

PARCEL #	SALE DATE	SALE PRICE	LAND VALUE	BDLG VALUE	COST MANUAL	ECF
018-001-00	3/6/2024	\$330,000	\$109,750	\$220,250	\$168,788	1.304891
109-003-50	2/9/2024	\$229,900	\$50,000	\$179,900	\$125,014	1.439039
281-001-85	1/5/2023	\$290,000	\$49,350	\$240,650	\$236,072	1.019392
054-022-00	4/18/2022	\$170,000	\$110,000	\$60,000	\$114,035	0.526154
052-011-00	5/31/2022	\$145,000	\$44,875	\$100,125	\$96,048	1.042448
				\$800,925	\$739,957	1.082394

NOTE: DUE TO LACK OF AG SALES COMBINED LG PARCEL SALES AS PART OF ANALYSIS

PARCEL #	SALE DATE	SALE PRICE	LAND VALU	BDLG VALUE	COST MANUAL	ECF
018-001-00	3/6/2024	\$330,000	\$109,750	\$220,250	\$168,788	1.304891
109-003-50	2/9/2024	\$229,900	\$50,000	\$179,900	\$125,014	1.439039
281-001-85	1/5/2023	\$290,000	\$49,350	\$240,650	\$236,072	1.019392
054-022-00	4/18/2022	\$170,000	\$110,000	\$60,000	\$114,035	0.526154
052-011-00	5/31/2022	\$145,000	\$44,875	\$100,125	\$96,048	1.042448
				\$800,925	\$739,957	1.082394

NOTE: DUE TO LACK OF AG SALES COMBINED LG PARCEL SALES AS PART OF ANALYSIS

	COMMERCIAL/INDUSTRIAL					
		E.C.F.				
	4/1/2022 - 3/31/2024					
	Sale	Sale Price	Land	Building	Cost by	
Parcel #	Date	Price	Value	Value	Manual	ECF
054-025-028-20	5/27/2022	400000	24693	375307	389988	0.962
052-140-199-00	4/4/2022	16000	17643	30581	39864	0.767
052-028-056-00	1/30/2023	136000	53771	17468	20882	0.837
055-036-038-75	9/26/2023	215000	20000	195000	249689	0.781
				423356	450734	0.939

*NOTE: NO COMMERCIAL SALES USED ADJACENT UNIT ECF'S

PARCEL #	SALE DATE	SALE PRICE	LAND VAL	BDLG VALUE	COST MANUAL	ECF
680-018-00	8/27/2022	\$86,000	\$1,700	\$84,300	\$138,084	0.610498
680-009-00	11/5/2022	\$160,000	\$1,500	\$158,500	\$116,972	1.355025
680-044-00	8/29/2023	\$210,000	\$1,500	\$208,500	\$162,873	1.280139
700-073-00	5/7/2022	\$162,500	\$5,000	\$157,500	\$128,826	1.222579
680-045-00	6/9/2022	\$175,000	\$2,150	\$172,850	\$152,589	1.132782
				\$781,650	\$699,344	1.11769

SKI ECF 2025

PARCEL #	SALE DATE	SALE PRICE	LAND VALUE	BDLG VALUE	MAN COST	ECF
041-012-00	6/15/2023	\$378,000	\$14,000	\$364,000	\$385,788	0.943523
480-014-50	4/17/2023	\$105,000	\$10,000	\$95,000	\$109,065	0.87104
062-015-00	11/16/2023	\$94,000	\$9,096	\$84,904	\$95,262	0.891268
062-020-00	8/24/2023	\$77,000	\$648	\$76,352	\$85,449	0.893539
624-003-00	6/22/2023	\$98,000	\$1,296	\$96,704	\$102,477	0.943665
109-003-50	8/23/2023	\$229,900	\$50,000	\$179,900	\$125,014	1.439039
				\$896,860	\$903,055	0.99314

TWP ECF-2025

PARCEL #	SALE DATE	SALE PRICE	LAND VAL	BDLG VALUE	COST MANUAL	ECF
014-003-10	10/10/2023	\$302,000	\$122,000	\$180,000	\$187,538	0.959805
560-003-00	8/10/2023	\$275,000	\$80,000	\$195,000	\$244,090	0.798886
560-008-00	9/7/2022	\$120,000	\$40,000	\$80,000	\$181,707	0.440269
624-003-00	6/22/2023	\$98,000	\$1,296	\$96,704	\$102,477	0.943665
640-008-00	10/6/2023	\$265,000	\$39,200	\$225,800	\$144,804	1.559349
580-001-10	6/23/2022	\$400,000	\$79,812	\$320,188	\$190,736	1.678697
710-019-00	6/15/2023	\$155,000	\$50,000	\$105,000	\$83,162	1.262596
				\$1,202,692	\$1,134,514	1.060094

WATER ECF- 2025

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Std. when Sold/Adj. Sale	Cur. Appraisal	Est. Land Value	Net Acres	Total Acres	Land Table	
007-071-004-60	532 OSTERLUND RD	04/16/24	\$250,000	\$250,000	\$120,400	48.16	\$234,081	\$18,000	2.01	2.01	SKI LAND TABLE
007-680-002-00	105 ALPINE HIGHLANDS	03/18/24	\$171,500	\$171,500	\$35,500	20.70	\$110,035	\$2,500	0.50	0.50	SKI LAND TABLE
007-680-005-00	117 ALPINE HIGHLANDS R	08/27/24	\$210,000	\$210,000	\$68,500	32.62	\$142,108	\$3,000	0.53	0.53	SKI LAND TABLE
007-680-009-00	102 BIG BEAR	11/05/22	\$160,000	\$160,000	\$42,700	26.69	\$91,919	\$1,500	0.30	0.30	SKI LAND TABLE
007-680-044-00	126 BIG BEAR RD	08/29/23	\$210,000	\$210,000	\$57,500	27.38	\$113,409	\$1,500	0.30	0.30	SKI LAND TABLE
007-680-045-00	118 BIG BEAR RD	06/09/22	\$175,000	\$175,000	\$71,400	40.80	\$106,993	\$2,150	0.43	0.43	SKI LAND TABLE
007-700-056-00	LITTLE BEAR RD	11/28/23	\$9,500	\$9,500	\$2,500	26.32	\$10,000	\$10,000	2.00	2.00	SKI LAND TABLE
007-700-073-00	109 LITTLE BEAR RD	05/27/22	\$162,500	\$162,500	\$62,100	38.22	\$93,516	\$5,000	1.00	1.00	SKI LAND TABLE
Totals:			\$1,497,500	\$1,497,500	\$516,400		\$1,054,800	\$46,450	7.63	7.63	
						Sale. Ratio	34.48	Average			
						Std. Dev. =	8.70	per Net Acre		6,087.81	

Ski Land

NOTE: THIS TABLE USED FOR WATER ACREAGE TABLE

Parcel Number	reet Addre	Sale Date	Sale Price	Instr.	erms of Sal	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land Residual	t. Land Val	Effect. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acr	Dollars/SqF	Actual Fron	ECF Area	Libert/Page	# Parcels in Land Table	Class	Site Group
007-012-032-00	782 PENTC	09/09/22	\$165,000	WD	03-ARM'S I	\$165,000	\$48,300	29.27	\$111,268	\$103,732	\$50,000	50.0	180.0	0.21	0.21	\$2,075	\$493,962	\$11.34	50.00	CHLK 815-148		LAKES & RI 401	GOOD	
007-012-033-00	780 PENTC	12/20/22	\$165,000	WD	03-ARM'S I	\$165,000	\$47,000	28.48	\$107,832	\$107,168	\$50,000	50.0	170.0	0.20	0.20	\$2,143	\$535,840	\$12.30	50.00	CHLK 821-333		LAKES & RI 401	GOOD	
007-058-004-00	144 STANL	09/16/24	\$269,900	WD	03-ARM'S I	\$269,900	\$121,700	45.09	\$241,150	\$106,712	\$77,962	100.0	200.0	1.14	1.14	\$1,067	\$93,607	\$2.15	100.00	CHLK 855-114		LAKES & RI 401	GOOD	
007-058-006-00	152 STANL	04/28/22	\$260,000	WD	03-ARM'S I	\$260,000	\$105,200	40.46	\$244,152	\$105,848	\$90,000	100.0	445.0	1.02	1.02	\$1,058	\$103,773	\$2.38	100.00	CHLK 806-304		LAKES & RI 401	GOOD	
007-430-009-00	112 STANL	06/23/22	\$600,000	WD	03-ARM'S I	\$600,000	\$175,100	29.18	\$409,246	\$290,754	\$100,000	100.0	390.0	0.90	0.90	\$2,908	\$324,865	\$7.46	100.00	CHLK 810-65		LAKES & RI 401	GOOD	
007-540-006-00	179 E HAGI	08/08/23	\$200,000	WD	03-ARM'S I	\$200,000	\$81,800	40.90	\$161,618	\$128,382	\$90,000	100.0	290.0	0.67	0.67	\$1,284	\$192,766	\$4.43	100.00	CHLK 833-342		LAKES & RI 401	GOOD	
007-540-022-00	235 E HAGI	06/27/22	\$325,000	WD	19-MULTI I	\$325,000	\$154,600	47.57	\$312,005	\$110,017	\$41,000	100.0	230.0	0.53	0.53	\$1,100	\$207,579	\$4.77	100.00	CHLK 809-595	007-540-00	LAKES & RI 401	GOOD	
007-550-013-00	176 MEYER	09/26/22	\$350,000	WD	19-MULTI I	\$350,000	\$222,400	63.54	\$442,966	\$230,315	\$161,700	149.0	250.0	0.86	0.86	\$1,546	\$267,808	\$6.15	149.00	CHLK 816-29	007-550-00	LAKES & RI 401	GOOD	
007-510-013-00	324 W HAC	04/04/22	\$300,000	WD	03-ARM'S I	\$300,000	\$86,100	28.70	\$196,214	\$203,786	\$100,000	100.0	300.0	0.69	0.69	\$2,038	\$295,771	\$6.79	100.00	CHLK 804-346		LAKES & RI 401	GOOD	
Totals:			\$2,634,900			\$2,634,900	\$1,042,200		\$2,226,451	\$1,386,714	\$760,662	849.0		6.21	6.20									
								Sale. Ratio ==>	39.55	Average														
								Std. Dev. ==>	11.86	per FF==>				\$1,633										

WATER GOOD 2025

Parcel Number	Street Address	Sale Date	Sale Price	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Net Acres	Land Table			
007-014-003-10	118 YOUNGS LANE	10/10/23	\$302,000	\$302,000	\$160,600	53.18	\$316,975	\$107,025	\$122,000	200.0	1.25	WATER	AVG
007-228-015-00		03/30/23	\$245,000	\$245,000	\$80,000	32.65	\$160,000	\$245,000	\$160,000	400.0	5.00	WATER	AVG
007-490-029-00	488 W HAGERMAN LAK	04/02/22	\$699,900	\$699,900	\$370,200	52.89	\$867,909	\$29,091	\$197,100	219.0	1.13	WATER	AVG
Totals:			\$1,246,900	\$1,246,900	\$610,800		\$1,344,884	\$381,116	\$479,100	819.0	7.38		
						Sale. Ratio =>	48.99			Average			
						Std. Dev. =>	11.77			per FF=>	\$465		

WATER AVERAGE 2025

Parcel Number	reet Addre	Sale Date	Sale Price	Adj. Sale \$	id. when Sc.sd/Adj. Sal	Cur. Appraisal	Land Residua	t. Land Val	Effec. Front	Total Acres	Land Table	iate Group
007-058-031-00	794 BAUM	06/14/22	\$137,000	\$137,000	\$76,300	55.69	\$172,020	\$137,000	\$172,020	564.0	16.00	LAKES & RI POOR
007-275-005-18	GOLDEN LA	04/20/23	\$112,500	\$112,500	\$39,800	35.38	\$79,605	\$112,500	\$79,605	261.0	5.27	LAKES & RI POOR
007-275-005-20	GOLDEN LA	09/22/23	\$120,000	\$120,000	\$39,700	33.08	\$79,300	\$120,000	\$79,300	260.0	5.24	LAKES & RI POOR
007-331-004-00		08/12/22	\$243,000	\$243,000	\$84,300	34.69	\$176,654	\$183,342	\$116,996	1,400.0	1.17	LAKES & RI POOR
007-450-013-00	199 CAMP	08/19/24	\$349,000	\$349,000	\$94,300	27.02	\$183,064	\$193,436	\$27,500	100.0	0.36	LAKES & RI POOR
007-460-021-00	277 CAMP	02/14/23	\$75,000	\$75,000	\$33,900	45.20	\$72,466	\$42,534	\$40,000	100.0	0.48	LAKES & RI POOR
007-470-011-00	315 CAMP	10/03/23	\$449,900	\$449,900	\$168,900	37.54	\$349,418	\$216,368	\$173,400	254.0	1.23	LAKES & RI POOR
007-470-020-00	357 CAMP	09/08/23	\$137,500	\$137,500	\$37,400	27.20	\$73,607	\$103,893	\$40,000	100.0	0.38	LAKES & RI POOR
007-560-003-00		08/10/23	\$275,000	\$275,000	\$165,500	60.18	\$328,113	\$26,887	\$80,000	200.0	1.31	LAKES & RI POOR
007-590-020-00	BRULE LAK	06/23/23	\$35,000	\$35,000	\$21,600	61.71	\$43,200	\$35,000	\$43,200	108.0	0.50	LAKES & RI POOR
007-640-008-00	159 GOLDE	10/06/23	\$265,000	\$265,000	\$94,600	35.70	\$187,284	\$116,916	\$39,200	98.0	0.46	LAKES & RI POOR
Totals:			\$2,198,900	\$2,198,900	\$856,300		\$1,744,731	\$1,287,876	\$891,221	3,445.0	32.40	
						Sale. Ratio	38.94			Average		
						Std. Dev. =	12.61			per FF=>	\$374	

WATER POOR 2025

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Net Acres	Total Acres	Land Table
007-720-008-00		03/10/23	\$15,500	\$15,500	\$5,100	32.90	\$10,100	\$15,500	\$10,100	200.0	2.00	2.01	LAC O SEASON
007-720-024-00	185 STANLEY LK DR	11/28/22	\$85,000	\$85,000	\$24,400	28.71	\$56,781	\$33,319	\$5,100	75.0	1.00	1.00	LAC O SEASON
Totals:			\$100,500	\$100,500	\$29,500		\$66,881	\$48,819	\$15,200	275.0	3.00	3.01	
						Sale. Ratio =>	29.35	Average		Average			
						Std. Dev. =>	2.97	per FF=>		\$178	per Net Acre=:	5,049.83	

LAC O SEASON 2025

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Std. when Sol	Asd/Adj. Sale	Land Residual	Net Acres	Total Acres	Land Table
007-013-035-50	03/08/23	\$69,000	\$69,000	\$16,200	23.48	\$69,000	26.12	26.12	METES AND BOUNDS
007-014-005-00	08/11/22	\$210,000	\$210,000	\$58,400	27.81	\$92,958	2.30	2.30	METES AND BOUNDS
007-018-001-00	03/06/24	\$330,000	\$330,000	\$121,000	36.67	\$153,942	80.00	80.00	METES AND BOUNDS
007-019-115-00	04/08/22	\$40,000	\$40,000	\$17,500	43.75	\$40,000	29.01	29.01	METES AND BOUNDS
007-019-118-00	08/31/22	\$157,000	\$157,000	\$48,800	31.08	\$66,110	9.84	9.84	METES AND BOUNDS
007-019-119-00	12/17/22	\$315,000	\$315,000	\$75,600	24.00	\$162,279	6.54	6.54	METES AND BOUNDS
007-041-012-00	06/15/23	\$378,000	\$378,000	\$171,200	45.29	\$53,366	10.00	10.00	METES AND BOUNDS
007-052-011-00	05/31/22	\$145,000	\$145,000	\$58,600	40.41	\$64,177	35.90	35.90	METES AND BOUNDS
007-053-023-00	07/08/22	\$169,900	\$169,900	\$65,800	38.73	\$43,749	11.00	11.00	METES AND BOUNDS
007-054-034-00	07/29/22	\$46,500	\$46,500	\$12,200	26.24	\$34,877	10.00	10.00	METES AND BOUNDS
007-056-020-00	06/20/23	\$140,000	\$140,000	\$49,700	35.50	\$140,000	79.50	79.50	METES AND BOUNDS
007-058-000-05	12/24/22	\$131,000	\$131,000	\$25,900	19.77	\$70,194	0.03	0.03	METES AND BOUNDS
007-060-006-00	05/17/23	\$90,000	\$90,000	\$16,400	18.22	\$59,195	0.48	0.48	METES AND BOUNDS
007-062-015-00	11/16/23	\$94,000	\$94,000	\$46,800	49.79	\$10,948	3.10	3.10	METES AND BOUNDS
007-062-020-00	08/24/23	\$77,000	\$77,000	\$36,500	47.40	\$22,559	0.18	0.18	METES AND BOUNDS
007-064-009-00	04/19/22	\$29,500	\$29,500	\$13,000	44.07	\$29,500	20.00	20.00	METES AND BOUNDS
007-065-008-00	10/25/23	\$299,000	\$299,000	\$80,900	27.06	\$149,467	4.30	4.30	METES AND BOUNDS
007-071-004-15	09/20/22	\$267,500	\$267,500	\$65,200	24.37	\$138,153	2.00	2.00	METES AND BOUNDS
007-092-006-00	08/31/22	\$45,000	\$45,000	\$9,000	20.00	\$45,000	3.98	3.98	METES AND BOUNDS
007-092-025-00	08/11/23	\$110,000	\$110,000	\$43,500	39.55	\$31,748	2.00	2.00	METES AND BOUNDS
007-094-020-00	02/15/23	\$90,400	\$90,400	\$30,000	33.19	\$28,435	0.50	0.50	METES AND BOUNDS
007-103-013-00	04/30/24	\$219,000	\$219,000	\$63,700	29.09	\$132,920	8.15	8.15	METES AND BOUNDS
007-109-003-50	08/23/23	\$229,900	\$229,900	\$78,300	34.06	\$124,703	40.00	40.00	METES AND BOUNDS
007-233-040-05	01/11/23	\$27,500	\$27,500	\$7,100	25.82	\$27,500	10.12	10.12	METES AND BOUNDS
007-256-002-60	01/11/23	\$20,000	\$20,000	\$5,000	25.00	\$20,000	5.00	5.00	METES AND BOUNDS
007-275-001-25	09/15/22	\$250,000	\$250,000	\$61,200	24.48	\$128,672	7.00	7.00	METES AND BOUNDS
007-275-013-00	10/17/22	\$145,000	\$145,000	\$32,000	22.07	\$78,859	2.00	2.00	METES AND BOUNDS
007-279-001-00	02/28/24	\$112,500	\$112,500	\$29,800	26.49	\$63,241	14.12	14.12	METES AND BOUNDS
007-281-001-85	01/05/23	\$400,000	\$290,000	\$114,400	39.45	\$91,349	39.48	39.48	METES AND BOUNDS
007-281-004-00	10/28/23	\$122,000	\$122,000	\$39,400	32.30	\$57,946	10.00	10.00	METES AND BOUNDS
007-308-002-00	12/01/22	\$55,000	\$55,000	\$35,100	63.82	\$29,182	40.00	40.00	METES AND BOUNDS
007-480-014-50	04/17/23	\$105,000	\$105,000	\$51,500	49.05	\$13,224	4.00	4.00	METES AND BOUNDS
007-622-003-00	06/22/23	\$210,000	\$210,000	\$67,600	32.19	\$82,517	1.50	1.50	METES AND BOUNDS
007-624-003-00	03/24/23	\$98,000	\$98,000	\$40,600	41.43	\$32,550	0.36	0.36	METES AND BOUNDS
007-660-052-00	04/16/24	\$52,000	\$52,000	\$21,300	40.96	\$25,314	2.00	2.00	METES AND BOUNDS
007-710-034-00	03/15/23	\$126,500	\$126,500	\$47,300	37.39	\$26,914	0.45	0.45	METES AND BOUNDS
Totals:		\$5,936,700	\$5,826,700	\$1,872,000		\$2,672,095	598.25	595.81	
				Sale. Ratio =:	32.13				
				Std. Dev. =>	22.88	per Net Acre=	4,466.52		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale Price	Std. when Sold	Sold/Adj. Salur.	Appraisal	Residual	Net Acres	Total Acres	
007-010-00	2020 HWY	12/08/22	\$43,000	WD	\$43,000	\$20,000	46.51	\$38,500	\$43,000	\$38,500	40.00	40.00
007-017-00	VACANT LA	11/22/22	\$60,000	WD	\$60,000	\$20,000	33.33	\$38,500	\$60,000	\$38,500	40.00	40.00
007-042-00	VACANT LA	12/13/22	\$86,100	CD	\$86,100	\$43,200	50.17	\$74,220	\$86,100	\$74,220	80.00	80.00
007-073-00	VACANT LA	01/31/23	\$74,000	WD	\$74,000	\$37,000	50.00	\$60,389	\$74,000	\$60,389	65.80	65.80
007-115-01	VACANT LA	08/15/22	\$58,500	WD	\$58,500	\$36,600	62.56	\$59,610	\$58,500	\$59,610	65.00	65.00
Totals:			\$321,600		\$321,600	\$156,800		\$271,219	\$321,600	\$271,219	290.80	290.80
							Sale. Ratio	48.76				
							Std. Dev. =	10.45	per Net Acre 1,105.91			

TIMBER CUTOVER 2025

Dollars/Acre Land Table

\$1,075 TIMBER CUTOVER

\$1,500 TIMBER CUTOVER

\$1,076 TIMBER CUTOVER

\$1,125 TIMBER CUTOVER

\$900 TIMBER CUTOVER

COMMERCIAL LAND VALUES

						Price	Average
Date	Parcel #		Sale Price	Bldg	Acre	Per Acre	Per Acre
	0-<5 Acres						
12/21/2023	1052-028-016-50	201	\$5,000		0.53	\$9,434	
5/2/2022	D002-512-010-00	201	\$10,000	3054	0.45	\$15,436	
7/1/2023	1051-011-20-30	201	\$75,000	62615	1.12	\$11,058	
4/13/2022	1052-028-053-50	201	\$3,000		0.89	\$3,371	
12/7/2023	1052-030-002-50	201	\$510,575	470630	3.5	\$11,413	\$10,142
	5-<10 Acres						
5/27/2022	1054-025-028-20	201	\$400,000	315890	5.55	\$15,155	\$15,155

Acreage Table			
1 ACRE	10142.24	10 ACRE	\$31,337
1.5 ACRE	18346.31	15 ACRE	\$34,817
2 ACRE	26550.37	20 ACRE	\$38,297
2.5 ACRE	34754.44	25 ACRE	\$41,533
3 ACRE	42958.51	30 ACRE	\$44,770
4 ACRE	59366.64	40 ACRE	\$55,000
5 ACRE	75774.77	50 ACRE	\$63,700
7 ACRE	57999.65	100 ACRE	\$97,215

NOTE; NO COMMERCIAL SALES USING ADJACENT UNIT SALES

NOTE: COMMERCIAL LAKE FRONT IS 30% MORE THAN RESIDENTIAL LAKE FRONT-AVERAGE (\$465) = \$600 FF