

**Calumet Township Land Value**

25880 Red Jacket Road

Calumet, MI 49913

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**GENERAL LAND VALUE GUIDE – 2024  
AVERAGE MARKET VALUE  
Concluded Rates per 2024 Land Value Analysis**

<b>PARCEL SIZE</b>	<b>\$ PER ACRE</b>	<b>RANGE</b>
1 TO 5 ACRES	5,000	3,500-8,700
10 ACRES	3,500	2,500-6,000
20 ACRES	2,500	1,200-4,000
40 ACRES	1,400	900-2,250
80 ACRES	1,300	720-2,000
100+ ACRES	1,200	900-1,900

**Average Market Value of Timber Cutover**

10-39 ACRES	1100	800-1400
40 ACRES	1300	700-2700
OVER 40 ACRES	900	800-1200

Acreage sold at the AVERAGE MARKET VALUE has the following characteristics:

1. Frontage on a paved or gravel year round road.
2. Electric & Telephone service on property.
3. Typical road frontage for size of property.
4. Reasonably close to an urban area.
5. Without water or sewer service available.

**Market Value Range of Platted Lots**

<b>VILLAGE &amp; LOCATIONS</b>	<b>70 AVE/FF</b>	<b>30 TO 150/FF</b>
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**Average Market Value of Lake Superior Frontage**

<b>Good – Excellent Lake Superior Shoreline</b>	<b>900 TO 1,200/FF</b>
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**Average Market Value of Inland Lake Frontage**

<b>Good Inland Lake Frontage</b>	<b>60 TO 80/FF</b>
<b>Average Inland Lake Frontage</b>	<b>40 TO 60/FF</b>
<b>Poor Inland Lake Frontage</b>	<b>20 TO 40/FF</b>
<b>Limited Access</b>	<b>20 TO 80/FF</b>

**Commercial and Industrial**

<b>Average Price per Square Foot</b>	<b>1.11 sq ft</b>
<b>Average Price per Front Foot</b>	<b>396 ff</b>

The above General Land Values are an opinion of value and it should be noted by the user that some sales prices may differ

2024 CALUMET TOWNSHIP LAND VALUE ANALYSIS 1-10 ACRES - W- HOUGHTON COUNTY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/Acre
002-073-001-21	MINE ST	08/11/21	\$4,500	WD	03-ARM'S LENGTH	\$4,500	\$1,695	37.67	\$3,390	\$4,500	\$3,390	0.0	0.0	1.13	1.13	\$3,982
011-023-004-05	LAKE ANNIE RD	01/14/22	\$460,000	WD	03-ARM'S LENGTH	\$9,811	\$3,225	32.87	\$6,450	\$9,811	\$6,450	0.0	0.0	1.75	2.88	\$5,606
004-122-002-00	GOLDEN GLOW RD	05/19/21	\$6,000	WD	03-ARM'S LENGTH	\$6,000	\$3,500	58.33	\$6,000	\$6,000	\$6,000	0.0	0.0	2.00	2.00	\$3,000
012-170-010-20	56281 ANGMAN RD	09/13/21	\$35,000	WD	03-ARM'S LENGTH	\$10,000	\$4,375	43.75	\$8,750	\$10,000	\$8,750	0.0	0.0	2.00	2.00	\$5,000
<b>1-2 ACRE AVERAGE</b>																
<b>\$4,397</b>																
013-810-015-00	1ST ST	03/22/23	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$9,900	49.50	\$11,948	\$20,000	\$11,948	0.0	0.0	3.29	3.29	\$6,081
013-216-004-29	SUNSET PLACE	06/02/22	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$8,000	53.33	\$16,075	\$15,000	\$16,075	0.0	0.0	3.60	3.60	\$4,167
003-130-007-35	PARADISE RD	03/21/23	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$9,500	29.69	\$18,994	\$32,000	\$18,994	0.0	0.0	3.66	3.66	\$8,743
006-020-015-25	22947 FORSMAN RD	09/17/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$9,690	27.69	\$19,380	\$35,000	\$19,380	0.0	0.0	4.69	4.69	\$7,463
001-056-009-13	HARMA RD	10/06/22	\$9,250	WD	03-ARM'S LENGTH	\$9,250	\$6,000	64.86	\$11,500	\$9,250	\$11,500	0.0	0.0	5.00	5.00	\$1,850
013-236-011-20	48497 HARMA RD	09/13/21	\$22,500	WD	03-ARM'S LENGTH	\$22,500	\$10,100	44.89	\$20,221	\$22,500	\$20,221	0.0	0.0	5.00	5.00	\$4,500
<b>3-5ACRE AVERAGE</b>																
<b>\$5,467</b>																
001-200-258-00	OGIMA ST	11/22/21	\$12,000	WD	03-ARM'S LENGTH	\$12,000	\$6,543	54.53	\$12,804	\$12,000	\$12,804	0.0	0.0	5.87	5.87	\$2,045
013-216-004-25	SUNSET PLACE	10/26/21	\$42,500	WD	03-ARM'S LENGTH	\$42,500	\$12,300	28.94	\$24,617	\$42,500	\$24,617	0.0	0.0	8.41	8.41	\$5,054
013-182-001-36	COLES CREEK RD	11/17/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$12,400	31.00	\$24,796	\$40,000	\$24,796	0.0	0.0	8.76	8.76	\$4,566
009-011-003-25	DOVER RD	05/28/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$11,000	36.67	\$22,000	\$30,000	\$22,000	0.0	0.0	10.00	10.00	\$3,000
010-002-014-00	PIKE RIVER RD	09/17/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$10,905	31.16	\$20,000	\$35,000	\$20,000	0.0	0.0	10.00	10.00	\$3,500
010-127-005-10	MOSKOW RD	05/13/21	\$18,000	WD	03-ARM'S LENGTH	\$18,000	\$10,905	60.58	\$20,000	\$18,000	\$20,000	0.0	0.0	10.00	10.00	\$1,800
012-177-010-15	55091 LEPPY RD	09/29/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$10,500	35.00	\$21,000	\$30,000	\$21,000	0.0	0.0	10.00	10.00	\$3,000
013-169-012-00	RAUHALA RD	10/31/22	\$43,000	WD	03-ARM'S LENGTH	\$43,000	\$12,700	29.53	\$25,433	\$43,000	\$25,433	0.0	0.0	10.00	10.00	\$4,300
013-169-012-60	50273 RAUHALA RD	08/09/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$12,700	42.33	\$25,433	\$30,000	\$25,433	0.0	0.0	10.00	10.00	\$3,000
013-169-012-75	RAUHALA RD	10/21/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$12,700	28.22	\$25,433	\$45,000	\$25,433	0.0	0.0	10.00	10.00	\$4,500
<b>6-10 ACRE AVERAGE</b>																
<b>\$3,476</b>																

2024 CALUMET TOWNSHIP LAND VALUE ANALYSIS 10-30 ACRES -W- HOUGHTON COUNTY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/Acre
009-011-003-25	DOVER RD	05/28/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$11,000	36.67	\$22,000	\$30,000	\$22,000	0.0	0.0	10.00	10.00	\$3,000
010-002-014-00	PIKE RIVER RD	09/17/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$10,905	31.16	\$20,000	\$35,000	\$20,000	0.0	0.0	10.00	10.00	\$3,500
010-127-005-10	MOSKOW RD	05/13/21	\$18,000	WD	03-ARM'S LENGTH	\$18,000	\$10,905	60.58	\$20,000	\$18,000	\$20,000	0.0	0.0	10.00	10.00	\$1,800
012-177-010-15	55091 LEPPI RD	09/29/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$10,500	35.00	\$21,000	\$30,000	\$21,000	0.0	0.0	10.00	10.00	\$3,000
013-169-012-00	RAUHALA RD	10/31/22	\$43,000	WD	03-ARM'S LENGTH	\$43,000	\$12,700	29.53	\$25,433	\$43,000	\$25,433	0.0	0.0	10.00	10.00	\$4,300
013-169-012-60	50273 RAUHALA RD	08/09/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$12,700	42.33	\$25,433	\$30,000	\$25,433	0.0	0.0	10.00	10.00	\$3,000
013-169-012-75	RAUHALA RD	10/21/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$12,700	28.22	\$25,433	\$45,000	\$25,433	0.0	0.0	10.00	10.00	\$4,500
013-225-009-50	S SUPERIOR RD	11/10/21	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$12,700	33.42	\$25,433	\$38,000	\$25,433	0.0	0.0	10.00	10.00	\$3,800
008-064-002-00	223 YELLOW RD	07/27/22	\$6,000	WD	03-ARM'S LENGTH	\$6,000	\$3,929	65.48	\$7,858	\$6,000	\$7,858	0.0	0.0	10.10	10.10	\$594
008-064-031-00	210 BLUE RD	04/03/21	\$11,000	WD	03-ARM'S LENGTH	\$11,000	\$3,790	34.45	\$8,337	\$11,000	\$8,337	0.0	0.0	10.15	10.15	\$1,084
008-065-007-00	171 LIGHT BLUE RD	12/03/21	\$8,900	WD	03-ARM'S LENGTH	\$8,900	\$3,790	42.58	\$7,579	\$8,900	\$7,579	0.0	0.0	10.15	10.15	\$877
008-065-007-00	171 LIGHT BLUE RD	03/22/22	\$11,500	WD	03-ARM'S LENGTH	\$11,500	\$3,790	32.96	\$7,897	\$11,500	\$7,897	0.0	0.0	10.15	10.15	\$1,133
008-065-010-00	LIGHT BLUE RD	03/15/23	\$16,000	WD	03-ARM'S LENGTH	\$16,000	\$3,949	24.68	\$9,034	\$16,000	\$9,034	0.0	0.0	10.15	10.15	\$1,576
008-065-013-00	TRACT 159 BLUE RD	02/18/22	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$3,790	37.90	\$7,897	\$10,000	\$7,897	0.0	0.0	10.15	10.15	\$985
008-065-013-00	TRACT 159 BLUE RD	02/02/23	\$9,000	WD	03-ARM'S LENGTH	\$9,000	\$3,949	43.88	\$9,034	\$9,000	\$9,034	0.0	0.0	10.15	10.15	\$887
008-073-008-00	297 YELLOW RD	09/08/22	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$3,949	39.49	\$7,897	\$10,000	\$7,897	0.0	0.0	10.15	10.15	\$985
008-073-011-00	274 YELLOW RD	01/03/22	\$10,150	WD	03-ARM'S LENGTH	\$10,150	\$3,790	37.34	\$7,579	\$10,150	\$7,579	0.0	0.0	10.15	10.15	\$1,000
008-073-011-00	274 YELLOW RD	11/02/22	\$14,000	WD	03-ARM'S LENGTH	\$14,000	\$3,949	28.21	\$7,897	\$14,000	\$7,897	0.0	0.0	10.15	10.15	\$1,379
014-329-008-00		10/19/22	\$21,900	WD	03-ARM'S LENGTH	\$21,900	\$5,230	23.88	\$10,460	\$21,900	\$10,460	0.0	0.0	10.46	10.46	\$2,094
008-052-036-00		11/18/22	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$4,089	40.89	\$8,177	\$10,000	\$8,177	0.0	0.0	10.51	10.51	\$951
010-011-019-00	ALDRICH RD	10/20/22	\$33,000	WD	03-ARM'S LENGTH	\$33,000	\$14,911	45.18	\$29,822	\$33,000	\$29,822	0.0	0.0	10.53	10.53	\$3,134
013-216-004-28	SUNSET PLACE	06/02/22	\$37,500	WD	03-ARM'S LENGTH	\$37,500	\$19,300	51.47	\$38,565	\$37,500	\$38,565	0.0	0.0	10.54	10.54	\$3,558
<b>10 ACRE AVERAGE</b>																
<b>\$2,143</b>																
008-073-029-00	LOT 302 YELLOW RD	12/06/21	\$13,000	WD	03-ARM'S LENGTH	\$13,000	\$4,107	31.59	\$9,930	\$13,000	\$9,930	0.0	0.0	11.36	11.36	\$1,144
008-076-007-00	272 YELLOW RD	11/08/22	\$11,000	WD	03-ARM'S LENGTH	\$11,000	\$4,419	40.17	\$8,838	\$11,000	\$8,838	0.0	0.0	11.36	11.36	\$968
008-076-007-00	272 YELLOW RD	02/14/23	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$4,419	22.10	\$10,110	\$20,000	\$10,110	0.0	0.0	11.36	11.36	\$1,761
008-061-009-00	64 BROWN RD	03/04/22	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$4,123	41.23	\$8,885	\$10,000	\$8,885	0.0	0.0	11.42	11.42	\$876
008-061-009-00	64 BROWN RD	11/17/22	\$12,000	WD	03-ARM'S LENGTH	\$12,000	\$4,443	37.03	\$8,885	\$12,000	\$8,885	0.0	0.0	11.42	11.42	\$1,051
008-061-002-00	BROWN RD	10/20/21	\$11,000	WD	03-ARM'S LENGTH	\$11,000	\$4,126	37.51	\$8,251	\$11,000	\$8,251	0.0	0.0	11.43	11.43	\$962
008-061-050-00	71 BLUE RD	01/28/22	\$11,500	WD	03-ARM'S LENGTH	\$11,500	\$5,020	43.65	\$10,040	\$11,500	\$10,040	0.0	0.0	11.58	11.58	\$993
006-101-006-00	PONTIAC RD	11/11/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$13,610	30.24	\$27,220	\$45,000	\$27,220	0.0	0.0	12.22	12.22	\$3,682
013-169-012-51	RAUHALA RD	11/18/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$14,300	31.78	\$26,619	\$45,000	\$26,619	0.0	0.0	12.31	12.31	\$3,656
006-029-020-00	49174 COAL DOCK RD	05/09/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$15,916	31.83	\$27,353	\$50,000	\$27,353	0.0	0.0	12.94	12.94	\$3,864
008-052-016-00	# 16 RED RD	12/15/21	\$14,000	WD	03-ARM'S LENGTH	\$14,000	\$6,925	49.46	\$13,850	\$14,000	\$13,850	0.0	0.0	13.19	13.19	\$1,061
006-007-029-00	BOSTON CROSSCUT RD	09/20/21	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$13,820	69.10	\$27,640	\$20,000	\$27,640	0.0	0.0	13.30	13.30	\$1,504
012-061-202-25	POST RD	04/29/22	\$20,900	WD	03-ARM'S LENGTH	\$20,900	\$12,750	61.00	\$25,500	\$20,900	\$25,500	0.0	0.0	15.00	15.00	\$1,393
003-004-018-00	US 41	09/07/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$16,700	33.40	\$33,343	\$50,000	\$33,343	0.0	0.0	15.78	15.78	\$3,169
014-007-004-40	40725 JACOBSVILLE RD	09/08/21	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$10,734	48.79	\$24,187	\$22,000	\$24,187	0.0	0.0	17.41	17.41	\$1,264
013-169-012-51	RAUHALA RD	09/03/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$14,300	35.75	\$28,682	\$40,000	\$28,682	0.0	0.0	18.45	12.31	\$2,168
008-060-003-00	TRACT 121	04/29/21	\$17,000	WD	03-ARM'S LENGTH	\$17,000	\$8,488	49.93	\$16,975	\$17,000	\$16,975	0.0	0.0	18.77	18.77	\$906
<b>11-19 ACRE AVERAGE</b>																
<b>\$1,789</b>																
007-135-004-50	19815 WILDWOOD RD	05/10/21	\$51,500	WD	03-ARM'S LENGTH	\$51,500	\$20,400	39.61	\$40,800	\$51,500	\$40,800	0.0	0.0	20.00	20.00	\$2,575
007-135-004-50	19815 WILDWOOD RD	05/27/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$20,400	25.50	\$40,800	\$80,000	\$40,800	0.0	0.0	20.00	20.00	\$4,000
008-166-003-01	SILVER MOUNTAIN RD	02/10/23	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$10,000	27.78	\$20,000	\$36,000	\$20,000	0.0	0.0	20.00	20.00	\$1,800
014-235-017-00		02/27/23	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$10,000	27.78	\$20,000	\$36,000	\$20,000	0.0	0.0	20.00	20.00	\$1,800
014-329-005-00	49826 BOOTJACK RD	01/05/23	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$10,000	35.71	\$20,000	\$28,000	\$20,000	0.0	0.0	20.00	20.00	\$1,400
010-086-013-00	HOROSCOPE RD	07/22/22	\$23,000	WD	03-ARM'S LENGTH	\$23,000	\$13,790	59.96	\$28,180	\$23,000	\$28,180	0.0	0.0	20.20	20.20	\$1,139
008-065-031-00	173/174 BLUE ROAD	08/26/22	\$23,000	WD	03-ARM'S LENGTH	\$23,000	\$7,897	34.33	\$15,793	\$23,000	\$15,793	0.0	0.0	20.30	20.30	\$1,133
012-184-006-10	POST RD	01/12/23	\$32,500	WD	03-ARM'S LENGTH	\$32,500	\$16,500	50.77	\$33,000	\$32,500	\$33,000	0.0	0.0	25.00	25.00	\$1,300
007-011-002-25	52774 LAKE ANNIE ROAD	04/22/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$23,000	57.50	\$45,900	\$40,000	\$45,900	0.0	0.0	27.00	27.00	\$1,481
003-131-024-00	ARCHAMBEAU RD	06/09/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$16,100	40.25	\$32,280	\$40,000	\$32,280	0.0	0.0	27.60	13.80	\$1,450
003-063-017-00		11/18/21	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$22,100	35.65	\$44,280	\$62,000	\$44,280	0.0	0.0	30.00	30.00	\$2,067
<b>20-30 ACRE AVERAGE</b>																
<b>\$1,831</b>																

2024 CALUMET TOWNSHIP LAND VALUE ANALYSIS 40 ACRES -W- HOUGHTON COUNTY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
003-062-016-00	41143 JALKANEN RD	08/24/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$25,000	33.33	\$50,000	\$75,000	\$50,000	40.00	40.00	\$1,875	\$0.04
003-076-007-50		06/14/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$18,000	51.43	\$36,000	\$35,000	\$36,000	40.00	40.00	\$875	\$0.02
004-119-003-25	COUNTY LINE RD	04/27/22	\$59,000	WD	03-ARM'S LENGTH	\$59,000	\$21,500	36.44	\$43,000	\$59,000	\$43,000	40.00	40.00	\$1,475	\$0.03
005-286-008-00		09/29/21	\$42,000	WD	03-ARM'S LENGTH	\$42,000	\$25,000	59.52	\$50,000	\$42,000	\$50,000	40.00	40.00	\$1,050	\$0.02
006-005-010-00	53613 RHODE ISLAND RD	03/30/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$28,500	40.71	\$49,400	\$70,000	\$49,400	40.00	40.00	\$1,750	\$0.04
007-135-006-00	WAASA RD	10/21/21	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$43,000	48.31	\$86,000	\$89,000	\$86,000	40.00	40.00	\$2,225	\$0.05
008-210-001-00	KIVIRANTA RD	05/25/21	\$31,000	WD	03-ARM'S LENGTH	\$31,000	\$18,000	58.06	\$36,000	\$31,000	\$36,000	40.00	40.00	\$775	\$0.02
008-326-003-00		10/28/21	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$14,400	72.00	\$21,600	\$20,000	\$21,600	40.00	40.00	\$500	\$0.01
010-008-013-00	34380 NIEMI RD	03/09/23	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$21,445	47.66	\$43,115	\$45,000	\$40,000	40.00	40.00	\$1,125	\$0.03
010-010-104-85	LAKE AVE	04/13/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$20,000	50.00	\$40,000	\$40,000	\$40,000	40.00	40.00	\$1,000	\$0.02
010-016-010-00	MICHAELSON RD	09/30/22	\$69,000	WD	03-ARM'S LENGTH	\$69,000	\$20,000	28.99	\$40,000	\$69,000	\$40,000	40.00	40.00	\$1,725	\$0.04
010-208-038-00	BRITZ RD	08/17/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$38,800	48.50	\$76,000	\$80,000	\$76,000	40.00	40.00	\$2,000	\$0.05
011-014-011-20	KIISKILA RD	02/27/23	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$24,000	30.00	\$50,000	\$80,000	\$50,000	40.00	40.00	\$2,000	\$0.05
011-014-014-00	LAKE ANNIE RD	09/17/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$22,000	48.89	\$44,000	\$45,000	\$44,000	40.00	40.00	\$1,125	\$0.03
014-319-008-00	RED BARN RD	10/11/22	\$34,000	WD	03-ARM'S LENGTH	\$34,000	\$18,000	52.94	\$40,000	\$34,000	\$40,000	40.00	40.00	\$850	\$0.02
<b>Totals:</b>			<b>\$814,000</b>			<b>\$814,000</b>	<b>\$357,645</b>		<b>\$705,115</b>	<b>\$814,000</b>	<b>\$702,000</b>	<b>600.00</b>	<b>600.00</b>		

per Net Acre=> 1,356.67

2024 CALUMET TOWNSHIP LAND VALUE ANALYSIS 40-100 ACRES -W- HOUGHTON COUNTY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre
003-052-008-00		10/19/22	\$39,900	WD	03-ARM'S LENGTH	\$39,900	\$16,400	41.10	\$32,670	\$39,900	\$32,670	0.0	0.0	80.00	40.00	\$499
008-076-001-00	YELLOW RD#304,331,332,33	09/27/21	\$67,000	WD	03-ARM'S LENGTH	\$67,000	\$42,222	63.02	\$84,442	\$67,000	\$84,442	0.0	0.0	97.32	43.90	\$688
008-076-001-10	#259,260,261,271	08/31/21	\$41,500	WD	03-ARM'S LENGTH	\$41,500	\$13,370	32.22	\$38,714	\$41,500	\$38,714	0.0	0.0	42.02	44.02	\$988
008-065-016-50		07/28/22	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$23,095	43.58	\$48,615	\$53,000	\$48,615	0.0	0.0	46.30	46.30	\$1,145
008-065-001-22	LIGHT BLUE RD	05/14/21	\$37,000	LC	03-ARM'S LENGTH	\$37,000	\$17,338	46.86	\$34,675	\$37,000	\$34,675	0.0	0.0	51.37	51.37	\$720
002-086-001-50	HIGHWAY M26	05/17/22	\$74,000	WD	03-ARM'S LENGTH	\$74,000	\$23,360	31.57	\$46,719	\$74,000	\$46,719	0.0	0.0	53.82	53.82	\$1,375
013-133-005-01	OLD RINK RD	03/27/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$37,500	28.85	\$81,188	\$130,000	\$81,188	0.0	0.0	75.00	75.00	\$1,733
002-068-002-00	22455 FISHERMAN RD	12/20/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$44,750	27.97	\$89,500	\$160,000	\$89,500	0.0	0.0	80.00	80.00	\$2,000
003-085-001-00		06/03/22	\$85,000	PTA	03-ARM'S LENGTH	\$85,000	\$30,800	36.24	\$61,600	\$85,000	\$61,600	0.0	0.0	80.00	80.00	\$1,063
013-211-009-00	SUPERIOR SHORES OFF	10/18/21	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$53,600	45.81	\$107,095	\$117,000	\$107,095	0.0	0.0	90.00	90.00	\$1,300
<b>Totals:</b>			<b>\$804,400</b>			<b>\$804,400</b>	<b>\$302,435</b>		<b>\$625,218</b>	<b>\$804,400</b>	<b>\$625,218</b>	<b>0.0</b>		<b>695.83</b>	<b>604.41</b>	
														<b>per Net Acre=&gt;</b>	<b>1,300.00</b>	

CALUMET TOWNSHIP LAND VALUE ANALYSIS 101-200 ACRES -W- HOUGHTON COUNTY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
004-085-002-00	LOWER DAM RD	02/23/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$57,000	57.00	\$114,000	\$100,000	\$114,000	120.00	120.00	\$833
005-053-024-00	PIKE LAKE RD	05/03/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$68,270	30.34	\$234,311	\$225,000	\$234,311	119.59	37.59	\$1,881
005-053-028-00	PIKE LAKE RD	05/03/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$68,270	30.34	\$234,311	\$225,000	\$234,311	119.59	80.00	\$1,881
008-236-001-00		02/14/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$87,500	50.00	\$180,000	\$175,000	\$180,000	200.00	200.00	\$875
<b>Totals:</b>			<b>\$725,000</b>			<b>\$725,000</b>	<b>\$281,040</b>		<b>\$762,622</b>	<b>\$725,000</b>	<b>\$762,622</b>	<b>559.18</b>	<b>437.59</b>	

per Net Acre=> 1,296.54

2024 CALUMET TOWNSHIP LAND VALUE ANALYSIS ~ COMMERCIAL & INDUSTRIAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	
001-067-004-16	CEMETERY RD & M26	07/26/21	\$27,000	WD	03-ARM'S LENGTH	\$27,000	\$6,233	23.09	\$12,466	\$27,000	\$12,466	129.4	100.0	1.77	1.47	\$209	\$15,280	\$0.35	129.37	
003-015-009-00	39716 US 41	12/22/21	\$82,500	WD	03-ARM'S LENGTH	\$82,500	\$5,500	6.67	\$11,022	\$82,500	\$11,022	130.0	0.0	1.17	1.17	\$635	\$70,513	\$1.62	130.00	
041-128-006-00	FIFTH ST	11/19/21	\$3,400	WD	03-ARM'S LENGTH	\$3,400	\$1,104	32.47	\$2,208	\$3,400	\$2,208	44.2	78.0	0.09	0.09	\$77	\$37,778	\$0.87	50.00	
041-142-009-00	SEVENTH ST	03/09/23	\$3,000	WD	03-ARM'S LENGTH	\$3,000	\$2,175	72.50	\$4,350	\$3,000	\$4,350	29.0	118.0	0.08	0.08	\$103	\$37,975	\$0.87	29.00	
045-107-008-00	28 TRIMOUNTAIN AVE	08/05/21	\$6,000	WD	03-ARM'S LENGTH	\$6,000	\$1,500	25.00	\$3,000	\$6,000	\$3,000	50.0	100.0	0.12	0.12	\$120	\$52,174	\$1.20	50.00	
045-114-018-00	39 THIRD ST	07/26/21	\$27,000	WD	03-ARM'S LENGTH	\$27,000	\$6,233	23.09	\$12,466	\$27,000	\$12,466	129.4	100.0	1.77	0.30	\$209	\$15,280	\$0.35	129.37	
052-052-001-30	1291 RIDGE ROAD	12/02/21	\$88,000	WD	03-ARM'S LENGTH	\$88,000	\$47,250	53.69	\$94,500	\$88,000	\$94,500	105.0	195.0	0.47	0.47	\$838	\$187,234	\$4.30	105.00	
052-640-005-10	400 E SHARON AVENUE	01/26/22	\$51,500	WD	03-ARM'S LENGTH	\$51,500	\$24,975	48.50	\$49,950	\$51,500	\$49,950	111.0	200.0	0.51	0.46	\$464	\$100,980	\$2.32	111.00	
<b>Totals:</b>			<b>\$288,400</b>			<b>\$288,400</b>	<b>\$94,970</b>		<b>\$189,962</b>	<b>\$288,400</b>	<b>\$189,962</b>	<b>727.9</b>		<b>5.97</b>	<b>4.16</b>					
												<b>Average per FF=&gt;</b>	<b>\$396</b>	<b>Average per Net Acre=&gt;</b>	<b>48,324.40</b>	<b>Average per SqFt=&gt;</b>	<b>\$1.11</b>			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
2024 CALUMET TOWNSHIP LAND VALUE ANALYSIS LAKE SUPEROR FRONTAGE (HOU & KEW COUNTIES)																			
102-22-350-002	4033 CEDAR BAY	05/24/21	\$75,000	PTA	03-ARM'S LENGTH	\$75,000	\$35,000	46.67	\$70,000	\$75,000	\$70,000	100.0	217.0	0.50	0.50	\$750	\$150,602	\$3.46	100.00
002-055-001-06	N LAKESHORE DR	10/26/21	\$170,000	CD	03-ARM'S LENGTH	\$170,000	\$61,492	36.17	\$122,983	\$170,000	\$122,983	164.0	251.0	0.93	0.93	\$1,037	\$183,190	\$4.21	161.00
002-055-001-07	N LAKESHORE DR	10/20/21	\$132,000	CD	03-ARM'S LENGTH	\$132,000	\$52,768	39.98	\$105,535	\$132,000	\$105,535	140.7	245.0	0.76	0.76	\$938	\$173,913	\$3.99	135.00
002-055-001-09	N LAKESHORE DR	09/23/21	\$122,400	WD	03-ARM'S LENGTH	\$122,400	\$52,335	42.76	\$104,670	\$122,400	\$104,670	139.6	241.0	0.75	0.75	\$877	\$163,855	\$3.76	135.00
002-055-001-12	N LAKESHORE DR	08/27/21	\$127,000	CD	03-ARM'S LENGTH	\$127,000	\$56,434	44.44	\$112,867	\$127,000	\$112,867	150.5	287.0	0.88	0.88	\$844	\$144,977	\$3.33	133.00
002-055-001-25	N LAKESHORE DR	08/12/21	\$116,000	CD	03-ARM'S LENGTH	\$116,000	\$57,185	49.30	\$114,369	\$116,000	\$114,369	152.5	238.0	0.83	0.83	\$761	\$139,759	\$3.21	152.00
002-055-001-27	59853 N LAKESHORE DR	07/16/21	\$145,000	CD	03-ARM'S LENGTH	\$145,000	\$49,116	33.87	\$98,232	\$145,000	\$98,232	131.0	198.0	0.64	0.64	\$1,107	\$226,209	\$5.19	141.00
002-055-001-28	N LAKESHORE DR	10/04/22	\$147,000	CD	03-ARM'S LENGTH	\$147,000	\$48,554	33.03	\$97,108	\$147,000	\$97,108	129.5	205.0	0.64	0.64	\$1,135	\$229,688	\$5.27	136.00
002-055-001-29	N LAKESHORE DR	11/29/21	\$109,000	CD	03-ARM'S LENGTH	\$109,000	\$47,834	43.88	\$95,668	\$109,000	\$95,668	127.6	222.0	0.65	0.65	\$855	\$168,470	\$3.87	127.00
002-055-001-31	N LAKESHORE DR	10/21/21	\$120,000	CD	03-ARM'S LENGTH	\$120,000	\$50,743	42.29	\$101,485	\$120,000	\$101,485	135.3	253.0	0.73	0.73	\$887	\$163,934	\$3.76	126.00
002-055-001-32	N LAKESHORE DR	06/27/22	\$79,300	CD	03-ARM'S LENGTH	\$79,300	\$30,000	37.83	\$60,000	\$79,300	\$60,000	30.0	261.0	0.66	0.66	\$2,643	\$120,152	\$2.76	30.00
102-27-150-000	CEDAR BAY	11/23/21	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$28,965	54.65	\$57,930	\$53,000	\$57,930	56.0	250.0	11.65	11.65	\$946	\$4,549	\$0.10	56.00
102-28-150-008-001	SARKELA	11/23/21	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$11,250	11.36	\$35,000	\$99,000	\$35,000	50.0	250.0	0.29	0.29	\$1,980	\$344,948	\$7.92	50.00
102-32-150-032	N LAKESHORE	06/27/22	\$42,700	CD	03-ARM'S LENGTH	\$42,700	\$44,100	103.28	\$88,200	\$42,700	\$88,200	126.0	250.0	0.72	0.72	\$339	\$59,059	\$1.36	126.00
102-32-150-033	N LAKESHORE	01/16/22	\$91,500	CD	03-ARM'S LENGTH	\$91,500	\$21,411	23.40	\$88,396	\$91,500	\$88,396	126.3	235.0	0.78	0.68	\$725	\$117,157	\$2.69	126.28
<b>Totals:</b>			<b>\$1,628,900</b>			<b>\$1,628,900</b>	<b>\$647,187</b>		<b>\$1,352,443</b>	<b>\$1,628,900</b>	<b>\$1,352,443</b>	<b>1,758.8</b>		<b>21.40</b>	<b>21.49</b>				
												<b>Average per FF=&gt;</b>	<b>\$926</b>	<b>Average per Net Acre=&gt;</b>	<b>76,113.27</b>	<b>Average per SqFt=&gt;</b>	<b>\$1.75</b>		



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
2024 CALUMET TOWNSHIP LAND VALUE ANALYSIS LAKE SUPERIOR FRONTAGE (HOU & KEW COUNTIES)																			
102-22-350-002	4033 CEDAR BAY	05/24/21	\$75,000	PTA	03-ARM'S LENGTH	\$75,000	\$35,000	46.67	\$70,000	\$75,000	\$70,000	100.0	217.0	0.50	0.50	\$750	\$150,602	\$3.46	100.00
002-055-001-06	N LAKESHORE DR	10/26/21	\$170,000	CD	03-ARM'S LENGTH	\$170,000	\$61,492	36.17	\$122,983	\$170,000	\$122,983	164.0	251.0	0.93	0.93	\$1,037	\$183,190	\$4.21	161.00
002-055-001-07	N LAKESHORE DR	10/20/21	\$132,000	CD	03-ARM'S LENGTH	\$132,000	\$52,768	39.98	\$105,535	\$132,000	\$105,535	140.7	245.0	0.76	0.76	\$938	\$173,913	\$3.99	135.00
002-055-001-09	N LAKESHORE DR	09/23/21	\$122,400	WD	03-ARM'S LENGTH	\$122,400	\$52,335	42.76	\$104,670	\$122,400	\$104,670	139.6	241.0	0.75	0.75	\$877	\$163,855	\$3.76	135.00
002-055-001-12	N LAKESHORE DR	08/27/21	\$127,000	CD	03-ARM'S LENGTH	\$127,000	\$56,434	44.44	\$112,867	\$127,000	\$112,867	150.5	287.0	0.88	0.88	\$844	\$144,977	\$3.33	133.00
002-055-001-25	N LAKESHORE DR	08/12/21	\$116,000	CD	03-ARM'S LENGTH	\$116,000	\$57,185	49.30	\$114,369	\$116,000	\$114,369	152.5	238.0	0.83	0.83	\$761	\$139,759	\$3.21	152.00
002-055-001-27	59853 N LAKESHORE DR	07/16/21	\$145,000	CD	03-ARM'S LENGTH	\$145,000	\$49,116	33.87	\$98,232	\$145,000	\$98,232	131.0	198.0	0.64	0.64	\$1,107	\$226,209	\$5.19	141.00
002-055-001-28	N LAKESHORE DR	10/04/22	\$147,000	CD	03-ARM'S LENGTH	\$147,000	\$48,554	33.03	\$97,108	\$147,000	\$97,108	129.5	205.0	0.64	0.64	\$1,135	\$229,688	\$5.27	136.00
002-055-001-29	N LAKESHORE DR	11/29/21	\$109,000	CD	03-ARM'S LENGTH	\$109,000	\$47,834	43.88	\$95,668	\$109,000	\$95,668	127.6	222.0	0.65	0.65	\$855	\$168,470	\$3.87	127.00
002-055-001-31	N LAKESHORE DR	10/21/21	\$120,000	CD	03-ARM'S LENGTH	\$120,000	\$50,743	42.29	\$101,485	\$120,000	\$101,485	135.3	253.0	0.73	0.73	\$887	\$163,934	\$3.76	126.00
002-055-001-32	N LAKESHORE DR	06/27/22	\$79,300	CD	03-ARM'S LENGTH	\$79,300	\$30,000	37.83	\$60,000	\$79,300	\$60,000	30.0	261.0	0.66	0.84	\$2,643	\$120,152	\$2.76	30.00
102-27-150-000	CEDAR BAY	11/23/21	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$28,965	54.65	\$57,930	\$53,000	\$57,930	56.0	250.0	11.65	11.65	\$946	\$4,549	\$0.10	56.00
102-28-150-008-001	SARKELA	11/23/21	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$11,250	11.36	\$35,000	\$99,000	\$35,000	50.0	250.0	0.29	0.29	\$1,980	\$344,948	\$7.92	50.00
102-32-150-032	N LAKESHORE	06/27/22	\$42,700	CD	03-ARM'S LENGTH	\$42,700	\$44,100	103.28	\$88,200	\$42,700	\$88,200	126.0	250.0	0.72	0.72	\$339	\$59,059	\$1.36	126.00
102-32-150-033	N LAKESHORE	01/16/22	\$91,500	CD	03-ARM'S LENGTH	\$91,500	\$21,411	23.40	\$88,396	\$91,500	\$88,396	126.3	235.0	0.78	0.68	\$725	\$117,157	\$2.69	126.28
<b>Totals:</b>			<b>\$1,628,900</b>			<b>\$1,628,900</b>	<b>\$647,187</b>		<b>\$1,352,443</b>	<b>\$1,628,900</b>	<b>\$1,352,443</b>	<b>1,758.8</b>		<b>21.40</b>	<b>21.49</b>				
												<b>Average per FF=&gt;</b>	<b>\$926</b>	<b>Average per Net Acre=&gt;</b>	<b>76,113.27</b>	<b>Average per SqFt=&gt;</b>	<b>\$1.75</b>		

2024 CALUMET TOWNSHIP LAND VALUE ANALYSIS 10-39 ACRES TIMBER CUT OVER

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Land Table	Class
014-202-005-01	24969 SVED	10/08/21	\$14,000	WD	03-ARM'S LENGTH	\$14,000	\$0	0.00	\$17,176	\$14,000	\$17,176	10.16	10.16	\$1,378	\$0.03	RES REC COM ACRES	402
004-183-006-50	STURGEON RIVER RD	01/12/23	\$10,500	WD	03-ARM'S LENGTH	\$10,500	\$9,300	88.57	\$19,200	\$10,500	\$19,200	12.00	12.00	\$875	\$0.02	TIMBER CUTOVER	501
014-169-010-01		05/12/22	\$13,500	WD	03-ARM'S LENGTH	\$13,500	\$0	0.00	\$22,000	\$13,500	\$22,000	20.00	20.00	\$675	\$0.02	TIMBER CUT OVER	501
001-055-001-75		12/08/21	\$44,000	CD	03-ARM'S LENGTH	\$44,000	\$0	0.00	\$26,000	\$44,000	\$26,000	27.00	27.00	\$1,630	\$0.04	ACREAGE	502
002-007-003-10	WOLVERINE ST	06/01/21	\$40,000	OTH	03-ARM'S LENGTH	\$40,000	\$15,908	39.77	\$31,816	\$40,000	\$31,816	34.17	34.17	\$1,171	\$0.03	5002 TC	501
014-235-017-00		12/14/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$21,874	54.69	\$43,747	\$40,000	\$43,747	39.77	20.00	\$1,006	\$0.02	TIMBER CUT OVER	402
014-235-017-00		12/14/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$21,874	54.69	\$43,747	\$40,000	\$43,747	39.77	20.00	\$1,006	\$0.02	TIMBER CUT OVER	402
014-052-001-00	25908 BOOTJACK RD	12/14/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$21,874	54.69	\$43,747	\$40,000	\$43,747	39.77	39.77	\$1,006	\$0.02	TIMBER CUT OVER	501
<b>Totals:</b>			<b>\$242,000</b>			<b>\$242,000</b>	<b>\$90,830</b>		<b>\$247,433</b>	<b>\$242,000</b>	<b>\$247,433</b>	<b>222.64</b>	<b>183.10</b>				

per Net Acre=> 1,086.96

2024 CALUMET TOWNSHIP LAND VALUE ANALYSIS 40 ACRES TIMBER CUTOVER

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Land Table	Class
003-130-005-00		12/30/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$0	0.00	\$0	\$110,000	\$0	40.00	40.00	\$2,750	\$0.06	BACK ACREAGE PARCELS	502
004-119-003-75	COUNTY LINE RD	04/02/21	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$20,750	54.61	\$43,000	\$38,000	\$43,000	40.00	40.00	\$950	\$0.02	TIMBER CUTOVER	501
010-006-003-00	TIHINEN RD	08/09/22	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$23,500	73.44	\$47,600	\$32,000	\$47,600	40.00	40.00	\$800	\$0.02	501 & 502	501
010-008-017-00	NIEMI RD	03/07/23	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$23,500	58.75	\$47,600	\$40,000	\$47,600	40.00	40.00	\$1,000	\$0.02	501 & 502	501
010-028-011-25	EVERGREEN RD	11/09/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$24,000	48.00	\$47,600	\$50,000	\$47,600	40.00	40.00	\$1,250	\$0.03	501 & 502	501
010-028-022-00	JOHNSON RD	06/18/21	\$40,200	WD	03-ARM'S LENGTH	\$40,200	\$24,000	59.70	\$47,600	\$40,200	\$47,600	40.00	40.00	\$1,005	\$0.02	501 & 502	501
010-031-010-00	HOROSCOPE RD	08/24/21	\$48,000	WD	03-ARM'S LENGTH	\$48,000	\$24,000	50.00	\$47,600	\$48,000	\$47,600	40.00	40.00	\$1,200	\$0.03	501 & 502	502
010-061-014-00	DONKEN-TAPIOLA RD	10/11/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$23,500	27.65	\$46,800	\$85,000	\$46,800	40.00	40.00	\$2,125	\$0.05	501 & 502	001
010-219-024-00	PARADISE RD	12/30/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$0	0.00	\$47,600	\$110,000	\$47,600	40.00	40.00	\$2,750	\$0.06	501 & 502	502
012-009-005-00	35285 BIG TRAVERSE BAY RD	05/12/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$23,875	59.69	\$47,750	\$40,000	\$47,750	40.00	40.00	\$1,000	\$0.02	502 & 501	501
012-060-002-05	POST RD	08/25/21	\$49,999	WD	03-ARM'S LENGTH	\$49,999	\$23,875	47.75	\$47,750	\$49,999	\$47,750	40.00	40.00	\$1,250	\$0.03	502 & 501	501
014-051-002-00	BOOTJACK RD	07/13/21	\$29,500	WD	03-ARM'S LENGTH	\$29,500	\$22,000	74.58	\$40,000	\$29,500	\$40,000	40.00	40.00	\$738	\$0.02	TIMBER CUT OVER	501
014-169-005-00		12/29/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$22,000	55.00	\$44,000	\$40,000	\$44,000	40.00	40.00	\$1,000	\$0.02	TIMBER CUT OVER	501
014-323-001-60	427 HECLA ST	11/01/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$0	0.00	\$44,000	\$30,000	\$44,000	40.00	40.00	\$750	\$0.02	TIMBER CUT OVER	502
014-327-006-50		02/16/22	\$82,350	WD	03-ARM'S LENGTH	\$82,350	\$0	0.00	\$44,000	\$82,350	\$44,000	40.00	40.00	\$2,059	\$0.05	TIMBER CUT OVER	501
014-375-330-00		08/03/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$0	0.00	\$44,506	\$70,000	\$44,506	40.46	40.46	\$1,730	\$0.04	TIMBER CUT OVER	501
005-232-005-00	36450 HIGHWAY M26	06/01/21	\$105,000	WD	03-ARM'S LENGTH	\$50,000	\$34,375	68.75	\$34,375	\$32,336	\$34,375	45.00	40.00	\$719	\$0.02	RES REC	502

**Totals: \$1,000,049 \$945,049 \$289,375 \$721,781 \$927,385 \$721,781 685.46 680.46**

**Average  
per Net Acre=> 1,352.94**

2024 CALUMET TOWNSHIP LAND VALUE ANALYSIS OVER 40 ACRES TIMBER CUTOVER

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Land Table	Class
012-060-001-10	52777 POST RD	08/27/21	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$30,300	44.56	\$60,600	\$68,000	\$60,600	60.00	60.00	\$1,133	\$0.03	502 & 501	501
010-061-404-00	43599 DONKEN-TAPIOLA RD	10/11/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$45,790	53.87	\$91,580	\$85,000	\$91,580	78.00	38.00	\$1,090	\$0.03	501 & 502	501
010-061-010-00	43599 LEHTOLA RD	10/11/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$45,790	53.87	\$91,580	\$85,000	\$91,580	78.00	40.00	\$1,090	\$0.03	501 & 502	501
010-129-001-00		08/31/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$0	0.00	\$84,480	\$85,000	\$84,480	80.00	80.00	\$1,063	\$0.02	501 & 502	501
010-262-013-00		07/01/21	\$99,900	CD	03-ARM'S LENGTH	\$99,900	\$0	0.00	\$84,480	\$99,900	\$84,480	80.00	80.00	\$1,249	\$0.03	501 & 502	502
012-186-005-00	GAY RD	05/25/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$39,567	49.46	\$79,358	\$80,000	\$77,800	80.00	80.00	\$1,000	\$0.02	502 & 501	501
014-178-001-00	RABBIT BAY RD	06/11/21	\$64,500	WD	03-ARM'S LENGTH	\$64,500	\$44,000	68.22	\$88,000	\$64,500	\$88,000	80.00	80.00	\$806	\$0.02	TIMBER CUT OVER	501
014-323-004-00		08/25/21	\$33,000	WD	03-ARM'S LENGTH	\$33,000	\$0	0.00	\$88,000	\$33,000	\$88,000	80.00	80.00	\$413	\$0.01	TIMBER CUT OVER	502
010-106-003-00	GOODELL RD	11/15/21	\$83,750	WD	03-ARM'S LENGTH	\$83,750	\$0	0.00	\$163,200	\$83,750	\$163,200	160.00	160.00	\$523	\$0.01	501 & 502	502
014-223-017-00		09/29/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$99,000	56.57	\$198,000	\$175,000	\$198,000	180.00	80.00	\$972	\$0.02	TIMBER CUT OVER	501
<b>Totals:</b>			<b>\$859,150</b>			<b>\$859,150</b>	<b>\$304,447</b>		<b>\$1,029,278</b>	<b>\$859,150</b>	<b>\$1,027,720</b>	<b>956.00</b>	<b>778.00</b>				
													<b>Average</b>				
													<b>per Net Acre=&gt;</b>		<b>898.69</b>		

2024 CALUMET TOWNSHIP LAND VALUE ANALYSIS HOUGHTON CTY TIMBER CUTOVER

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Land Table	Class
014-202-005-01	24969 SVED	10/08/21	\$14,000	WD	03-ARM'S LENGTH	\$14,000	\$0	0.00	\$17,176	\$14,000	\$17,176	10.16	10.16	\$1,378	\$0.03	RES REC COM ACRES	402
004-183-006-50	STURGEON RIVER RD	01/12/23	\$10,500	WD	03-ARM'S LENGTH	\$10,500	\$9,300	88.57	\$19,200	\$10,500	\$19,200	12.00	12.00	\$875	\$0.02	TIMBER CUTOVER	501
014-169-010-01		05/12/22	\$13,500	WD	03-ARM'S LENGTH	\$13,500	\$0	0.00	\$22,000	\$13,500	\$22,000	20.00	20.00	\$675	\$0.02	TIMBER CUT OVER	501
001-055-001-75		12/08/21	\$44,000	CD	03-ARM'S LENGTH	\$44,000	\$0	0.00	\$26,000	\$44,000	\$26,000	27.00	27.00	\$1,630	\$0.04	ACREAGE	502
002-007-003-10	WOLVERINE ST	06/01/21	\$40,000	OTH	03-ARM'S LENGTH	\$40,000	\$15,908	39.77	\$31,816	\$40,000	\$31,816	34.17	34.17	\$1,171	\$0.03	5002 TC	501
014-235-017-00		12/14/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$21,874	54.69	\$43,747	\$40,000	\$43,747	39.77	20.00	\$1,006	\$0.02	TIMBER CUT OVER	402
014-235-017-00		12/14/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$21,874	54.69	\$43,747	\$40,000	\$43,747	39.77	20.00	\$1,006	\$0.02	TIMBER CUT OVER	402
014-052-001-00	25908 BOOTJACK RD	12/14/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$21,874	54.69	\$43,747	\$40,000	\$43,747	39.77	39.77	\$1,006	\$0.02	TIMBER CUT OVER	501
003-130-005-00		12/30/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$0	0.00	\$0	\$110,000	\$0	40.00	40.00	\$2,750	\$0.06	BACK ACREAGE PARCELS	502
004-119-003-75	COUNTY LINE RD	04/02/21	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$20,750	54.61	\$43,000	\$38,000	\$43,000	40.00	40.00	\$950	\$0.02	TIMBER CUTOVER	501
010-006-003-00	TIHINEN RD	08/09/22	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$23,500	73.44	\$47,600	\$32,000	\$47,600	40.00	40.00	\$800	\$0.02	501 & 502	501
010-008-017-00	NIEMI RD	03/07/23	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$23,500	58.75	\$47,600	\$40,000	\$47,600	40.00	40.00	\$1,000	\$0.02	501 & 502	501
010-018-015-00	MAKI RD	07/30/22	\$0	QC	03-ARM'S LENGTH	\$0	\$23,500	#DIV/0!	\$47,600	\$0	\$47,600	40.00	40.00	\$0	\$0.00	501 & 502	501
010-028-011-25	EVERGREEN RD	11/09/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$24,000	48.00	\$47,600	\$50,000	\$47,600	40.00	40.00	\$1,250	\$0.03	501 & 502	501
010-028-022-00	JOHNSON RD	06/18/21	\$40,200	WD	03-ARM'S LENGTH	\$40,200	\$24,000	59.70	\$47,600	\$40,200	\$47,600	40.00	40.00	\$1,005	\$0.02	501 & 502	501
010-031-010-00	HOROSCOPE RD	08/24/21	\$48,000	WD	03-ARM'S LENGTH	\$48,000	\$24,000	50.00	\$47,600	\$48,000	\$47,600	40.00	40.00	\$1,200	\$0.03	501 & 502	502
010-031-016-00		04/26/22	\$0	WD	03-ARM'S LENGTH	\$0	\$23,500	#DIV/0!	\$47,600	\$0	\$47,600	40.00	40.00	\$0	\$0.00	501 & 502	501
010-061-014-00	DONKEN-TAPIOLA RD	10/11/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$23,500	27.65	\$46,800	\$85,000	\$46,800	40.00	40.00	\$2,125	\$0.05	501 & 502	001
010-219-024-00	PARADISE RD	12/30/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$0	0.00	\$47,600	\$110,000	\$47,600	40.00	40.00	\$2,750	\$0.06	501 & 502	502
012-009-005-00	35285 BIG TRAVERSE BAY RD	05/12/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$23,875	59.69	\$47,750	\$40,000	\$47,750	40.00	40.00	\$1,000	\$0.02	502 & 501	501
012-060-002-05	POST RD	08/25/21	\$49,999	WD	03-ARM'S LENGTH	\$49,999	\$23,875	47.75	\$47,750	\$49,999	\$47,750	40.00	40.00	\$1,250	\$0.03	502 & 501	501
014-051-002-00	BOOTJACK RD	07/13/21	\$29,500	WD	03-ARM'S LENGTH	\$29,500	\$22,000	74.58	\$40,000	\$29,500	\$40,000	40.00	40.00	\$738	\$0.02	TIMBER CUT OVER	501
014-169-005-00		12/29/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$22,000	55.00	\$44,000	\$40,000	\$44,000	40.00	40.00	\$1,000	\$0.02	TIMBER CUT OVER	501
014-323-001-60	427 HECLA ST	11/01/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$0	0.00	\$44,000	\$30,000	\$44,000	40.00	40.00	\$750	\$0.02	TIMBER CUT OVER	502
014-327-006-50		02/16/22	\$82,350	WD	03-ARM'S LENGTH	\$82,350	\$0	0.00	\$44,000	\$82,350	\$44,000	40.00	40.00	\$2,059	\$0.05	TIMBER CUT OVER	501
014-375-330-00		08/03/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$0	0.00	\$44,506	\$70,000	\$44,506	40.46	40.46	\$1,730	\$0.04	TIMBER CUT OVER	501
005-232-005-00	36450 HIGHWAY M26	06/01/21	\$105,000	WD	03-ARM'S LENGTH	\$50,000	\$34,375	68.75	\$34,375	\$32,336	\$34,375	45.00	40.00	\$719	\$0.02	RES REC	502
009-003-002-20	OLD COUNTY RD	07/07/22	\$0	WD	03-ARM'S LENGTH	\$0	\$0	#DIV/0!	\$53,940	\$0	\$53,940	53.00	53.00	\$0	\$0.00	501 & 502	502
012-060-001-10	52777 POST RD	08/27/21	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$30,300	44.56	\$60,600	\$68,000	\$60,600	60.00	60.00	\$1,133	\$0.03	502 & 501	501
010-061-404-00	43599 DONKEN-TAPIOLA RD	10/11/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$45,790	53.87	\$91,580	\$85,000	\$91,580	78.00	38.00	\$1,090	\$0.03	501 & 502	501
010-061-010-00	43599 LEHTOLA RD	10/11/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$45,790	53.87	\$91,580	\$85,000	\$91,580	78.00	40.00	\$1,090	\$0.03	501 & 502	501
010-129-001-00		08/31/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$0	0.00	\$84,480	\$85,000	\$84,480	80.00	80.00	\$1,063	\$0.02	501 & 502	501
010-262-013-00		07/01/21	\$99,900	CD	03-ARM'S LENGTH	\$99,900	\$0	0.00	\$84,480	\$99,900	\$84,480	80.00	80.00	\$1,249	\$0.03	501 & 502	502
012-186-005-00	GAY RD	05/25/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$39,567	49.46	\$79,358	\$80,000	\$77,800	80.00	80.00	\$1,000	\$0.02	502 & 501	501
014-178-001-00	RABBIT BAY RD	06/11/21	\$64,500	WD	03-ARM'S LENGTH	\$64,500	\$44,000	68.22	\$88,000	\$64,500	\$88,000	80.00	80.00	\$806	\$0.02	TIMBER CUT OVER	501
014-323-004-00		08/25/21	\$33,000	WD	03-ARM'S LENGTH	\$33,000	\$0	0.00	\$88,000	\$33,000	\$88,000	80.00	80.00	\$413	\$0.01	TIMBER CUT OVER	502
014-162-001-00		04/29/22	\$780,000	WD	03-ARM'S LENGTH	\$780,000	\$0	0.00	\$143,283	\$780,000	\$143,283	154.90	154.90	\$5,036	\$0.12	TIMBER CUT OVER	502
010-106-003-00	GOODELL RD	11/15/21	\$83,750	WD	03-ARM'S LENGTH	\$83,750	\$0	0.00	\$163,200	\$83,750	\$163,200	160.00	160.00	\$523	\$0.01	501 & 502	502
014-223-017-00		09/29/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$99,000	56.57	\$198,000	\$175,000	\$198,000	180.00	80.00	\$972	\$0.02	TIMBER CUT OVER	501
<b>Totals:</b>			<b>\$2,881,199</b>			<b>\$2,826,199</b>	<b>\$731,652</b>		<b>\$2,290,915</b>	<b>\$2,808,535</b>	<b>\$2,289,357</b>	<b>2,152.00</b>	<b>1,929.46</b>				
													<b>Average</b>				
													<b>per Net Acre=&gt;</b>		<b>1,305.08</b>		