

1-4.9 ACRE PARCELS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt	Asd/Adj. \$	Cur. Appraisal	Land Residual	Net Acres
001-105-001-08	CO RD 612 NE	7/3/24	8500	8500	7800	91.76471	15562	7,800	2.51
001-225-055-00	1738 BIRCHWOOD SPRING	6/2/23	30000	30000	8300	27.66667	23000	11,500	1.169
001-225-047-00	BIRCHCREST DR NE	4/5/49	23000	23000	11500	50	23000	11,500	0.387
001-225-056-00	1750 BIRCHWOOD SPRING	7/11/23	29500	29500	8300	28.13559	23000	11,500	0.543
002-380-012-00	8035 EAGLE LK DR NE	2/9/24	28000	28000	6600	23.57143	13293	28,000	1.39
002-060-007-02	6418 E BASS LK RD NE	1/27/23	28400	28400	9700	34.15493	19300	28,400	2.1
05-11-107-007-20	JOHNSON RD	02/02/23	\$25,000	\$25,000	\$3,200	12.80	\$14,000	25,000	2.00
005-036-001-99	SUNSET TRL RD NE	2/6/24	11,000	11000	3600	32.72727	13490	11,000	1.18
005-012-002-30	SEC 12 RD NE	9/14/23	24,000	24000	5500	22.91667	20750	24,000	2.5
TOTAL									14

THE 2 TOWNSHIP SALES INDICATE A PER ACRE VALUE OF \$16,580

USE \$12,500

PER ACRE \$11,518
USE \$12,500

5 to 9.9 ACRE PARCELS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt	Asd/Adj. \$	Cur. Appraisal	Land Residual	Net Acres
002-060-007-06	6634 SUMMIT RD NE	8/17/22	28200	28200	14400	51.06383	28772	28,200	5.02
002-021-010-00	SQUAW LK RD NE	8/9/23	38000	38000	15500	40.78947	30978	38,000	7.33
002-034-003-05	BLUE LAKE RD NE	9/29/23	70000	70000	15500	22.14286	30998	70,000	9.75
002-021-001-13	6633 SAWYER RIDGE NE	4/1/22	41000	41000	25100	61.21951	50141	24,957	9.819
005-017-019-40	N DAVIS RD NE	1/24/24	20,000	20000	7800	39	29000	20,000	5
005-026-007-00	5280 FOREST DR NE	4/12/22	35,000	35000	9600	27.42857	36500	35,000	9
005-035-025-01	4131 TOAT RD NE	10/5/22	79,000	79000	9900	12.53165	37640	79,000	9.76
001-105-001-10	CO RD 612 NE	4/20/23	28,000	28,000				28,000	9.54
001-105-001-55	CO RD 612 NE	1/12/23	37,500	37,500				37,500	9.79
TOTAL									75

PER ACRE \$4,808
USE \$4,800

\$360,657

10 TO 14.9 ACRE PARCELS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt	Asd/Adj. Se Cur.	Apprai Land Residual	Net Acres
002-005-031-20	GEDMAN RD NE	8/4/23	55000	55000	0	0	38750	55,000
005-002-051-00	BUCK LN NE	9/30/22	41,570	41570	10000	24.05581	38000	41,570
005-003-039-00	7630 STARVATION LK RD NE	7/28/23	48,000	48000	11500	23.95833	38000	48,000
005-009-020-35	HURRICANE DR NE	8/4/23	38,500	38500	11500	29.87013	38000	38,500
005-025-035-00	5284 OESTMAN DR NE	9/28/22	49,000	49000	10000	20.40816	38000	49,000
005-028-007-08	6398 DAPOKIE TRL NE	12/28/22	30,000	30000	10000	33.33333	48000	30,000
005-036-001-00	SANMOTT TRAIL NE	5/27/22	37,500	37500	10000	26.66667	38000	37,500
001-105-001-88	3074 LOST BEND RD NE	2/6/23	40,000	40000				40,000
								\$339,570
								10.1
								80.1

15 - 19.9 ACRES

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt	Asd/Adj. Se Cur.	Apprai Land Residual	Net Acres
006-020-011-00	CO RD 571 NE	9/18/23	56000	65000				65,000
010-012-009-00	COOL RD SE	7/20/23	40000	40000				40,000
008-027-012-10	MITCHELL RD SE	8/30/22	46000	46000				46,000
008-027-016-02	585 MITCHELL RD	5/5/22	63500	63500				63,500
								\$214,500
								19
								19
								19.5
								19.52
								77.02

PER ACRE \$2,785
 USE \$2,785

20 TO 29.9 ACRES PARCELS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt Asd/Adj. Se Cur. Apprai Land Residual Net Acres
011-011-024-10	TWIN LK RD NE	2/12/24	70000	70000	70000 20
011-014-011-00	N WHEELER LK RD	1/6/23	60000	60000	60000 20
005-017-026-00	CO RD 571 NE	1/31/23	42,000	42000	17000 40.47619 50000 42000 20 172000 60

PER ACRE 2,867 FOR 20 ACRES USE \$21
 USE \$2,870 FOR 25 ACRES USE \$21

30 - 39.9 ACRES PARCELS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt Asd/Adj. Se Cur. Apprai Land Residual Net Acres
010-027-004-02	BADGER TRL SE	12/15/22	50,000	50000	50,000 30.07
005-020-006-10	CROY LK RD NE	4/5/23	195,500	195500	195,500 39
006-031-001-65	N SHARON RD SE	6/6/23	225,000	225000	225,000 39.07
05-11-018-004-10	6567 POSTLEWAIT RD	07/27/22	\$90,000	\$90,000	\$25,500 28.33 \$75,000 90,000 30.00

PER ACRE \$4,057
 USE \$2,800

Based on the two sales of 30 acres and the county sales the real value should be \$2,800 per acre.

40 TO 49.9 ACRE PARCELS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt	Asd/Adj. Se Cur.	Appraisal Land Residual	Net Acres
002-023-002-00	SUMMIT RD NE	10/4/23	95000	95000	33700	35.47368	67490	95,000
005-036-017-00	SANMOTT TRAIL NE	5/26/22	88,000	88000	29300	33.29545	87500	88,000
008-023-012	HARTZELL RD NE	7/11/23	72,500				72,500	88,000
010-026-005-00	2207 EAST TRL SE	1/25/23	85,000				85,000	72,500
006-030-007-00	4000 M-72 E	5/20/22	131,000				131,000	85,000
005-011-000-25	BARNHARDT RD NE	9/2/22	144,900				144,900	131,000
							\$616,400	144,900
								253.6

For 40 acres use \$2,430 per acre

For 50 acres use \$2,420 per acre

PER ACRE \$2,431
USE \$2,430

60 TO 79 ACRE PARCELS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt	Asd/Adj. Se Cur.	Appraisal Land Residual	Net Acres
007-006-003-00	8189 PUFFER RD SE	6/16/22	180000				180,000	180,000
008-024-004-00	KETTLE LK RD NE	6/1/23	150000				150,000	150,000
006-032-007-00	1796 SIGMA RD SE	10/27/22	125000				125,000	125,000
							\$455,000	125,000
								220.28

PER ACRE \$2,066
USE \$2,065

100 ACRES PLUS PARCELS

008-001-001-00	STATE RD NE	2/19/24	90000				90,000	90,000
010-033-002-00	M-66 SW	5/31/23	260000				260,000	260,000
006-003-049-00	DARKE RD NE	7/11/23	885000				885,000	885,000
							\$1,235,000	885,000
								512

PER ACRE \$2,412
USE \$2,400

OVERVIEW OF ACREAGE VALUES
ACRES

	TOTAL	PER ACRE
1	12,500	12,500
1.5	18,000	12,000
2	23,000	11,500
2.5	22,000	11,000
3	21,000	7,000
4	22,000	5,500
5	25,000	5,000
7	31,500	4,500
10	42,000	4,200
15	53,025	3,535
20	57,400	2,870
25	70,875	2,835
30	84,000	2,800
40	97,200	2,430
50	121,000	2,420
100	240,000	2,400

Level 2 of Plats (rural subdivision lots)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Land	Effec. Front
002-060-001-00	BASS LK RD	6/6/22	7,500	WD	7,500	125
002-180-019-00	HELLER CT	8/23/23	13,500	WD	6,500	150
002-180-020-00	HELLER CT	8/18/23	13,500	WD	6,500	150
002-180-029-00	HELLER CT NE	11/28/23	8,500	WD	8,500	100
002-180-030-00	HELLER CT NE	8/18/23	9,000	WD	9,000	100
			\$38,000			\$625

Per FF \$61
USE \$61

Level 3 of Plats (rural subdivision lots)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	LAND	Effec. Front
005-360-008-00	5750 E SHORE DR NE	9/22/23	14,000	WD	14,000	100
001-300-010-00	819 W BEAR LK RD NE	2/29/24	19900	WD	12,500	100
001-805-012-00	W BEAR LK RD NE	11/27/23	37000	WD	21,800	100
001-804-014-00	HILLCREST BLVD NE	10/1/22	31000	WD	18,400	100
005-360-004-00	5710 E SHORE DR NE	7/14/22	19,500	WD	19,500	100
005-240-073-00	4682 E CIRCLE DR NE	2/22/24	145,000	WD	22,710	100
005-360-014-00	7669 TIMBERLINE ST NE	11/21/22	190,000	WD	24,836	124
005-240-022-00	E CIRCLE DR NE	5/3/23	16,000	WD	16,000	200
					\$149,746	924

Per FF \$162
USE \$165

PARTRIDGE POINTE & CHICAGO POINT

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$
001-225-055-00	1738 BIRCHWOOD SPRINGS DR NE	6/2/23	30,000	30,000
001-225-056-00	1750 BIRCHWOOD SPRINGS DR NE	7/11/23	29,500	29,500
001-225-047-00	BIRCHCREST DR NE	6/6/24	23,000	23,000
001-225-049-00	2609 BIRCHCREST DR NE	12/9/22	17,000	17,000
001-225-013-00	1659 BIRCHCREST DR NE	6/9/22	25,000	25,000

\$124,500

BEAR LAKE AVERAGE
 LOT VALUE \$24,900

CONCLUSION

Lot value for Bear Lake Twp in 2024 was \$23,875, for 2025 there is an increase of 4%

Lot value for Blue Lake Twp in 2024 was \$18,900, adding a 4% increase in value for 2025.

Value for 2025 \$19,600

FOR THE 1/28 INTEREST IN LOT 9 2025 VALUE PER FF OF \$1,600 X 146 FF IN LOT 9

VALUE USED ROUNDED \$8340

SMALL LAKES (BASS LAKE, SOUTH BLUE LAKE, N/S CROOKED LAKES)

Parcel Number	Street Address	Sale Date	Sale Price	Land	Effec. Front
002-022-007-20	W BLUE LK RD NE	12/23/22	45,000	45,000	128
002-022-001-30	6362 BLUE LAKE RD NE	9/22/23	33,000	33,000	113.41
002-023-006-00	6901 E. BASS LK RD NE	7/28/22	36,000	36,000	100
002-060-003-10	6733 E BASS LK RD NE	6/29/22	32,500	32,500	100
002-023-006-00	6901 E. BASS LK RD NE	7/28/22	36,000	36,000	100
002-022-007-31	6056 W BLUE LK RD NE	10/6/23	108,000	108,000	122.88

\$290,500 664.29

PER FF \$437

USE \$430

BIG TWIN

Parcel Number	Street Address	Sale Date	Sale Price	Land	Effec. Front
002-142-013-00	7405 SUNSET TRL NE	8/5/22	350,000	104,643	73
002-148-008-01	10117 TWIN LK RD NE	5/24/23	595,000	369,761	200
002-860-016-00	10312 N TWIN LK RD NE	5/13/22	550,000	288,946	105
002-860-024-00	10370 N TWIN LK RD NE	12/22/23	650,000	208,170	50
005-300-003-00	9912 N TWIN LK RD NE	5/31/23	730,000	231,843	81

1203363 509.28

PER FF 2,363

USE \$2,370

BASED ON IMPROVED SALES AND NO VACANT LAND SALES

USE \$2370 PER FRONT FOOT

LITTLE TWIN

Parcel Number	Street Address	Sale Date	Sale Price	Land	Effec. Front
002-660-027-00	6216 LITTLE TWIN LK RD	5/23/22	450,000	95,487	100
005-540-005-00	7084 LITTLE TWIN LK RD	9/15/22	226,000	158,320	73
005-060-001-00	7448 LITTLE TWIN LK RD	6/27/22	378,000	217,266	106
005-380-016-00	6620 LITTLE TWIN LK RD	7/1/22	465,000	178,863	92

PER FF 1,752
USE 1,100

BIG BLUE

Parcel Number	Street Address	Sale Date	Sale Price	Land	Effec. Front
002-022-018-01	6578 W BLUE LK RD NE	3/18/24	1,195,000	404,807	153.59

PER FF 2,636

ONE SALE DOESN'T ESTABLISH MARKET VALUE
BASED ON PREVIOUS VALUATIONS THAT MIDDLE BLUE IS
18% BETTER THAN STARVATION LAKE, VALUE \$1,890 FF

NORTH BLUE

Parcel Number	Street Address	Sale Date	Sale Price	Land	Effec. Front
002-741-001-00	7227 BLUE LK RD NE	9/11/23	650,000	33,400	106

\$315

2025 VALUE WILL BE UNCHANGED FROM 2024 VALUES

INDIAN LAKES

Parcel Number	Street Address	Sale Date	Sale Price	Land Resic	Effec. Front
002-021-053-20	6575 KEMLER TRL NE	9/30/22	250,000	215,000	236.91
002-021-039-00	12129 NICHOLS LN NE	8/15/22	140,000	83,513	50
002-460-011-00	6687 BIRCH DR NE	8/10/22	315,000	153,736	164
				\$452,249	450.91

Per FF \$1,003
 USE \$700

STARVATION LAKE

Parcel Number	Street Address	Sale Date	Sale Price	Land Resic	Effec. Front
002-005-035-00	9329 GEDMAN RD NE	10/31/23	449,900	216,472	50
002-006-004-00	9397 RAINBOW BAY DR N	6/13/22	100,000	95,444	50
002-006-005-01	9393 RAINBOW BAY DR N	6/13/22	300,000	151,555	50
				\$463,471	150

Per FF \$3,090
 USE \$1,600

SALE 002-006-004-00 IS THE ONLY SALE VACANT SALE WHICH IS THE REAL INDICATOR OF LAND VALUE
 BASED ON THIS SALE, A PER FRONT VALUE OF \$1,600 IS REASONABLE AND JUSTIFIED.