

Unit: 09 - ONTONAGON

Rates/Values for Neighborhood 00001.TOWNSHIP, Last Edited: 02/07/2025

Values for Acreage Table 1: 'TOWNSHIP'

1 Acre: 1,750	3 Acre: 5,250	10 Acre: 17,500	30 Acre: 30,000
1.5 Acre: 2,625	4 Acre: 7,000	15 Acre: 18,750	40 Acre: 40,000
2 Acre: 3,500	5 Acre: 8,750	20 Acre: 20,000	50 Acre: 42,500
2.5 Acre: 4,375	7 Acre: 12,250	25 Acre: 25,000	100 Acre: 70,000

Values for Acreage Table 2: 'FRONTAGE'

1 Acre: 3,250	3 Acre: 5,450	10 Acre: 12,600	30 Acre: 24,000
1.5 Acre: 3,550	4 Acre: 6,250	15 Acre: 16,500	40 Acre: 30,000
2 Acre: 3,900	5 Acre: 7,800	20 Acre: 20,000	50 Acre: 36,000
2.5 Acre: 4,550	7 Acre: 10,000	25 Acre: 22,500	100 Acre: 70,000

Unit: 09 - ONTONAGON

Rates/Values for Neighborhood 00002.TOWNSHIP 2, Last Edited: 01/21/2025

Frontages:

Frontage 'A': Description: 'HWY FRONTAGE' ' FF Rate: 35
Standard Frontage: 200 Standard Depth : 200

Values for Acreage Table 1: 'BACK ACREAGE'

1 Acre: 1,800	3 Acre: 5,400	10 Acre: 17,500	30 Acre: 36,000
1.5 Acre: 2,700	4 Acre: 7,200	15 Acre: 18,750	40 Acre: 40,000
2 Acre: 3,600	5 Acre: 9,000	20 Acre: 24,000	50 Acre: 42,500
2.5 Acre: 4,500	7 Acre: 12,600	25 Acre: 30,000	100 Acre: 70,000

Values for Acreage Table 2: 'FRONTAGE'

1 Acre: 3,250	3 Acre: 5,450	10 Acre: 12,600	30 Acre: 24,000
1.5 Acre: 3,400	4 Acre: 6,250	15 Acre: 16,500	40 Acre: 30,000
2 Acre: 3,900	5 Acre: 7,800	20 Acre: 20,000	50 Acre: 36,000
2.5 Acre: 4,550	7 Acre: 10,000	25 Acre: 22,500	100 Acre: 70,000

Unit: 09 - ONTONAGON

Rates/Values for Neighborhood 00003.AGRICULTURAL, Last Edited: 01/07/2026

Values for Acreage Table 1: 'AGRICULTURAL'

1 Acre: 1,000	3 Acre: 3,000	10 Acre: 11,250	30 Acre: 33,000
1.5 Acre: 1,500	4 Acre: 4,000	15 Acre: 15,000	40 Acre: 40,000
2 Acre: 1,875	5 Acre: 6,500	20 Acre: 20,000	50 Acre: 47,500
2.5 Acre: 2,250	7 Acre: 9,000	25 Acre: 27,500	100 Acre: 72,500

Unit: 09 - ONTONAGON

Rates/Values for Neighborhood 00004.LAKEFRONT, Last Edited: 01/09/2026

Frontages:

Frontage 'A': Description: 'LAKEFRONT' ' FF Rate: 750
Standard Frontage: 100 Standard Depth : 200
Frontage 'B': Description: 'THE SHORES' ' FF Rate: 775
Standard Frontage: 200 Standard Depth : 200
Frontage 'C': Description: 'LIMITED ACCESS' ' FF Rate: 275
Standard Frontage: 200 Standard Depth : 200

Values for Acreage Table 1: 'BACK ACREAGE'

1 Acre: 2,000	3 Acre: 6,000	10 Acre: 20,000	30 Acre: 30,000
1.5 Acre: 3,000	4 Acre: 8,000	15 Acre: 22,500	40 Acre: 40,000
2 Acre: 4,000	5 Acre: 10,000	20 Acre: 25,000	50 Acre: 42,500
2.5 Acre: 5,000	7 Acre: 14,000	25 Acre: 27,500	100 Acre: 70,000

Unit: 09 - ONTONAGON
Rates/Values for Neighborhood 00005.TIMBER-CUTOVER, Last Edited: 01/07/2026

Values for Acreage Table 1: 'TIMBER -CUTOVER'

1	Acre: 2,250	3	Acre: 7,000	10	Acre: 22,000	30	Acre: 42,000
1.5	Acre: 3,375	4	Acre: 9,000	15	Acre: 25,500	40	Acre: 44,000
2	Acre: 4,500	5	Acre: 11,250	20	Acre: 32,500	50	Acre: 50,000
2.5	Acre: 5,625	7	Acre: 14,000	25	Acre: 37,500	100	Acre: 82,000

Values for Acreage Table 2: 'FRONTAGE'

1	Acre: 2,500	3	Acre: 7,500	10	Acre: 22,000	30	Acre: 42,000
1.5	Acre: 3,750	4	Acre: 10,000	15	Acre: 25,000	40	Acre: 44,000
2	Acre: 5,000	5	Acre: 12,500	20	Acre: 30,000	50	Acre: 50,000
2.5	Acre: 6,250	7	Acre: 18,000	25	Acre: 37,500	100	Acre: 82,000

Unit: 09 - ONTONAGON
Rates/Values for Neighborhood 00010.VILLAGE OF ONTONAGON, Last Edited: 01/22/2025

Frontages:

Frontage 'A':	Description: 'ONTONAGON/100	FF Rate: 26
	Standard Frontage: 200	Standard Depth : 100
Frontage 'B':	Description: 'ONTONAGON/150	FF Rate: 26
	Standard Frontage: 200	Standard Depth : 150
Frontage 'C':	Description: 'BEACH PARKWAY	FF Rate: 85
	Standard Frontage: 0	Standard Depth : 125
Frontage 'D':	Description: 'LAKESHORE DRIVE'	FF Rate: 285
	Standard Frontage: 0	Standard Depth : 125
Frontage 'E':	Description: 'ONT RIVER	FF Rate: 175
	Standard Frontage: 0	Standard Depth : 200
Frontage 'F':	Description: 'LAKEFRONT	FF Rate: 675
	Standard Frontage: 100	Standard Depth : 200
Frontage 'G':	Description: 'LAKE INFLUENCE	FF Rate: 350
	Standard Frontage: 0	Standard Depth : 100

Values for Acreage Table 1: 'BACK ACREAGE'

1	Acre: 1,800	3	Acre: 5,400	10	Acre: 17,500	30	Acre: 36,000
1.5	Acre: 2,700	4	Acre: 7,200	15	Acre: 18,750	40	Acre: 40,000
2	Acre: 3,600	5	Acre: 9,000	20	Acre: 24,000	50	Acre: 42,500
2.5	Acre: 4,500	7	Acre: 12,600	25	Acre: 30,000	100	Acre: 70,000

Values for Acreage Table 2: 'FRONTAGE'

1	Acre: 3,250	3	Acre: 5,450	10	Acre: 12,600	30	Acre: 24,000
1.5	Acre: 3,400	4	Acre: 6,250	15	Acre: 16,500	40	Acre: 30,000
2	Acre: 3,900	5	Acre: 7,800	20	Acre: 20,000	50	Acre: 36,000
2.5	Acre: 4,550	7	Acre: 10,000	25	Acre: 22,500	100	Acre: 70,000

Unit: 09 - ONTONAGON
Rates/Values for Neighborhood 00011.COMMERCIAL/INDUSTRIAL, Last Edited: 01/14/2026

Frontages:

Frontage 'A':	Description: 'RIVER FRONTAGE	FF Rate: 90
	Standard Frontage: 0	Standard Depth : 200
Frontage 'B':	Description: 'LAKE FRONTAGE	FF Rate: 500
	Standard Frontage: 300	Standard Depth : 200
Frontage 'C':	Description: 'RIVER STREET	FF Rate: 110
	Standard Frontage: 0	Standard Depth : 100
Frontage 'D':	Description: 'HWY FRONTAGE IT'	FF Rate: 48
	Standard Frontage: 200	Standard Depth : 200
Frontage 'E':	Description: 'LAKE INFLUENCE	FF Rate: 250
	Standard Frontage: 0	Standard Depth : 200
Frontage 'F':	Description: 'HWY FRONTAGE	FF Rate: 28
	Standard Frontage: 0	Standard Depth : 200
Frontage 'G':	Description: 'IN TOWN LOTS	FF Rate: 15
	Standard Frontage: 0	Standard Depth : 150

Values for Acreage Table 1: 'TOWNSHIP'

1	Acre: 1,000	3	Acre: 2,500	10	Acre: 10,000	30	Acre: 30,000
1.5	Acre: 1,100	4	Acre: 3,500	15	Acre: 12,750	40	Acre: 40,000
2	Acre: 1,500	5	Acre: 4,500	20	Acre: 20,000	50	Acre: 42,500
2.5	Acre: 2,000	7	Acre: 7,000	25	Acre: 25,000	100	Acre: 60,000

Values for Acreage Table 2: 'FRONTAGE'

1	Acre: 2,000	3	Acre: 3,250	10	Acre: 10,000	30	Acre: 24,000
1.5	Acre: 2,500	4	Acre: 4,250	15	Acre: 15,000	40	Acre: 30,000
2	Acre: 2,750	5	Acre: 5,250	20	Acre: 20,000	50	Acre: 36,000
2.5	Acre: 3,000	7	Acre: 7,250	25	Acre: 22,500	100	Acre: 60,000

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

Acreage Rates
Residential - Commercial - Industrial

Acres	Date of Sale	Sale Price	Acres	Price per Acre	Parcel Code
0-5	7/21/2023	\$9,000	1.50	\$6,000	09 324 009 01
	11/1/2023	\$9,000	2.00	\$4,500	04 315 009 00
	12/26/2023	\$4,500	5.00	\$900	09 109 002 15
	2/14/2024	\$25,000	4.95	\$5,051	09 204 017 10
	2/14/2024	\$25,000	4.75	\$5,263	09 204 017 10
	9/5/2024	\$9,000	5.00	\$1,800	06 112 025 00
TOTALS		\$81,500	23.20	\$3,513	Total Avg
				\$3,919	Average

5.01-10	5/10/2024	\$39,900	9.80	\$4,071	09 141 001 40
	8/15/2024	\$15,000	9.92	\$1,512	09 055 007 00
	8/15/2024	\$15,000	10.00	\$1,500	09 055 007 00
	2/26/2025	\$18,000	9.00	\$2,000	04 209 014 00
	12/31/2024	\$8,000	7.50	\$1,067	11 227 010 00
TOTALS		\$95,900	46.22	\$2,075	Total Avg
				\$2,030	Average

10.01-38	5/17/2023	\$39,900	18.52	\$2,154	11 236 001 00
	10/7/2024	\$35,000	20.00	\$1,750	01 133 023 00
	8/2/2024	\$18,000	19.50	\$923	09 132 005 10
	10/8/2024	\$48,500	27.56	\$1,760	04 033 010 01
	6/7/2023	\$29,500	35.00	\$843	04 226 007 00
	11/22/2024	\$65,000	35.76	\$1,818	03 014 007 11
TOTALS		\$235,900	156	\$1,509	Total Avg
				\$1,541	Average

38.01-40	12/18/2024	\$39,000	38.90	\$1,003	09 155 014 00
	1/24/2025	\$45,000	40.00	\$1,125	09 205 009 30
	5/9/2023	\$53,000	46.43	\$1,142	04 033 010 03
	6/15/2023	\$56,000	40.00	\$1,400	04 211 013 00
	6/27/2023	\$46,000	38.00	\$1,211	04 315 008 00
	12/28/2023	\$48,500	39.00	\$1,244	04 222 011 00
	1/4/2024	\$30,000	40.00	\$750	04 216 020 00
TOTALS		\$317,500	282.33	\$1,125	Total Avg
				\$1,125	Average

41-80	2/5/2024	\$87,500	76.00	\$1,151	02 424 018 00
	8/28/2024	\$55,000	78.00	\$705	11 221 010 00
	7/25/2024	\$50,000	58.00	\$862	09 153 011 00
	4/14/2023	\$48,000	63.34	\$758	04 229 001 00
TOTALS		\$240,500	275.34	\$873	Total Avg
				\$869	Average

Acreage Rates

Residential - Commercial - Industrial

over 70	4/29/2024	\$85,000	111.86	\$760	07 020 006 11
	2/5/2024	\$87,500	76.00	\$1,151	02 424 018 00
	8/28/2024	\$55,000	78.00	\$705	11 221 010 00
	TOTALS	\$227,500	265.86	\$856	Total Avg
			\$872	Average	

Vacant Land Sales
Highway Frontage "Township 2"
Residential

Date	Sales Price	Acres	\$\$/Acre	Parcel Code
1/19/2024	\$5,000	1.85	\$2,703	03 012 024 00
3/6/2024	\$10,000	3.78	\$2,646	11 224 015 00
5/13/2024	\$24,900	5.79	\$4,301	09 152 028 00
6/28/2023	\$15,000	7	\$2,143	04 327 004 00
12/16/2024	\$12,500	7.04	\$1,776	11 222 005 30
3/25/2025	\$10,000	9.53	\$1,049	04 327 011 10
7/5/2024	\$17,000	18.5	\$919	11 222 047 00
5/22/2024	\$54,900	19.92	\$2,756	01 212 052 10
4/4/2024	\$26,000	29.38	\$885	03 007 032 20 & other
3/31/2025	\$40,000	36	\$1,111	09 097 005 00
4/25/2023	\$70,000	65	\$1,077	03 019 002 20

\$285,300	\$204	\$1,400	Totals Avg
			\$1,942 Average

\$3,216	0-6 Acres
\$1,656	6.01-10 Acres
\$1,837	10.01-20 Acres
\$998	20.01-40 Acres
\$1,094	> 30 Acres

VACANT LAND - ONTONAGON COUNTY

Date of Sale	Sale Price	Acres	Price per Acre	Parcel Code
4/8/2021	\$32,500	19.34	\$1,680	05 134 011 40
10/26/2022	\$21,650	19.5	\$1,110	11 032 002 00
1/12/2022	\$28,000	34	\$824	04 213 010 20
6/4/2021	\$30,000	40	\$750	09 101 014 00
3/9/2023	\$45,800	43.33	\$1,057	11 215 005 10
11/1/2024	\$68,000	48.9	\$1,391	04 212 007 00 & 008 00
7/25/2024	\$50,000	58	\$862	09 153 011 00
4/14/2023	\$48,000	63.34	\$758	04 229 001 00
7/8/2021	\$84,800	79	\$1,073	04 212 004 00
4/29/2024	\$85,000	111.86	\$760	11 210 004 10
4/15/2021	\$92,000	108	\$852	11 029 002 00 & others
10/22/2021	\$81,200	116.97	\$694	11 210 004 10

TOTALS	\$666,950	742.24	\$899	AVG PER ACRE
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\$93,000	122.9	\$1,135	30-50A AVG
\$326,600	332.57	\$982	40-80A AVG
\$391,000	479.17	\$833	>50 AVG
\$173,200	224.97	\$773	>80 AVG

**LAKE SUPERIOR - LAKE GOGEBIC FRONTAGE
LAND VALUE STUDIES**

ALL PARCELS 2021-2025

LAKE GOGEBIC - LAKEFRONT - THE SHORES - LIMITED ACCESS

<u>Parcel #</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>EFF</u>	<u>Depth</u>	<u>Dollars/FF</u>
09 131 002 16	6/2/2021	\$ 140,000	200	200	\$ 700
09 135 010 00	6/5/2021	\$ 120,000	300	200	\$ 400
09 071 032 00	8/19/2021	\$ 130,000	202.1	200	\$ 643
09 135 014 00	11/12/2021	\$ 165,500	240.8	200	\$ 687
09 071 025 00	12/14/2021	\$ 192,000	202.3	200	\$ 949
09 070 002 04	1/12/2022	\$ 169,950	203	200	\$ 837
09 135 013 00	1/27/2022	\$ 155,000	179	200	\$ 866
09 283 007 30	1/27/2022	\$ 81,000	150	200	\$ 540
09 283 005 50	8/9/2022	\$ 129,000	158	200	\$ 816
09 060 081 00	8/29/2022	\$ 150,000	200.7	200	\$ 747
09 071 035 00	10/31/2022	\$ 178,000	207.3	200	\$ 860
09 071 024 00	2/21/2023	\$ 199,000	200	200	\$ 995
09 135 013 10	3/24/2023	\$ 153,000	237	200	\$ 646
09 060 001 03	4/11/2023	\$ 600,000	992.77	200	\$ 604
01 020 047 00	6/30/2023	\$ 116,250	125.5	200	\$ 926
09 306 004 00	9/20/2023	\$ 52,500	70.59	200	\$ 744
01 004 017 10	11/1/2023	\$ 275,000	384.25	200	\$ 716
09 071 023 00	12/13/2023	\$ 187,000	200	200	\$ 935
09 131 007 40	3/20/2024	\$ 215,000	215	200	\$ 1,000
01 033 006 30	3/28/2024	\$ 152,000	175.49	200	\$ 866
09 166 014 00	4/19/2024	\$ 175,000	200.29	200	\$ 874
09 135 011 00	8/13/2024	\$ 200,000	224.65	200	\$ 890
09 070 002 06	9/17/2024	\$ 364,900	404	200	\$ 903
09 283 004 00	9/25/2024	\$ 165,000	150	200	\$ 1,100
09 070 002 07	1/28/2025	\$ 164,950	200	200	\$ 825

TOTALS	\$ 4,630,050	6022.74	\$ 20,070
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AVERAGE =	\$ 769	\$ 803
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**LAKE SUPERIOR - LAKE GOGEBIC FRONTAGE
LAND VALUE STUDIES**

ALL PARCELS 2023-2025

LAKE GOGEBIC - LAKEFRONT - THE SHORES - LIMITED ACCESS

<u>Parcel #</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>EFF</u>	<u>Depth</u>	<u>Dollars/FF</u>
09 071 024 00	2/21/2023	\$ 199,000	200	200	\$ 995
09 135 013 10	3/24/2023	\$ 153,000	237	200	\$ 646
09 060 001 03	4/11/2023	\$ 600,000	992.77	200	\$ 604
01 020 047 00	6/30/2023	\$ 116,250	125.5	200	\$ 926
09 306 004 00	9/20/2023	\$ 52,500	70.59	200	\$ 744
01 004 017 10	11/1/2023	\$ 275,000	384.25	200	\$ 716
09 071 023 00	12/13/2023	\$ 187,000	200	200	\$ 935
09 131 007 40	3/20/2024	\$ 215,000	215	200	\$ 1,000
01 033 006 30	3/28/2024	\$ 152,000	175.49	200	\$ 866
09 166 014 00	4/19/2024	\$ 175,000	200.29	200	\$ 874
09 135 011 00	8/13/2024	\$ 200,000	224.65	200	\$ 890
09 283 004 00	9/25/2024	\$ 165,000	150	200	\$ 1,100

TOTALS	\$ 2,489,750	3175.54	\$ 10,296
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AVERAGE =	\$ 784	\$ 858
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**LAKE SUPERIOR - LAKE GOGEBIC FRONTAGE
LAND VALUE STUDIES**

LAKE GOGEBIC & LAKE SUPERIOR

LAKE GOGEBIC - LAKEFRONT 2021-2025

<u>Parcel #</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>EFF</u>	<u>Depth</u>	<u>Dollars/FF</u>
09 131 002 16	6/2/2021	\$ 140,000	200	200	\$ 700
09 135 010 00	6/5/2021	\$ 120,000	300	200	\$ 400
09 135 014 00	11/12/2021	\$ 165,500	240.8	200	\$ 687
09 135 013 00	1/27/2022	\$ 155,000	179	200	\$ 866
09 283 007 30	1/27/2022	\$ 81,000	150	200	\$ 540
09 283 005 50	8/9/2022	\$ 129,000	158	200	\$ 816
09 135 013 10	3/24/2023	\$ 153,000	237	200	\$ 646
01 020 047 00	6/30/2023	\$ 116,250	125.5	200	\$ 926
09 306 004 00	9/20/2023	\$ 52,500	70.59	200	\$ 744
01 004 017 10	11/1/2023	\$ 275,000	384.25	200	\$ 716
09 131 007 40	3/20/2024	\$ 215,000	215	200	\$ 1,000
01 033 006 30	3/28/2024	\$ 152,000	175.49	200	\$ 866
09 135 011 00	8/13/2024	\$ 200,000	224.65	200	\$ 890
09 283 004 00	9/25/2024	\$ 165,000	150	200	\$ 1,100

TOTALS	\$ 2,119,250	\$ 2,810	\$ 10,897
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AVERAGE =	\$ 754	\$ 778
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**LAKE SUPERIOR - LAKE GOGEBIC FRONTAGE
LAND VALUE STUDIES**

**LAKE GOGEBIC & LAKE SUPERIOR
LAKE GOGEBIC - LAKEFRONT 2023-2025**

Parcel #	Sale Date	Sale Price	EFF	Depth	Dollars/FF
09 135 013 10	3/24/2023	\$ 153,000	237	200	\$ 646
01 020 047 00	6/30/2023	\$ 116,250	125.5	200	\$ 926
09 306 004 00	9/20/2023	\$ 52,500	70.59	200	\$ 744
01 004 017 10	11/1/2023	\$ 275,000	384.25	200	\$ 716
09 131 007 40	3/20/2024	\$ 215,000	215	200	\$ 1,000
01 033 006 30	3/28/2024	\$ 152,000	175.49	200	\$ 866
09 135 011 00	8/13/2024	\$ 200,000	224.65	200	\$ 890
09 283 004 00	9/25/2024	\$ 165,000	150	200	\$ 1,100

TOTALS		\$ 1,328,750	1582.48		\$ 6,888
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AVERAGE =	\$ 840	\$ 861
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**LAKE SUPERIOR - LAKE GOGEBIC FRONTAGE
LAND VALUE STUDIES**

**LAKE SUPERIOR
LAKEFRONT 2021-2025**

<u>Parcel #</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>EFF</u>	<u>Depth</u>	<u>Dollars/FF</u>
09 131 002 16	6/2/2021	\$ 140,000	200	200	\$ 700
09 135 010 00	6/5/2021	\$ 120,000	300	200	\$ 400
09 135 014 00	11/12/2021	\$ 165,500	240.8	200	\$ 687
09 135 013 00	1/27/2022	\$ 155,000	179	200	\$ 866
09 283 007 30	1/27/2022	\$ 81,000	150	200	\$ 540
09 283 005 50	8/9/2022	\$ 129,000	158	200	\$ 816
09 135 013 10	3/24/2023	\$ 153,000	237	200	\$ 646
09 306 004 00	9/20/2023	\$ 52,500	70.59	200	\$ 744
09 131 007 40	3/20/2024	\$ 215,000	215	200	\$ 1,000
09 135 011 00	8/13/2024	\$ 200,000	224.65	200	\$ 890
09 283 004 00	9/25/2024	\$ 165,000	150	200	\$ 1,100

TOTALS		\$ 1,576,000	\$ 2,125		\$ 8,389
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AVERAGE =	\$ 742	\$ 763
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**LAKE SUPERIOR - LAKE GOGEBIC FRONTAGE
LAND VALUE STUDIES**

**LAKE SUPERIOR
LAKEFRONT 2023-2025**

<u>Parcel #</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>EFF</u>	<u>Depth</u>	<u>Dollars/FF</u>
09 135 013 10	3/24/2023	\$ 153,000	237	200	\$ 646
09 306 004 00	9/20/2023	\$ 52,500	70.59	200	\$ 744
09 131 007 40	3/20/2024	\$ 215,000	215	200	\$ 1,000
09 135 011 00	8/13/2024	\$ 200,000	224.65	200	\$ 890
09 283 004 00	9/25/2024	\$ 165,000	150	200	\$ 1,100

TOTALS		\$ 785,500	897.24		\$ 4,380
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AVERAGE =	\$ 875	\$ 876
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**LAKE SUPERIOR - LAKE GOGEBIC FRONTAGE
LAND VALUE STUDIES**

**LAKE GOGEBIC
LAKE GOGEBIC**

Parcel #	Sale Date	Sale Price	EFF	Depth	Dollars/FF
01 020 047 00	6/30/2023	\$ 116,250	125.5	200	\$ 926
01 004 017 10	11/1/2023	\$ 275,000	384.25	200	\$ 716
01 033 006 30	3/28/2024	\$ 152,000	175.49	200	\$ 866

TOTALS		\$ 543,250	685.24		\$ 2,508
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AVERAGE =		\$ 793			\$ 836
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**TIMBER CUTOVER
ONTONAGON COUNTY**

	Sale Date	Sale Price	Acres	\$ Per Acre	Parcel Code
<25					
	9/12/2024	\$40,000	20	\$2,000	09 028 005 00
	3/31/2025	\$30,000	15	\$2,000	04 323 005 00
	3/31/2025	\$30,000	15	\$2,000	04 323 004 10
	TOTALS	\$100,000	50	\$2,000	
25-40					
	4/25/2023	\$ 36,000	38.86	\$926	11 216 005 00
	6/22/2023	\$ 32,000	40	\$800	09 020 006 00
	7/7/2023	\$ 35,000	39	\$897	04 222 010 00
	8/22/2023	\$ 51,000	38	\$1,342	03 018 001 80
	10/9/2023	\$ 50,001	39	\$1,282	05 227 008 00
	12/1/2023	\$ 30,000	39	\$769	01 133 003 00
	2/16/2024	\$ 54,900	39	\$1,408	07 015 002 00
	3/15/2024	\$ 45,000	39	\$1,154	05 227 004 00
	3/15/2024	\$ 45,000	39	\$1,154	05 227 004 00
	3/18/2024	\$ 29,000	34.68	\$836	04 204 009 00
	5/21/2024	\$ 40,000	40	\$1,000	04 226 002 00
	7/24/2024	\$ 50,000	39	\$1,282	05 227 004 00
	9/12/2024	\$ 30,000	40	\$750	09 134 008 00
	9/13/2024	\$ 57,000	39	\$1,462	05 007 002 00
	10/16/2024	\$ 32,000	39	\$821	04 234 012 00
	11/2/2024	\$ 57,000	40	\$1,425	03 071 002 00
	12/19/2024	\$ 52,000	40	\$1,300	11 220 001 00
	2/20/2025	\$ 28,000	37	\$757	05 127 006 00
	3/27/2025	\$ 45,000	40	\$1,125	07 002 003 00
	4/9/2025	\$ 59,000	37	\$1,595	04 033 015 00
	TOTALS	\$857,901	776.54	\$1,104	
41-80					
	1/29/2024	\$56,976	71.22	\$800	06 102 001 00 & other
	3/12/2024	\$72,000	79	\$911	07 136 008 10
	8/26/2024	\$51,000	57.22	\$891	09 337 001 30
	1/10/2025	\$105,000	76.5	\$1,373	10 004 003 30
	TOTALS	\$284,976	283.94	\$994	
>80					
	5/25/2023	\$135,000	187.3	\$721	09 230 004 00 & others
	7/12/2023	\$149,900	275.5	\$544	09 099 007 00 & others
	11/14/2023	\$76,300	166.86	\$457	03 017 001 30

TIMBER CUTOVER
ONTONAGON COUNTY

11/17/2023	\$54,000	86.3	\$626	03 023 001 40
12/19/2023	\$150,000	95	\$1,579	03 014 006 00
5/23/2024	\$105,000	119.8	\$876	09 175 003 00 & others
9/10/2024	\$150,000	160	\$938	04 203 004 00

TOTALS	\$820,200	1090.76	\$820
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**ONTO/100 ONTO/150
RESIDENTIAL
VILLAGE OF ONTONAGON**

SALE DATE	SALE PRICE	LOT FF	LOT DEPTH	PRICE/FF	PARCEL CODE
8/29/2005	\$3,000.00	90	100	33.33	41 409 004 00
2/27/2006	\$4,000.00	125.1	100	31.97	41 333 006 10
2/23/2007	\$8,200.00	229	233	35.81	41 097 006 00
4/2/2008	\$3,500.00	250	100	14.00	41 107 006 00
7/8/2008	\$650.00	11.2	126.5	58.04	41 321 002 10
6/1/2009	\$1,000.00	27.4	120	36.50	41 250 001 10
8/16/2010	\$2,000.00	78.2	120	25.58	41 250 007 00
9/20/2012	\$2,500.00	100	107.5	25.00	41 146 008 00
11/8/2013	\$3,900.00	173.4	246	22.49	41 054 001 50
12/20/2016	\$1,500.00	50	100	30.00	41 247 007 00
8/2/2017	\$4,500.00	167	100	26.95	41 331 008 00
8/28/2017	\$3,575.00	164.3	120	21.76	41 258 004 00
6/21/2018	\$3,500.00	100	100	35.00	41 154 007 00
8/30/2018	\$6,500.00	354.6	250	18.33	41 331 001 00
10/7/2020	\$3,000.00	100	150	30.00	41 601 025 00
6/22/2021	\$2,500.00	100	100	25.00	41 154 007 00
2/1/2022	\$750.00	50	100	15.00	41 105 007 00
8/24/2022	\$10,000.00	325	100	30.77	41 281 001 00
9/30/2022	\$5,500.00	158	246	34.81	41 054 001 50
9/7/2023	\$21,000.00	150	130	140.00	41 485 002 00

TOTAL	\$91,075.00	2803.2	2749	\$32.49	Totals Avg
				\$34.52	Average

**ONTO/100 ONTO/150
RESIDENTIAL
VILLAGE OF ONTONAGON**

SALE DATE	SALE PRICE	LOT FF	LOT DEPTH	PRICE/FF	PARCEL CODE
12/20/2016	\$1,500.00	50	100	30.00	41 247 007 00
8/2/2017	\$4,500.00	167	100	26.95	41 331 008 00
8/28/2017	\$3,575.00	164.3	120	21.76	41 258 004 00
6/21/2018	\$3,500.00	100	100	35.00	41 154 007 00
8/30/2018	\$6,500.00	354.6	250	18.33	41 331 001 00
10/7/2020	\$3,000.00	100	150	30.00	41 601 025 00
6/22/2021	\$2,500.00	100	100	25.00	41 154 007 00
2/1/2022	\$750.00	50	100	15.00	41 105 007 00
8/24/2022	\$10,000.00	325	100	30.77	41 281 001 00
9/7/2023	\$21,000.00	150	130	140.00	41 485 002 00
9/30/2022	\$5,500.00	158	246	34.81	41 054 001 50

TOTAL	\$62,325.00	1718.9	1496	\$36.26	Totals Avg
				\$37.06	Average

BEACH PARKWAY

48 PARCELS IN GROUP

**RESIDENTIAL
VILLAGE OF ONTONAGON**

SALE DATE	SALE PRICE	LOT FF	LOT DEPTH	PRICE/FF	PARCEL CODE
7/8/2008	\$12,000	150	125	\$80.00	41 474 008 00
1/13/2012	\$12,000	150	125	\$80.00	41 472 015 00
8/29/2018	\$11,000	150	125	\$73.33	41 471 009 20
8/24/2020	\$15,000	150	125	\$100.00	41 474 008 00
10/15/2020	\$18,000	150	125	\$120.00	41 471 009 00
5/9/2023	\$17,000	250	304	\$68.00	41 477 001 00

TOTAL	\$85,000	1000	929	\$85.00	Totals Avg
				\$86.89	Average

48 PARCELS IN GROUP

**RESIDENTIAL
VILLAGE OF ONTONAGON**

SALE DATE	SALE PRICE	LOT FF	LOT DEPTH	PRICE/FF	PARCEL CODE
1/13/2012	\$12,000	150	125	\$80.00	41 472 015 00
8/29/2018	\$11,000	150	125	\$73.33	41 471 009 20
8/24/2020	\$15,000	150	125	\$100.00	41 474 008 00
10/15/2020	\$18,000	150	125	\$120.00	41 471 009 00
5/9/2023	\$17,000	250	304	\$68.00	41 477 001 00

TOTAL	\$73,000	850	804	\$85.88	Totals Avg
				\$88.27	Average

SALE DATE	SALE PRICE	LOT FF	LOT DEPTH	PRICE/FF	PARCEL CODE
8/29/2018	\$11,000	150	125	\$73.33	41 471 009 20
8/24/2020	\$15,000	150	125	\$100.00	41 474 008 00
10/15/2020	\$18,000	150	125	\$120.00	41 471 009 00
5/9/2023	\$17,000	250	304	\$68.00	41 477 001 00

TOTAL	\$61,000	700	679	\$87.14	Totals Avg
				\$90.33	Average

13 PARCELS IN GROUP

**RESIDENTIAL
VILLAGE OF ONTONAGON**

Sale Date	Sale Price	Lot FF	Lot Depth	Price per FF	Parcel #
2/6/2020	\$60,000	212.1	250	\$283	41 471 007 00
7/13/2020	\$21,500	106.1	250	\$203	41 472 004 00
10/23/2020	\$28,000	106.1	250	\$264	41 472 003 00
3/23/2022	\$65,000	187.1	250	\$347	41 471 001 10

TOTAL	\$174,500	611.4		\$285	Totals Avg
				\$274	Average

12 PARCELS IN GROUP

**RESIDENTIAL
VILLAGE OF ONTONAGON**

Parcel #	Sale Date	Sale Price	Instr.	Adj. Sale \$	and Residu.	Eff.FF	Depth	\$/FF
41 601 023 25	7/10/2007	\$20,000		\$20,000	\$20,000	199.4	290	\$100
41 601 023 15	6/11/2009	\$40,000		\$50,000	\$50,000	225.9	315	\$221
41 601 023 02	03/28/11	\$45,000	WD	\$45,000	\$45,000	256.4	200.0	\$176
41 502 001 00	11/17/15	\$70,000	WD	\$70,000	\$40,085	197.6	125.0	\$203
TOTALS		\$175,000		\$185,000	\$155,085	879	930	\$700

AVERAGE \$/FF= \$175

2022=\$150/FF

2026 Tax Year

LAKE INFLUENCE

04/01/2023-03/31/2025

5 PARCELS IN GROUP

**RESIDENTIAL
VILLAGE OF ONTONAGON**

Parcel #	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Eff.FF	Depth	\$/FF
41 451 004 00	02/28/22	\$39,000	WD	\$39,000	\$35,000	100.0	100.0	\$350

TOTALS		\$39,000		\$39,000	\$35,000	100	100	\$350
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AVERAGE \$/FF = \$350

HIGHWAY FRONTAGE - IN TOWN
COMMERCIAL-INDUSTRIAL
BERGLAND-MCMILLAN-ONTONAGON-STANNARD

2026 Tax Year

Parcel #	Sale Date	Instr.	Adj. Sale \$	Land Resid.	EFF	Depth	\$/FF
01 133 014 00	04/04/12	WD	\$12,575	\$12,575	208.4	140.0	\$60
01 005 002 00	03/12/13	WD	\$15,000	\$15,000	255.5	80.0	\$59
08 501 003 00	04/18/13	WD	\$11,000	\$11,000	99.6	119.0	\$110
41 581 004 10	12/01/15	WD	\$50,000	\$50,000	425.9	400.0	\$117
41 561 016 20	02/21/18	WD	\$55,000	\$55,000	309.7	276.9	\$178
11 227 009 30	03/07/18	WD	\$50,000	\$50,000	612.4	300.0	\$82
2/14/2021 41 561 016 01	01/20/21	WD	\$17,500	\$17,500	296.5	145.0	\$59
Totals:			\$211,075	\$211,075	2,208.0		
							\$96

**HIGHWAY FRONTAGE
COMMERCIAL-INDUSTRIAL
CARP LAKE-GREENLAND-ONTONAGON**

2026 Tax Year

Parcel #	Sale Date	Adj. Sale \$	Land Resid.	Effec. Front	Depth	\$/FF
03 007 006 00	01/18/02	\$25,000	\$25,000	416.3	200.0	\$60
09 285 027 00	05/05/03	\$20,000	\$20,000	399.0	420.0	\$50
09 152 028 40	04/02/07	\$22,200	\$22,200	454.0	200.0	\$49
03 007 035 00	04/16/07	\$13,000	\$13,000	348.2	200.0	\$37
03 007 005 10	08/13/07	\$25,000	\$25,000	529.2	200.0	\$47
04 501 001 01	08/31/20	\$20,000	\$20,000	306.2	300.0	\$65
09 285 030 00	11/23/20	\$55,000	\$45,200	996.0	200.0	\$47
09 285 030 20	11/04/21	\$16,000	\$16,000	200.0	200.0	\$80
Totals:		\$196,200	\$186,400	\$3,649		

Avg /FF = \$51

78 PARCELS IN GROUP
18 VACANT

COMMERCIAL-INDUSTRIAL
RIVER STREET
ONTONAGON

04/01/2023-03/31/2025

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Residu.	Effec. Front	Depth	Dollars/FF
41 413 004 00	05/05/22	\$5,000	WD	\$5,000	\$5,000	25.0	100.0	\$200

		\$5,000		\$5,000	\$5,000	25.00	100.00	\$200.00
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AVG \$/FF \$200

2022=\$160/FF

41 413 002 50	4/23/2021		999 qcd	999	999	25	150	39.96
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COMMERCIAL-INDUSTRIAL
LAKE FRONTAGE
ONTONAGON

Parcel #	Sale Date	Sale Price	Instr.	Adj.	Sale \$ and Residu:	EFF	Depth	\$/FF	Rate Group 1
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2022 = \$550/FF

2 PARCELS IN GROUP

COMMERCIAL-INDUSTIRAL

04/01/2022-03/31/2024

RIVER FRONTAGE

1 NEVER SOLD

ONTONAGON

Parcel #	Sale Date	Sale Price	Instr.	Adj. Sale	\$id. when	ScLand Resid.	EFF	Depth	\$/FF
41 501 001 00	12/15/04	\$50,000	QC	\$50,000	\$33,300	\$12,527	134.4	100.0	\$93

2022 \$/FF = \$150

6 PARCELS IN RATE GROUP

COMMERCIAL-INDUSTRIAL

04/01/2022-03/31/2024

IN TOWN

ONLY VALID SALE EVER

ONTONAGON

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$ and Residue	Effec.	Front	Depth	Dollars/FF
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2022 \$/FF = \$25