

2026 CFT SALES- LAND VALUES - WATERFRONT - LOTS

CITY LOTS - 2025: \$54/ff		NOTE: TOBIN-ODGERS DISCOUNTED TO \$/100 DUE TO LACK OF SEWER, SIDEWALK, CURB.																	
2026 \$/FF \$112																			
Parcel Number	Other Parcels in Sale	Street Address	Sale Date	Sale Price	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Value	BLDG VAL	LAND SALE\$	Net Acreage	Sale\$/ac	Actual Front	SALES/FF	Comments	Grantor	Grantee	Land Table
002-440-003-00		107 ROBERTS ST TOBIN	10/10/23	\$6,200	\$6,200	\$2,600	41.94	\$5,296	\$3,917	\$0	\$6,200	0.30	\$20,805	100.0	\$62	100X130 VACANT LOT	SPITZA MARK S & KELLI A	ROWE MARY LYNN	CITY LOTS
052-160-325-00			07/12/23	\$8,000										135	\$59	135'X140' VACANT	KINVILLE KATHY	WEST MICHAEL	
055-002-002-00			11/01/23	\$2,900										40	\$73	40X135 VACANT LOT	PIACENTE THOMAS	WOOD JESSE A	
002-421-016-50		SUPERIOR AVE - VACANT	07/08/24	\$2,950	\$2,950	\$1,100	37.29	\$2,259	\$2,259	\$0	\$2,950	0.09	\$32,418	40.0	\$74	VACANT LOT	CRYSTAL LUMBER PROPERTIES LLC	RAMOS LUCY	CITY LOTS
002-440-003-00		107 ROBERTS ST TOBIN	10/10/23	\$6,200	\$6,200	\$2,700	43.55	\$5,311	\$3,917	\$1,394	\$4,806	0.30	\$16,128	100.0	\$48	100X130 VACANT LOT	SPITZA MARK S & KELLI A	ROWE MARY LYNN	CITY LOTS
002-440-004-00		111 ROBERT ST TOBIN L	03/22/24	\$116,500	\$116,500	\$48,600	41.72	\$97,197	\$3,917	\$93,280	\$116,500	0.30	\$77,919	100.0	\$232	LOT + HOUSE	FEDERAL NATIONAL MORTGAGE ASSOC	VOGEL MIRANDA	CITY LOTS
002-480-017-00		218 NEW BRISTOL RD	05/30/25	\$110,000	\$110,000	\$40,700	37.00	\$81,324	\$6,502	\$74,822	\$35,178	0.43	\$82,384	150.0	\$235	LOTS + HOUSE	CONSLA JEAN & DENSLOW ROGER III	KRUEGER AMANDA	CITY LOTS
002-500-034-00		114 FIFTH ST TOBIN LO	11/07/24	\$65,000	\$65,000	\$26,100	40.15	\$52,272	\$3,760	\$48,512	\$16,488	0.30	\$55,144	95.0	\$174	95X137' LOT + HOUSE	MCKINNON KEVIN	BUDZINSKI JOSEPH	CITY LOTS
002-480-011-00	002-480-006-00	223 NEW BRISTOL RD	03/28/25	\$90,000	\$90,000	\$0	0.00	\$86,079	\$0	\$86,079	\$3,921	0.00	#DIV/0!	75.0	\$52	.5A + HOUSE	VALESANO LINDA ET AL	JOHNSON CHRISTOPHER SR & TIFFANY	CITY LOTS
																\$112			

COMMERCIAL - 2025: \$120/FF		2026 \$/FF \$134																	
Parcel Number	Other Parcels in Sale	Street Address	Sale Date	Sale Price	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Value	BLDG VAL	LAND SALE\$	Net Acreage	Sale\$/ac	Actual Front	SALES/FF	Comments	Grantor	Grantee	Land Table
052-028-016-50			12/21/2023	\$5,000								0.53 Acres	\$9,434	110' Rd	\$50		CF Golf Course	William Neuens Ritt	
002-080-027-00		VACANT LAND US HWY-2	01/21/22	\$50,000	\$50,000	\$0	0.00	\$24,156	\$24,156	\$0	\$0	1.46	\$34,176	425.0	\$118	US2 & 141 Vacant	RUCINSKI INC	CITY OF CRYSTAL FALLS	COMMERCIAL
054-117-001-00			12/21/2022	\$50,000								60'x120'	\$294,117	180	\$277		FAB Leasing		
002-275-024-00	002-275-025-00, 002-275-023-00	1497 US HWY 2	10/17/25	\$200,000	\$200,000	\$0	0.00	\$87,750	\$0	\$87,750	\$112,250	5.07	\$22,140	677.0	\$166	5A + COMM BLDGS	HOENIG THOMAS S & JOSEPH A	VORTEX LLC	COMMERCIAL
002-275-025-65		VACANT LAND HWY US-2	05/08/25	\$17,500	\$17,500	\$15,000	85.71	\$29,901	\$29,901	\$0	\$17,500	1.62	\$10,776	282.9	\$62	1.62A VACANT	WILD RIVERS INVESTMENTS LLC	HFLP LLC	COMMERCIAL
																\$134			

LAKE FAIR - 2025 \$102/ff		2026 \$/FF \$149																	
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002-116-006-00		180 FERNWOOD LANE	02/17/23	\$118,000	\$118,000	\$75,600	64.07	\$151,103	\$66,581	\$84,522	\$33,478	17.90	\$1,870	200.0	\$167	149' LIVER LK, 20A + CAMP	HARTMAN MICHAEL	BERGSTROM DOUGLAS J	LAKE AVERAGE
002-132-004-10		338 HULKO DR	11/04/22	\$80,000	\$80,000	\$43,000	53.75	\$85,972	\$50,000	\$35,972	\$44,028	5.80	\$7,586	500.0	\$88	500' UPPER HOLMES LK & CABIN	WRIGHT PENNEY S	YOUNG DAVID K & TERBECK REBECCA L	LAKE FAIR
002-182-002-00		676 WOOL PANTS DR	12/17/24	\$300,000	\$300,000	\$142,100	47.37	\$284,258	\$82,816	\$201,442	\$98,558	31.75	\$3,104	1,081.0	\$91	31.75A + CAMP	MINGELA SARUNAS S	DEAN MICHAEL D II & JANA L	LAKE FAIR
002-207-001-00	002-800-411-50, 002-207-001-25	280 LUKES RD	12/27/21	\$750,000	\$722,440	\$254,600	35.24	\$509,190	\$130,000	\$379,190	\$343,250	40.10	\$137,337	3,212.0	\$107	MULTI CLASS, UNIT	MANZINI CHRISTOPHER TRUSTEE	HART BRETT A & ANDREA L	LAKE FAIR
002-207-005-00		387 SHANK LAKE RD	06/26/24	\$80,000	\$80,000	\$130,300	162.88	\$260,647	\$254,467	\$6,180	\$73,820	40.00	\$1,846	1,560.0	\$47	1560' SHANK LK + SHEDS & CARPO	CAREY STEPHEN M & REBECCA A	JACKSON JAMES M TRUSTEE	LAKE FAIR
003-232-006-05			12/29/23	\$80,000										660	\$121	660' FRTG CABLE LK VACANT	KEPHART R STEVEN & MARSHAL	KEENE THERESA & CLAYTON	
003-232-011-05			01/03/25	\$115,000										410	\$280	410' PORTER LK VACANT	BECK JULIE TRUSTEE VILELLI FRANK	ANDERSON JERRY MICHAEL	
006-271-003-40			11/25/24	\$90,000										270	\$333	270' FRTG ISAACSON LK VACANT	PETERSON CHRISTOPHER & DAWN	KOSLOWSKI KEVIN	
006-282-026-00			02/04/25	\$35,000										212	\$165	212' LITTLE MAGGIE VACANT	SIENKIEWICZ MELANIE	WEIGAND JOEL W & MEDLOM KATIE	
006-282-028-00			12/10/24	\$32,500										350	\$93	350' LITTLE MAGGIE LK VACANT	SULLIVAN TOM	NORTHERN MICHIGAN LAND HOLDINGS LLC	

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LAKE GOOD - 2025 \$438/ff		2026 \$/FF \$480																	
Parcel Number	Other Parcels in Sale	Street Address	Sale Date	Sale Price	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Value	BLDG VAL	LAND SALE\$	Net Acreage	Sale\$/ac	Actual Front	SALES/FF	Comments	Grantor	Grantee	Land Table
002-072-017-00		116 N RUNKLE LAKE RD	06/11/25	\$226,750	\$226,750	\$94,700	41.76	\$189,342	\$52,998	\$136,344	\$90,406	0.93	\$97,211	121.0	\$747	60' RUNKLE LK + HOUSE	HRONKIN JENNIFER ANN	BROWN KATHRINE RUTH	LAKE GOOD
002-077-012-40		LOHREY LN (VACANT)	05/19/23	\$30,000	\$30,000	\$33,100	110.33	\$66,138	\$66,138	\$0	\$30,000	0.00	#DIV/0!	151.0	\$199	150' RUNKLE LAKE VACANT	COBURN PAMELA J	PETERSON MAXIMILIAN &	LAKE GOOD
002-266-007-00		LONG LAKE RD (VACANT)	10/05/23	\$85,000	\$85,000	\$52,600	61.88	\$105,120	\$105,120	\$0	\$85,000	3.64	\$23,352	300.0	\$283	295' FRTG LONG LK VACANT	OSTERBY AARON & BODLEY SARAH	LEONARD MICHAEL J & NIKI R	LAKE GOOD
002-335-030-00	002-335-026-00	SWAN LAKE	11/17/23	\$50,000	\$50,000	\$0	0.00	\$40,568	\$40,568	\$0	\$50,000	0.36	\$140,449	86.0	\$581	86' FRTG SWAN LK VACANT	CK HOFF LLC	HRONKIN-FORCE NANCY	LAKE GOOD
002-335-040-50		279 KOHON RD	06/13/23	\$87,000	\$87,000	\$33,300	38.28	\$66,515	\$66,515	\$0	\$87,000	1.53	\$56,863	151.2	\$440	151' FRTG SWAN LK VACANT	JOHNSON DARRYL D & MARSHA	ZAIDEL KEVIN L & COLLEEN M	LAKE GOOD
002-335-040-55		280 KOHON RD	06/13/23	\$85,000	\$85,000	\$34,200	40.24	\$68,429	\$68,429	\$0	\$85,000	1.62	\$52,469	155.5	\$440	155' FRTG SWAN LK VACANT	JOHNSON DARRYL D & MARSHA	SISCHO SCOTT D & CINDY M	LAKE GOOD
002-335-049-60		SWAN LK RD	11/27/23	\$85,000	\$85,000	\$34,300	40.35	\$68,651	\$68,651	\$0	\$85,000	2.16	\$39,352	173.4	\$490	173' FRTG SWAN LK VACANT	MARSHALL JON B & LINDA A	GODSEY BRIAN E & DAWN M	LAKE GOOD
004-167-001-12			05/21/24	\$134,950										275	\$491	275' FRTG HOMAN LK VACANT	STERLING TRUST CO	KOSCIELNY MICHAEL JR & DEBORAH TRUS	
004-167-001-24			06/28/24	\$145,000										330	\$439	330' VACANT HOMAN LK	BUERGER WILLIAM D & MICHELLE L	JACKSON JOHN E & ELIZABETH M	
004-167-001-25			04/02/24	\$149,950										340	\$441	340' VACANT HOMAN LK	ARCTIC MOON LLC	ROBERTS MEGAN & VEGA OSCAR	
004-167-001-25			10/09/24	\$155,000										360	\$431	360' VACANT HOMAN LK	ROBERTS MEGAN & VEGA OSCAR	ZAHN ROBERT E	
005-135-013-00			08/31/23	\$98,000										100	\$980	100' LK ELLEN	ULLMER GARY W	FREEMAN ERIC & KIMBERLY	
007-058-038-00			06/19/24	\$108,000										330	\$327	330' FRG STANLEY LK VACANT	ODONNELL & MATTIMORE TRUST	EGAN MEGAN S	
007-275-005-18			04/20/23	\$112,500										261	\$431	261' GOLDEN LK VACANT	MEINKE KATHERINE	ABLONOWSKI ALAN & SANDRA	
007-275-005-26			07/28/23	\$120,000										260	\$462	260' GOLDEN LK VACANT	MEINKE KATHERINE	FRANZENE JEFFREY R & LISA A	
007-450-003-00			07/25/24	\$50,000										100	\$500	100' CAMP LK VACANT	HILL DAVID P & LINDA M	GEHIN JOSEPH & CHARISSE	

LAKE AVERAGE - 2025 \$355/FF		2026 \$/FF \$400																		
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001-028-001-28			07/17/24	\$65,000										227	\$286	227' FRTG WILDWOOD LK VACANT	ANDERSON JOSEPH A	KEITH JERRY		
001-028-001-36			09/09/22	\$56,500										217	\$260	217' FRTG WILDWOOD LK VACANT	MACIEJEWSKI STEVE & ELIZABETH	HYNOUS CAROL A TRUSTEE		
001-028-001-44			04/22/22	\$50,000										213	\$235	213' FRTG WILDWOOD LK VACANT	ROY SUSAN W TRUSTEE	ZASTROW BOYD & DARCIE		
001-028-001-48			05/24/24	\$60,000										226	\$265	226' FRTG WILDWOOD LK VACANT	SARDER MARK & KERRY	FRITZ SCOTT & LYNN		
001-028-001-76			06/10/24	\$110,000										245	\$449	245' VACANT WILDWOOD LK	PLAMANN, PETER J & STEPHANIE J	GILLASPIE ANDREW E & MERRIE A		
002-154-008-70		1555 DEER LAKE	09/22/22	\$65,000	\$65,000	\$44,100	67.85	\$88,294	\$88,294	\$0	\$65,000	6.60	\$9,848	332.0	\$196	332' FRTG DEER LK VACANT	STEIRO ERIC K & LISA	MADLUNG PETER & CATHERINE TRUSTEES	LAKE AVERAGE	
002-155-009-00		1495 DEER LAKE	12/20/23	\$168,000	\$168,000	\$63,300	37.68	\$126,680	\$44,375	\$82,305	\$85,695	0.87	\$98,613	125.0	\$686	125' FRTG DEER LK + CAMP	LARSON BRIAN K & ELLEN J TRUSTEES	JENSEMA JASON L & ELIZABETH A	LAKE AVERAGE	
002-266-007-00			10/05/23	\$85,000										295	\$288	295' FRTG LONG LK VACANT	OSTERBY AARON & BODLEY SARAH	LEONARD MICHAEL J & NIKI R		
002-320-025-00		BATES AMASA RD	05/06/24	\$78,000	\$78,000	\$53,300	68.33	\$106,500	\$106,500	\$0	\$78,000	1.70	\$45,855	300.0	\$260	300' FIRE LAKE VACANT	PREMO KENT	KOEBERL CHAD L & CORINA M	LAKE AVERAGE	
002-321-015-00		142 JARVI RD	12/01/23	\$110,000	\$110,000	\$69,200	62.91	\$138,470	\$52,695	\$85,775	\$24,225	2.85	\$8,500	125.0	\$194	125' FTG GIBSON LK + HOUSE+GAR	JARVI JERRY LIFE ESTATE	CORNELIA DON & ROBERTS AMANDA LYNN	LAKE AVERAGE	
002-322-004-00	002-315-016-00	183 INDUSTRIAL PARK RD	08/02/22	\$210,000	\$210,000	\$145,700	69.38	\$291,493	\$171,992	\$119,501	\$90,499	8.43	\$10,730	729.4	\$124	679' GILBERT LK + HOUSE + 5A	SCHREINER MARY LOU	WENZEL PAUL & MARY JO	LAKE AVERAGE	
002-322-014-50		1436 US HWY 141	06/25/21	\$100,000	\$100,000	\$55,000	55.00	\$109,957	\$28,413	\$81,544	\$18,456	0.00	#DIV/0!	123.0	\$192	123' GILBERT LK + HOUSE	KRASZEWSKI JOHN & VALENTINE JA	BUGLER JERRY M J	LAKE AVERAGE	
002-460-013-00		142 LILLIAN DR	09/06/24	\$178,000	\$178,000	\$61,200	34.38	\$122,397	\$35,500	\$86,897	\$91,103	0.71	\$129,224	100.0	\$911	LOT + HOUSE	MYERS CURTIS	SCHULTZ SCOTT & LINDA	LAKE AVERAGE	
002-460-017-00		156 LILLIAN DR	06/28/24	\$135,000	\$135,000	\$47,900	35.48	\$95,720	\$35,500	\$60,220	\$74,780	1.28	\$58,285	100.0	\$748	100' DEER LK + CAMP	SEEFELD MARSHALL	STRAWN LUKE A & J	LAKE AVERAGE	
004-011-011-10				10/19/24	\$150,000										200	\$750	200' IRON LK VACANT	GRZADZIELEWSKI TERRY & PAMELA D	SMITH RICHARD J	
004-377-007-00				10/12/23	\$45,000										50	\$900	50' FRTG ROBINSON LK	HASS BARRY & BARBARA J & SARAH J	DAVIS GLEN P & LISA J TRUSTEES	
004-520-025-50			07/19/24	\$150,000										295	\$508	295' SILVER LK VACANT, ADJ OWN	LOUCHHEIM JOHN P & SUSAN R	GEORGIA MICHAEL L & MARY H		
007-114-006-10			06/27/23	\$40,000										200	\$200	200' BASS LAKE VACANT	MARTORANO JOSEPH D	JOHNSON CHAD W & COLMAN RICKI J		
007-590-019-00			11/03/23	\$25,000										108	\$231	108' BRULE LAKE - VACANT	OHS JOHN D	ROUHOENEN CHARLES & ROSALINA		
007-590-020-00			06/23/23	\$35,000										108	\$324	108' VACANT BRULE LK	JOOSSE ERIC	BOWMAN MICHAEL & LAURA TRUSTEES		
																\$400				

LAKE VERY GOOD - 2025 \$844/FF		2026 \$/FF \$927																	
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001-007-000-06			02/26/24	\$150,000										200	\$750	200' FRTG VACANT SUNSET LK	GENDZWILL JOHN J TRUSTEE	HEBERT BRETT D & FORTNER SIERRA	
001-007-000-07			02/01/24	\$140,000										192	\$729	192' FRTG SUNSET LK VACANT	GENDZWILL JOHN J TRUSTEE	HEBERT DREW S	
001-360-019-00			11/13/24	\$62,500										211	\$296	211' FRTG SUNSET VACANT	WILSON SPARKS PATRICIA A	MILJOUR STEVEN R & MILJOUR SCOTT M	
001-960-016-00			08/15/24	\$200,000										200	\$1,000	200' SUNSET LAKE VACANT	FREGETTO JAMES F & CAROLYN S TRUST	ATANASOFF STANLEY	
002-283-008-50		123 PINE LANDING DR	04/23/24	\$346,000	\$346,000	\$0	0.00	\$127,866	\$127,866	\$0	\$346,000	0.32	\$1,081,250	304.3	\$1,137	304.2' 2ND FORTUNE LK VACANT	PLOWE GREGORY R TRUST	BARAN TYLER & GABRIELLA &	LAKE VERY GOOD
002-284-021-00		540 IDLEWILD RD	07/06/24	\$600,000	\$600,000	\$264,300	44.05	\$528,683	\$322,941	\$205,742	\$394,258	2.91	\$135,484	395.0	\$998	395' 1ST FORTUNE + HOUSE	JETT PATRICIA TRUSTEE POLLOCK TRUST	FLOOD JAMES E & JEAN E TRUSTEES	LAKE VERY GOOD
002-284-024-00		550 IDLEWILD RD	06/21/23	\$500,000	\$500,000	\$253,900	50.78	\$507,718	\$278,520	\$229,198	\$270,802	2.08	\$130,006	330.0	\$821	330' FORTUNE LK & HOUSE & GAR	ROWAN MICHAEL & PIVORIS JEANNE &	AGAMAITE CHAD M & DAVIS JESSICA L	LAKE VERY GOOD
002-284-039-25 & 039-00		487 IDLEWILD ROAD	06/10/22	\$550,000	\$550,000	\$216,300	39.33	\$523,933	\$280,075	\$243,858	\$306,142	7.06	\$43,363	388.0	\$722	388' FORTUNE LK + HOUSE & BLDG	PETERMAN STEVE & CHERYL	SAIGH LINZI & LARSEN JACOB &	LAKE VERY GOOD
002-284-045-00	002-277-047-00	110 BIRCHPOINT DR	08/30/24	\$775,000	\$775,000	\$239,600	30.92	\$479,146	\$218,450	\$260,696	\$514,304	0.03	\$17,143,467	640.0	\$804	ISLAND & LOT FORTUNE + CABIN	FITZGIBBON ROBERT & PENNY	EDEN PROPERTY COLLECTION LLC	LAKE VERY GOOD
006-055-010-40			07/26/23	\$130,000										170	\$765	170.5' LAKE MARY VACANT	BEITTEL SCOTT A & MOLLY E TRUST	BERG BRYAN K & AMY E TRUSTEES	
006-055-020-00			05/06/24	\$90,000										100	\$900	100' LAKE MARY VACANT	KATES JEFFREY & KAREN	NIEMI ENTERPRISES LLC	
007-012-047-00			12/26/24	\$265,000										150	\$1,767	150' FRTG CHICAGON LK VACANT	LADENDORF MARK C & DEBRA L	ROMETTI MARK & LAURI A TRUSTEES	
007-228-019-20			12/16/24	\$260,000										250	\$1,040	250' SMOKY LK VACANT	MASON DAVID W & JOAN LIVING TRUST	DOMINICK BRIAN	
007-530-001-00			07/07/23	\$125,000										100	\$1,250	100' HAGERMAN LK VACANT	BRAMLEY ROBERT G & RACHEL E	DRELLA STEVE	

PAINT RVR GD-NAV - 2025 \$221/FF		2026 \$/FF \$226																	
Parcel Number	Other Parcels in Sale	Street Address	Sale Date	Sale Price	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Value	BLDG VAL	LAND SALE\$	Net Acreage	Sale\$/ac	Actual Front	SALES/FF	Comments	Grantor	Grantee	Land Table
002-057-009-20		486 PAINT RIVER ROAD	06/16/25	\$378,700	\$378,700	\$187,400	49.49	\$374,882	\$94,576	\$280,306	\$98,394	2.76	\$35,715	400.0	\$246	400' PAINT RIVER + HOUSE 7.86A	DEMURI ANTHONY C	GREEN JUSTIN & DANIELLE	PAINT RVR GD/NAV
002-057-009-24		496 PAINT RIVER RD	01/23/23	\$114,000	\$114,000	\$61,400	53.86	\$122,809	\$122,809	\$0	\$114,000	9.88	\$11,538	662.8	\$185	625' PAINT RIVER VACANT	FLORIAN ROBERT J JR & LORI TRUSTEES	SHAMION RYAN & MEGAN	PAINT RVR GD/NAV
002-057-009-70		378 PAINT RIVER RD	11/15/22	\$330,000	\$330,000	\$164,100	49.73	\$328,299	\$79,997	\$248,302	\$81,698	10.70	\$7,635	300.0	\$267	10A + HOUSE	RINTALA LORI, ANDERSON CINDY &	FLORIAN ROBERT J & LORI A TRUSTEES	PAINT RVR GD/NAV
002-067-007-40		318 PAINT RIVER RD	03/09/24	\$300,000	\$300,000	\$152,100	50.70	\$304,212	\$94,751	\$209,461	\$90,539	10.30	\$8,790	346.8	\$261	347' FRGT PAINT RIVER + HOUSE	MITRENGA GERARD & KAREN	LAUDERDALE LARRY & CHRISTINE	PAINT RVR GD/NAV
002-070-014-00		176 PINE CLIFF DR	06/23/23	\$40,000	\$40,000	\$28,000	70.00	\$55,966	\$24,800	\$31,166	\$8,834	1.22	\$7,241	124.0	\$200	1.22A + HOUSE	ARMSTRONG ROBERT	ROSS EDWARD	PAINT RVR GD/NAV
002-262-025-00		114 MEMORY LANE DR	08/05/22	\$147,000	\$147,000	\$77,500	52.72	\$99,089	\$40,820	\$58,269	\$88,731	1.81	\$48,942	204.1	\$200	204' PAINT RIVER + COTTAGE	ORACLE DEVELOPMENT CORP	MAKOWSKI PAUL & KRUSE-MAKOW CAND	PAINT RVR GD/NAV

RIVER2 - 2025 \$137/FF		2026 \$/FF \$149																	
Parcel Number	Other Parcels in Sale	Street Address	Sale Date	Sale Price	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Value	BLDG VAL	LAND SALE\$	Net Acreage	Sale\$/ac	Actual Front	SALES/FF	Comments	Grantor	Grantee	Land Table
002-260-018-15		LIND RD EXTENTION	05/01/23	\$38,250	\$38,250	\$21,000	54.90	\$42,084	\$42,084	\$0	\$38,250	7.67	\$5,946	301.5	\$140	301.5' FRTG PAINT RIVER VACANT	SHUPPERT LAURENCE V TRUST	NEVE ALEXANDER D & CHRISTA E	RIVER2
002-260-018-17		LIND RD EXTENSION	05/26/23	\$55,000	\$55,000	\$25,600	46.55	\$51,102	\$51,102	\$0	\$55,000	7.20	\$7,639	301.5	\$169	301.5' FRTG PAINT RIVER VACANT	SHUPPERT LAURENCE V TRUST	HERRELL DANIEL W & NANCY C TRUSTEES	RIVER2
002-261-004-45		SHELTHROW RD (VACANT)	09/01/23	\$32,000	\$32,000	\$19,200	60.00	\$38,336	\$38,336	\$0	\$32,000	1.66	\$19,277	275.0	\$116	275' FRTG PAINT RIVER VACANT	KEWEEAW PROPERTIES LLC	RIORDAN ERIC	RIVER2
003-160-004-00			03/21/24	\$95,000										1320	\$72	1320' HEMLOCK RIVER VACANT	CARLEY DAMON & JENNIFER TRUST	CHESLA MICHAEL R & TERI L TRUSTEES	
003-171-002-70			01/28/25	\$120,000										460	\$261	460' NET RIVER	LATURI PHILIP & LATURI TODD	ISRAELITE DON & KAY	
004-201-011-50	004-201-009-00		06/09/24	\$70,000										600	\$117	600' PAINT RIVER VACANT	ANGELI CHILDREN'S QUAL SUB S	GRUNDY KEVIN & LORI	
005-020-001-10			11/02/23	\$48,000										286	\$168	286' MICHIGAMME RIVER VACANT	MCDONALD BRADY	ROBARGE LARRY P & JILL F	

RIVER (Lrg Itg) 2025 \$65/FF		2026 \$/FF \$68																	
Parcel Number	Other Parcels in Sale	Street Address	Sale Date	Sale Price	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Value	BLDG VAL	LAND SALE\$	Net Acreage	Sale\$/ac	Actual Front	SALES/FF	Comments	Grantor	Grantee	Land Table
002-057-007-00		598 US HWY 141	07/29/22	\$970,000	\$970,000	\$501,800	51.73	\$1,003,594	\$185,767	\$817,827	\$152,173	25.59	\$5,946	1,586.0	\$117	27.5A PAINT RIVER & COMM BLDGS	VAZKA RECREATION GROUP LLC	BEDKA STANISLAV A & IRINA E	PAINT RVR GD/NAV
002-260-016-75		LOT OFF SHELTHROW ROAD	07/28/22	\$85,000	\$85,000	\$13,100	15.41	\$26,270	\$26,270	\$0	\$85,000	38.35	\$2,216	1,900.0	\$14	38.35A VACANT PAINT RIVER	DAVIS JACOB A & CHRISTINA	SHAMION TODD & SHAMION SCOTT &	RIVER2
003-160-004-00			03/21/24	\$95,000										1320	\$72	1320' HEMLOCK RIVER VACANT	CARLEY DAMON & JENNIFER TRUST	CHESLA MICHAEL R & TERI L TRUSTEES	

RURAL LOTS - 2025 \$65/FF		2026 \$/FF \$89																	
Parcel Number	Other Parcels in Sale	Street Address	Sale Date	Sale Price	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Value	BLDG VAL	LAND SALE\$	Net Acreage	Sale\$/ac	Actual Front	SALES/FF	Comments	Grantor	Grantee	Land Table
053-005-001-00			01/31/24	\$4,000								2.40	\$1,667		2.4A VACANT	HOLM JEANNIE ET AL	HARDES JOHN MACKEY		
002-251-018-60			08/16/22	\$10,000								3.03	\$3,300		3.03 A VACANT	KOLBY RONALD	KOLBY MICHAEL		
004-021-032-00			08/08/23	\$5,000								1.50	\$3,333		1.5A VACANT	GADZINSKI JACQUELIE	BENDING BRIAN D & ANN M		
007-700-056-00 & 057-00			08/29/23	\$9,500								2.00	\$4,750		2A VACANT	POLICH SHARON L	RUBEN WALT A & JESSICA A		
006-155-004-10			03/14/24	\$13,500								2.77	\$4,874		2.77 A VACANT	DONAHUE DOUGLAS C & DIANE L	BLACK POODLE PROPERTIES LLC		
002-336-014-00			05/05/22	\$7,500								1.38	\$5,435		1.38A VACANT	NORTON JAMES E & PEGGY S	MCBRIDE MARK		
002-318-027-00		BATES AMASA RD	09/28/23	\$5,000	\$5,000	\$4,400	88.00	\$8,840	\$8,840	\$0	\$5,000	0.86	\$5,814	136.0	\$37	.86A VACANT-ODD SHAPE	BUCEK AMY K	DELAND JAMES KYLE & ANNA-MARIE	RURAL LOTS
002-313-004-00		178 CARLSON RD	09/30/22	\$115,000	\$115,000	\$58,300	50.70	\$116,560	\$13,520	\$103,040	\$11,960	1.99	\$6,022	208.0	\$58	2A + CABIN	KASKIEINO	POWERS RODNEY & POWERS PAMELA &	RURAL LOTS
001-230-018-00			08/19/23	\$4,000								0.58	\$6,897		0.58 A VACANT	BRADLEY PAULA	HILL DAVID R		
051-011-036-20			06/12/23	\$22,500								2.82	\$7,979		2.82A VACANT	HAMACHER BRIAN AND BARBARA	KETCHUM ROBERT		
002-077-035-00		1520 STATE HWY M-69	10/01/24	\$285,000	\$285,000	\$140,200	49.19	\$280,319	\$9,390	\$270,929	\$14,071	1.43	\$9,874	170.1	\$83	1.35A + HOUSE	SIMBOB NICHOLAS & HANTTULA JENNA	MITCHELL MARK F	RURAL LOTS
002-317-005-00		139 WEST TOWNLINE ROAD	04/28/22	\$32,000	\$32,000	\$14,000	43.75	\$27,926	\$7,000	\$20,926	\$11,074	1.00	\$11,074	208.7	\$53	1A + MOBILE HOME	MELICHAR DAVID & APRIL	WENDT JASON & JERI	RURAL LOTS
002-262-040-00		533 PAINT RIVER RD	03/03/23	\$14,900	\$14,900	\$6,500	43.62	\$13,000	\$13,000	\$0	\$14,900	1.35	\$11,078	200.0	\$75	1.35A VACANT	WILLMAN GARY R	HFLP LLC	RURAL LOTS
007-720-008-00			03/10/23	\$15,500								1.33	\$11,654		1.33A VACANT	FINGER DONALD TRUSTEE	KOCH JAMES P		
002-275-035-00		152 MONONGAHELA RD	07/10/23	\$78,000	\$78,000	\$40,100	51.41	\$80,114	\$5,850	\$74,264	\$3,736	0.31	\$12,130	90.0	\$42	90'X149' & HOUSE	BENJAMIN MARCUS A, CORY A &	BRUDER JANIS & LEONARD FREDERICK J	RURAL LOTS
002-275-035-00		152 MONONGAHELA RD	07/10/23	\$78,000	\$78,000	\$38,500	49.36	\$76,967	\$5,850	\$71,117	\$6,883	0.31	\$22,347	90.0	\$76	90'X149' & HOUSE	BENJAMIN MARCUS A, CORY A &	BRUDER JANIS & LEONARD FREDERICK J	RURAL LOTS
002-080-067-00		151 TOBIN-ALPHA RD	04/25/25	\$179,900	\$179,900	\$84,000	46.69	\$167,910	\$6,500	\$161,410	\$18,490	0.46	\$40,283	100.0	\$185	100'X200' HOUSE & GARAGE	KROENCKE STEVEN	MILLER LACIE M	RURAL LOTS
002-275-007-00		1534 HWY US 2	07/09/24	\$62,000	\$62,000	\$21,200	34.19	\$42,352	\$9,750	\$32,602	\$29,398	0.44	\$66,662	150.0	\$196	150' HWY FRTG + HOUSE	CADIEUX JANE	JACKSON LUISA AMANDA RUTH	RURAL LOTS

SMALL PRIVATE LAKE FRONTAGE 2025 \$94/FF																				
Parcel Number	Other Parcels in Sale	Street Address	Sale Date	Sale Price	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Value	BLDG VAL	LAND SALE\$	Net Acreage	Sale\$/ac	Actual Front	SALES/FF	Comments	Grantor	Grantee	Land Table	
002-271-018-25	002-272-015-25, 002-272-005-00, 002-272-011-00, 002-272-012-00, 002-272-008-00	220 KASKI RD	05/25/22	\$1,300,000	\$1,300,000	\$674,100	51.85	\$1,654,563	\$890,272	\$764,291	\$535,709	339.60	\$1,577	6,696.0	\$133	MULTI CLASS & UNDIV INT + MORE	BENEFIT LANDS	DUMKE & ASSOCIATES LLC	TWP ACREAGE TBL A	

(ABOVE) 220 Kaski Rd Sale; large acreage with buildings & large amount of frontge on a small private lake.
Small Private lake frontage value calculation:
Building value \$467,200
Total Acreage: 313.6 less Acreage assigned to waterfront = 265.