/07/20	\$599,000	\$491,217	\$276,300	120.0	\$4,093
41-300-027-00	4639 MAIN	08/04/21	\$550,000	\$325,403	\$375,000	125.0	\$2,603
		Totals:	\$1,929,000	\$1,150,655	\$951,300	345.0	
						Average	
						per FF=>	\$3,335

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Dollars/FF
Portage Lake							
11-280-002-00	7576 FIRST	07/02/21	\$117,000	\$117,000	\$100,000	100.0	\$1,170
11-490-015-00	4633 EASY	10/28/21	\$416,500	\$34,759	\$25,625	25.0	\$1,390
Totals:			\$533,500	\$151,759	\$125,625	125.0	
Average per FF=>						\$1,214	
Use						1,215.0	

Portage Lake Excellent

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Dollars/FF
Portage Lake							
11-410-098-00	8157 PORTAGE POINT	07/01/21	\$1,200,000	\$939,311	\$628,000	320.0	\$2,935
11-410-123-00	2031 SECOND	06/17/21	\$985,000	\$696,112	\$691,380	167.0	\$4,168
Totals:			\$2,185,000	\$1,635,423	\$1,319,380	487.0	
						Average	
						per FF=>	\$3,358
						Use	3,360.0

Condo Site Values

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Dollars/FF
11-411-014-00	8567 PORTAGE POINT	08/14/20	\$175,500	\$41,325	\$7,500	1.0	\$41,325
11-411-019-00	8567 S PORTAGE POINT	09/28/20	\$169,650	\$35,475	\$7,500	1.0	\$35,475
11-411-037-10		04/01/21	\$140,000	\$27,500	\$7,500	1.0	\$27,500
Totals:			\$485,150	\$104,300	\$22,500	3.0	
						Site	
						per FF=>	\$34,767
							34,760.0

11-280-001-00	7616 FIRST	09/10/20	\$480,000	\$66,478	\$102,500	100.0	\$665
11-026-015-05	PORTAGE POINT	09/15/20	\$120,000	\$120,000	\$67,500	150.0	\$800

*Note Left the Average Rate alone, due to the fact that it is mostly commercial and had not sales data to support an increase in value.

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
Lake MI Frontage										
11-016-001-10	HERKELRATH	01/20/21	\$520,000	\$520,000	\$520,250	570.0	0.0	18.00	14.00	\$912
Totals:			\$520,000	\$520,000	\$520,250	570.0		18.00	14.00	
						Average per FF=>		Average per Net Acre=>	28,888.89	
Use					\$910					

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
Lake MI Frontage										
11-210-007-00	7314 BEECH KNOLLS	12/18/20	\$195,000	\$192,277	\$276,000	150.0	0.0	0.00	0.00	\$1,282
11-210-007-00	7314 BEECH KNOLLS	02/18/22	\$275,000	\$271,775	\$209,250	150.0	0.0	0.00	0.00	\$1,812
Totals:			\$470,000	\$464,052	\$485,250	300.0		0.00	0.00	
						Average per FF=>	\$1,547	Average per Net Acre=>	#DIV/0!	
						1,550.0				

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
Lake MI Frontage										
11-210-008-00	7376 BEECH KNOLLS	06/15/21	\$835,000	\$389,989	\$310,500	150.0	0.0	0.00	0.00	\$2,600
Totals:			\$835,000	\$389,989	\$310,500	150.0		0.00	0.00	
						Average per FF=>	\$2,600	Average per Net Acre=>	#DIV/0!	

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
Lake MI Frontage										
11-210-015-00	7550 BEECH KNOLLS	03/19/21	\$295,000	\$295,000	\$263,250	90.0	0.0	0.00	0.00	\$3,278
Totals:			\$295,000	\$295,000	\$263,250	90.0		0.00	0.00	
						Average per FF=>	\$3,278	Average per Net Acre=>	#DIV/0!	
						3,280.0				

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
Lake MI Frontage										
11-290-354-20	9428 LAKESIDE	10/16/20	\$725,000	\$369,750	\$440,000	100.0	0.0	0.00	0.00	\$3,698
11-290-354-40	9414 LAKESIDE	12/09/20	\$1,350,000	\$733,693	\$450,000	100.0	0.0	0.00	0.00	\$7,337
11-570-051-00	12614 LAKEVIEW	08/16/21	\$659,500	\$597,274	\$661,770	163.4	0.0	0.00	0.00	\$3,655
11-610-008-00	12892 LAKEVIEW	07/17/20	\$590,000	\$437,437	\$440,000	100.0	0.0	0.00	0.00	\$4,374
11-613-020-00	12768 LAKEVIEW	07/24/20	\$1,000,000	\$364,135	\$565,020	100.0	0.0	1.00	1.00	\$3,641
Totals:			\$4,324,500	\$2,502,289	\$2,556,790	563.4		1.00	1.00	
						Average per FF=>		Average per Net Acre=>	2,502,289.00	
						Use	4,440.0			
11-370-008-00	8942 LAKESIDE	03/17/21	\$650,000	\$467,293	\$540,000	120.0	0.0	0.00	0.00	\$3,894
11-009-003-00	2799 LUKENS	03/30/22	\$990,000	\$887,826	\$722,250	1,320.0	0.0	35.00	35.00	\$673

Lake View

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Effec. Front	Depth	Sites	Sites
11-370-048-00	2261 LAKEISLE	01/20/21	\$250,000	\$138,018	0.0	0.0	1.50	1.00
11-410-120-00	PORTAGE POINT	12/29/21	\$940,000	\$940,000	0.0	0.0	6.75	6.75
11-520-012-00	9620 EMERALD RIDGE	08/07/20	\$434,000	\$66,967	0.0	0.0	1.00	1.00
11-520-027-00	4197 SOUTHVIEW	01/20/22	\$38,575	\$38,575	0.0	0.0	1.00	1.00
Totals:			\$1,662,575	\$1,183,560	0.0		10.25	9.75
						Average		
						Sites	115,469.27	
						Use	115,475.00	

1 Acre BS

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre
11-015-006-05	HERKELRATH	10/05/20	\$19,000	\$19,000	\$22,500	150.0	0.0	2.09	1.00	\$9,091
11-001-014-01	MILARCH	12/28/21	\$30,000	\$30,000	\$19,425	0.0	0.0	1.85	1.85	\$16,216
11-001-014-02	12152 MILARCH	11/15/21	\$30,000	\$30,000	\$19,425	242.0	0.0	1.85	1.85	\$16,216
11-001-014-03	MILARCH	11/23/21	\$28,000	\$28,000	\$19,425	242.0	0.0	1.85	1.85	\$15,135
Totals:			\$107,000	\$107,000	\$80,775	634.0		7.64	6.55	
						Average per FF=>	\$169	Average per Net Acre=>	14,005.24	Average per SqFt=>
								Use	14,005.00	

2 Acre B/S

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre
11-002-002-09	ERDMAN	07/21/20	\$13,000	\$13,000	\$15,975	0.0	0.0	2.13	2.13	\$6,103
11-014-008-01	4219 ELEVEN MILE	08/10/21	\$19,860	\$19,860	\$13,376	318.0	450.0	1.00	3.04	\$19,860
Totals:			\$32,860	\$32,860	\$29,351	318.0		3.13	5.17	
						Average per FF=>	\$103	Average per Net Acre=>	10,498.40	Average per SqFt=>
								Use	10,500.00	

Sescnic Site

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Depth	Net Site	Sites	Dollars/Acre
11-015-006-00	10787 HERKELRATH	03/22/21	\$492,500	\$34,214	\$64,800	0.0	0.0	0.00	2.00	#DIV/0!
11-015-006-05	HERKELRATH	10/05/20	\$19,000	\$19,000	\$22,500	150.0	0.0	2.09	1.00	\$9,091
11-015-006-12	HERKELRATH	09/07/21	\$169,000	\$169,000	\$163,400	0.0	0.0	0.00	2.00	#DIV/0!
11-015-006-25	HERKELRATH	11/20/20	\$75,000	\$75,000	\$68,000	750.0	0.0	0.00	4.00	#DIV/0!
11-015-009-07	3815 SMITH	05/20/21	\$1,050,000	\$110,565	\$90,500	0.0	0.0	0.00	2.00	#DIV/0!
11-016-008-00	IVANHOE	02/12/21	\$55,000	\$55,000	\$68,000	300.0	0.0	3.00	3.00	\$18,333
11-023-010-15	INDIGO	07/06/21	\$54,000	\$54,000	\$48,600	0.0	0.0	2.16	2.00	\$25,000
Totals:			\$1,914,500	\$516,779	\$525,800	1,200.0		7.25	16.00	
						Average per FF=>	\$431	Average Per Site	32,300.00	Average per SqFt=>

<u>Parcel Number</u>	<u>Street Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Adj. Sale \$</u>	<u>Net Acreage</u>	<u>\$/A</u>
3- 4-6 Acres						
10-027-475-30	LAVERNE	06/18/20	\$23,900	\$23,900	4.64	\$5,151
04-026-475-15	CADILLAC	11/03/21	\$20,500	\$20,500	5.00	\$4,100
04-036-400-20	HARLAN	01/06/21	\$19,000	\$19,000	5.00	\$3,800
07-005-028-10	PINE CREEK	10/14/21	\$23,000	\$23,000	5.00	\$4,600
10-032-400-08	PEACOCK	05/01/20	\$25,000	\$25,000	5.00	\$5,000
13-012-225-03	TOMASEK	06/25/21	\$25,000	\$25,000	5.00	\$5,000
10-027-475-10	HOXYVILLE	07/10/20	\$22,900	\$22,900	5.22	\$4,387
07-118-014-05	LAKESHORE	07/10/20	\$23,000	\$23,000	5.25	\$4,381
09-033-325-03	MARILLA	08/19/21	\$22,500	\$22,500	5.28	\$4,261
08-033-350-10	14056 JOHNSON RD	02/26/21	\$28,000	\$28,000	5.63	\$4,973
02-018-350-15	10119 MILARCH	10/21/20	\$28,000	\$28,000	6.17	\$4,538
07-111-006-35	KERRY	04/13/20	\$25,000	\$25,000	6.26	\$3,994
08-026-475-01	16906 SEDLAR	08/20/21	\$25,000	\$25,000	6.52	\$3,834
				\$310,800	69.97	\$4,442
					Use	\$4,400
7-9 Acres						
07-110-001-20	3808 WILDWOOD	08/10/21	\$30,000	\$30,000	7.81	\$3,841
07-005-029-25	OLSON	01/13/22	\$32,000	\$32,000	8.10	\$3,951
01-022-007-10	CHAMBERLAIN	07/27/20	\$45,000	\$45,000	9.23	\$4,875
				\$107,000	25.14	\$4,256
					Use	\$4,255
10 - 15 Acres						
11-001-011-00	MILARCH	08/10/20	\$37,500	\$37,500	10.00	\$3,750
10-011-250-10	351 S WARFIELD	07/07/21	\$38,500	\$38,500	10.00	\$3,850
05-121-175-03	SWIHART	08/04/21	\$39,000	\$39,000	10.00	\$3,900
12-021-475-03	8776 ALKIRE	08/13/21	\$39,900	\$39,900	10.00	\$3,990
14-003-004-35	741 KETTLE HOLE	05/07/21	\$39,900	\$39,900	10.00	\$3,990
07-113-010-00	COATES	01/31/22	\$40,000	\$40,000	10.00	\$4,000
10-034-125-01	HOXEYVILLE	11/17/21	\$40,000	\$40,000	10.00	\$4,000
10-011-250-40	449 S WARFIELD	09/10/21	\$42,000	\$42,000	10.00	\$4,200
10-002-350-02	95 WARFIELD	08/30/21	\$45,000	\$45,000	10.00	\$4,500
10-028-350-01	HOXEYVILLE	10/01/21	\$45,000	\$45,000	10.00	\$4,500
14-021-350-40	KOON	12/22/21	\$46,000	\$46,000	10.00	\$4,600
10-106-325-05	HUFF RD	02/03/21	\$35,000	\$35,000	10.18	\$3,438
04-026-325-10	14269 LITZEN RD	04/22/21	\$32,000	\$32,000	10.28	\$3,113
11-016-008-00	IVANHOE	02/12/21	\$55,000	\$55,000	12.87	\$4,274
02-020-325-03	9288 CHIPPEWA	08/21/20	\$45,500	\$45,500	12.94	\$3,516
06-114-325-07	MERKEY	04/09/20	\$45,000	\$45,000	13.77	\$3,268
11-015-006-25	HERKELRATH	11/20/20	\$75,000	\$75,000	15.38	\$4,876
				\$740,300	185.42	\$3,993
					Use	\$4,000
16-20 Acres						
03-034-004-00	SKOCELAS	09/28/20	\$39,500	\$39,500	16.00	\$2,469
04-020-100-01	ERWIN	03/12/21	\$45,900	\$45,900	16.53	\$2,777
06-029-225-04	3335 LINKE	07/07/20	\$45,000	\$45,000	16.66	\$2,701
05-134-400-01	SEAMAN	05/25/21	\$45,000	\$45,000	17.87	\$2,518
02-023-475-01	NINE MILE	11/24/20	\$64,000	\$64,000	17.94	\$3,567
05-121-225-15	3867 N HIGHBRIDGE	08/12/21	\$59,000	\$59,000	18.45	\$3,198
04-020-100-01	ERWIN	03/12/21	\$45,900	\$45,900	18.60	\$2,468
07-116-009-10	BENTOSKI	03/19/21	\$68,500	\$68,500	19.25	\$3,558
13-003-325-20	DZUIBANEC	09/18/20	\$42,000	\$42,000	20.00	\$2,100

09-009-475-10	20858 HULLS	08/20/20	\$44,000	\$44,000	20.00	\$2,200
04-030-475-10	YATES	11/03/21	\$50,000	\$50,000	20.00	\$2,500
05-102-475-02	6038 CLEMENTS	10/07/21	\$55,000	\$55,000	20.00	\$2,750
05-110-325-01	5437 SWIHART	10/27/20	\$56,000	\$56,000	20.00	\$2,800
10-121-150-40	PINE LAKE	10/02/20	\$58,900	\$58,900	20.00	\$2,945
13-021-100-01	14867 GLOVERS LAKE	11/05/21	\$60,000	\$60,000	20.00	\$3,000
10-017-350-01	STRONACH DAM	10/02/20	\$60,500	\$60,500	20.00	\$3,025
14-018-010-00	STEINBERG	05/21/21	\$62,000	\$62,000	20.00	\$3,100
10-020-225-00	STRONACH DAM	01/28/22	\$77,250	\$77,250	20.00	\$3,863
				\$978,450	341.30	\$2,867
						\$2,865

21-25 Acres

01-025-003-01	NELSON	04/06/21	\$84,000	\$84,000	21.21	\$3,960
10-135-300-05	BOSSCHEM	04/01/21	\$42,500	\$42,500	21.25	\$2,000
12-027-200-01	9403 ALKIRE	11/09/21	\$41,200	\$41,200	24.47	\$1,684
02-015-100-02	9875 ELEVEN MILE	08/04/21	\$75,000	\$75,000	27.54	\$2,723
			\$242,700		94.47	\$2,592
						\$2,569
					USE	\$2,569

26-30 Acres

02-015-100-02	9875 ELEVEN MILE	08/04/21	\$75,000	\$75,000	27.54	\$2,723
08-009-300-02	11414 HEALY LAKE	11/12/20	\$62,500	\$62,500	30.00	\$2,083
04-028-450-01	VALENCOURT	12/18/20	\$55,000	\$55,000	30.00	\$1,833
04-010-400-01	LITZEN	10/27/21	\$60,500	\$60,500	30.00	\$2,017
				\$253,000	117.54	\$2,065

31-40 Acres

04-016-350-01	READ	12/22/20	\$80,000	\$80,000	38.50	\$2,078
07-112-002-00	5851 SCOTT	12/29/21	\$75,000	\$75,000	40.00	\$1,875
09-005-250-01	YATES	09/30/20	\$75,000	\$75,000	40.00	\$1,875
12-009-400-05	8780 GLOVERS LAKE	08/07/20	\$75,000	\$75,000	40.00	\$1,875
03-004-009-00	8916 FELDHAKE RD	10/07/20	\$76,500	\$76,500	40.00	\$1,913
07-126-005-30	RIVER	09/16/20	\$80,000	\$80,000	40.00	\$2,000
13-011-425-02	SPRINGDALE	09/21/21	\$84,000	\$84,000	40.00	\$2,100
14-126-003-00	N CUSTER	07/29/21	\$90,000	\$90,000	40.00	\$2,250
03-001-003-10	FARNSWORTH	02/03/22	\$85,000	\$85,000	40.42	\$2,103
				\$720,500	358.92	\$2,007
						\$2,005

12-003-250-15	MUD LAKE RD	10/16/20	\$80,000	\$80,000	46.80	\$1,709
08-025-225-01	NINE MILE	08/12/20	\$82,500	\$82,500	58.00	\$1,422
14-005-012-10	PINE CREEK	06/08/20	\$132,000	\$132,000	63.02	\$2,095
12-029-100-35	ALKIRE	12/16/20	\$98,415	\$98,415	64.52	\$1,525
04-008-200-03	NESSEN CITY	07/23/21	\$135,000	\$135,000	66.38	\$2,034
02-009-150-10	POTTER	10/29/20	\$139,900	\$139,900	74.94	\$1,867
04-002-450-01	ADAMS	06/30/20	\$143,000	\$143,000	80.00	\$1,788
09-015-150-01	10624 LITZEN	06/08/20	\$154,020	\$154,020	80.00	\$1,925
09-029-150-01	HOWES	05/07/21	\$149,000	\$149,000	80.00	\$1,863
08-034-175-01	PUUSTINEN	10/02/20	\$125,000	\$125,000	83.94	\$1,489
				\$1,238,835	697.60	\$1,776

\$1,775

Use 1480

Commercial FF

Parcel Number	Street Address	Sale Date	Sale Price	Est. Land Value	Effec. Front	Depth
41-050-028-00	4850 MAIN	07/10/20	\$170,000	\$54,844	135.0	120.0
41-100-018-01	5606 EIGHT MILE	03/15/22	\$240,000	\$44,880	132.0	0.0
41-100-069-00	5380 MAI	07/14/20	\$110,000	\$89,668	231.9	0.0
41-150-010-00	5122 MAIN L	06/04/21	\$300,000	\$51,000	150.0	75.0
Totals:			\$820,000	\$240,392	648.9	
					Average per FF=>	\$307
						305.0

*Left the Water frontage the same as last year, this sale was not representative of the class. This is Average in the Portage Lake District.

Parcel Number	Street Address	Sale Date	Sale Price	Est. Land Value	Effec. Front	Depth
41-150-029-00	5015 MAIN	11/13/20	\$287,500	\$129,375	75.0	0.0
Totals:			\$287,500	\$129,375	75.0	
					Average per FF=>	\$2,137

41-150-009-00	5098 MAIN Could be apartment building	09/08/21	\$550,000	\$75,975	153.0	0.0
41-050-019-05	4880 MAIN	08/20/21	\$304,000	\$61,724	152.8	0.0

Parcel Number	Street Address	Sale Date	Sale Price	Asd/Adj. Sale	Land Residual	Net Acres	Total Sites
Portage Park							
11-290-045-00	8891 BAYVIEW	03/08/22	\$129,000	35.89	\$41,050		1.00
11-290-129-10	8512 GREENWAY	10/09/20	\$177,500	33.75	\$13,492		2.00
11-290-158-10	LAKE PARK	06/09/21	\$23,795	15.13	\$23,795		1.00
11-290-208-00	SEYMOUR	08/27/21	\$11,520	31.25	\$11,520		0.50
11-330-050-00	E PORTAGE POINT	11/17/20	\$22,650	37.53	\$22,650		1.00
11-330-051-00	E PORTAGE POINT	12/02/21	\$38,500	15.84	\$38,500		2.00
		Totals:	\$402,965		\$151,007	0.00	7.50
				31.76		Site	
				10.10		per Net Acre=>	20,134.27
						Use	21,235.00

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
PORTAGE RIDGE							
11-440-027-00	CELESTIAL	01/07/21	\$18,500	WD	33-TO BE DETERMINED	\$18,500	\$18,500
11-440-095-00		10/14/20	\$30,000	WD	33-TO BE DETERMINED	\$30,000	\$33,500
11-440-036-00	VALLEY VIEW	12/22/20	\$22,000	WD	33-TO BE DETERMINED	\$22,000	\$11,700
Totals:			\$70,500				
						\$70,500	\$63,700

Sale. Ratio =>

Std. Dev. =>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
PORTAGE RIDGE							
11-440-026-00	CELESTIAL	09/23/20	\$9,000	WD	33-TO BE DETERMINED	\$9,000	\$6,000
11-440-115-00	N SLOPE	02/03/21	\$12,900	WD	33-TO BE DETERMINED	\$12,900	\$22,000
11-440-122-00	EAGLE RIDGE	02/03/21	\$13,500	WD	33-TO BE DETERMINED	\$13,500	\$6,000
11-440-141-00	EAGLE RIDGE	02/03/21	\$13,500	WD	33-TO BE DETERMINED	\$13,500	\$11,700
Totals:			\$48,900				
						\$48,900	\$45,700

Sale. Ratio =>

Std. Dev. =>

11-440-129-00	HORIZON RIDGE	12/11/20	\$9,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$9,500	\$44,000
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Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Residual	Depth	Sites	Sites
VILLAGE PIERPTE								
11-570-015-00	2972 THIRTEEN MILE	04/23/21	\$245,900	\$245,900	\$38,115	160.0	2.00	2.00
11-570-034-00	3130 THIRTEEN MILE	09/30/21	\$66,000	\$66,000	\$66,000	679.9	2.00	2.00
Totals:			\$311,900	\$311,900	\$104,115		4.00	4.00
							Average Sites	16,406.00
							Use	16,405.00

Wicekaw

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Effec. Front	Depth	Net Acres	Total Site
11-050-008-00	7338 CRON	08/05/20	\$211,000	\$88,876	243.5	0.0	1.50	1.50
11-095-004-00	7186 MILLER	08/14/20	\$72,000	\$72,000	0.0	0.0	4.00	4.00
11-530-040-00	LEONARD	10/02/20	\$37,500	\$37,500	250.0	0.0	2.00	2.00
Totals:			\$320,500	\$198,376	493.5		7.50	7.50
						Average		
						\$402	per Net Acre=>	26,450.13
						Use		26,450.00
11-050-026-00	2942 CRESCENT BEACH	01/15/21	\$245,000	(\$39,699)	120.0	0.0	1.00	1.00