2024 FRONT FOOT STUDY FOR STATELINE, LITTLE OXBOW, HEART, ELBOW LAKES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Other Parcels in Sale	Land Table
04-26-700-440	E FOREST SERVICE RD 8105	02/03/22	$39,000	WD	03-ARM'S LENGTH	$39,000	$48,100	260.0	200.0	$150	260.00		HEART LAKE
04-28-900-650	LOT 14 ISABELLE DR	06/02/22	$48,500	WD	03-ARM'S LENGTH	$48,500	$84,395	250.0	300.0	$194	250.00		STATELINE
04-29-000-420	CALLIE LANE	04/12/22	$50,000	WD	20-MULTI PARCEL SALE REF	$50,000	$22,680	200.0	200.0	$250	200.00	04-28-903-400	STATELINE
04-29-000-430	13420 E CALLIE LANE	04/28/21	$155,000	WD	03-ARM'S LENGTH	$66,173	$23,144	230.9	200.0	$287	200.00		STATELINE
04-29-000-440		04/08/22	$32,000	WD	03-ARM'S LENGTH	$32,000	$24,000	200.0	200.0	$160	200.00	04-29-000-450	STATELINE
04-29-000-450		04/08/22	$32,000	WD	03-ARM'S LENGTH	$32,000	$24,000	200.0	200.0	$160	200.00	04-29-000-440	STATELINE
04-40-301-520	12215 U.S. HIGHWAY 2	07/23/21	$252,000	WD	03-ARM'S LENGTH	$140,914	$65,556	846.0	300.0	$167	200.00	04-40-301-310, 04-40-301-500, 04-40-301-400	HEART LAKE
04-42-700-600	12307 ELBOW LAKE	02/22/22	$31,500	WD	03-ARM'S LENGTH	$10,485	$21,920	100.0	200.0	$105	100.00		ELBOW LK AREA
04-57-000-075	RED MAPLE LANDING	06/13/22	$52,000	WD	03-ARM'S LENGTH	$52,000	$40,221	105.0	300.0	$495	105.00		STATELINE
		Totals:	**$692,000**			**$471,072**	**$354,016**	**2,391.9**					
							Average per FF=>	**$197**					

USED $197 FRONT FOOT

2024 TOWN OF MARENISCO LAND STUDY FRONT FOOT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front	Other Parcels in Sale	Land Table
04-31-602-110	105 MEMORIAL DRIVE	09/03/21	$185,000	WD	03-ARM'S LENGTH	$1,200	108.4	200.0	$11	531.00		TOWN OF MARENI:
04-31-607-200	RIVER ST	07/11/22	$1,200	QC	03-ARM'S LENGTH	$1,200	108.4	200.0	$11	97.00		TOWN OF MARENI:
04-31-607-200	RIVER ST	07/11/22	$1,200	QC	03-ARM'S LENGTH	$1,200	108.5	200.0	$11	97.00		TOWN OF MARENI:
04-32-000-300	417 PINE STREET	07/29/22	$5,500	QC	03-ARM'S LENGTH	$5,500	143.6	330.0	$38	100.00	04-32-001-600	TOWN OF MARENI:
04-45-100-600	224 FAIR AVENUE	04/14/22	$50,000	WD	03-ARM'S LENGTH	$8,990	120.0	100.0	$75	60.00	04-45-100-500, 04-45-100-400	TOWN OF MARENI:
04-46-200-300	3RD STREET	07/09/21	$20,000	WD	20-MULTI PARCEL SALE REF	$20,000	128.0	170.0	$156	64.00	04-46-200-400	TOWN OF MARENI:
04-52-100-100	MAIN ST	11/01/21	$4,000	WD	03-ARM'S LENGTH	$4,000	100.0	244.0	$40	81.00		TOWN OF MARENI:
04-52-400-700	413 MAIN STREET	03/03/22	$83,000	WD	03-ARM'S LENGTH	$18,064	222.0	135.0	$81	162.00	04-52-400-800	TOWN OF MARENI:
	Totals:		**$349,900**			**$60,154**	**1,038.9**					
						PER FRONT FOOT=	**$58**		**Average per Net Acre=>**			

USED $58 FRONT FOOT

2024 LAKE GOGEBIC LAND VALUE STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Actual Front	Other Parcels in Sale	ACREAGE TABLE om Chara
04-15-300-400	8777 N EAST SHORE ROAD	07/30/21	$250,000	WD	03-ARM'S LENGTH	$250,000	397.0	300.0	2.73	8.94	$630	$91,441	397.00		LK. FRONTAGE
04-15-301-300		04/30/21	$238,333	WD	03-ARM'S LENGTH	$238,333	217.0	300.0	19.00	20.50	$1,098	$12,544	217.00		LK INFLUENCE& FRONTAGE
04-20-301-130		11/02/22	$75,000	WD	03-ARM'S LENGTH	$29,260	0.0	0.0	5.00	5.06	#DIV/0!	$5,852	0.00		LK INFLUENCE& FRONTAGE
04-20-301-301		08/02/23	$39,000	WD	03-ARM'S LENGTH	$39,000			5.54	5.54		$7,039			LAKE INFLUENCE
04-20-301-302	EAST SHORE RD	12/05/22	$90,000	WD	03-ARM'S LENGTH	$34,794	297.2	200.0	4.17	4.15	$117	$8,342	364.00		LK INFLUENCE
04-20-301-600	11093 EAST SHORE ROAD	09/14/21	$118,000	WD	03-ARM'S LENGTH	$72,438	235.0	300.0	1.52	4.04	$308	$47,814	220.00		LK INFLUENCE
04-20-400-350	11234 E SHORE ROAD	03/17/22	$30,000	WD	03-ARM'S LENGTH	$30,000	155.1	200.0	0.87	7.35	$193	$34,404	190.00		LAKE INFLUENCE
04-20-400-500	11201 EAST SHORE ROAD	10/16/21	$72,000	WD	03-ARM'S LENGTH	$72,000	125.0	300.0	0.86	1.27	$576	$83,624	125.00		LK. FRONTAGE
04-20-400-550	11197 EAST SHORE ROAD	04/20/21	$180,000	WD	03-ARM'S LENGTH	$111,811	142.0	300.0	0.98	1.96	$787	$114,326	142.00		LK. FRONTAGE
04-20-600-400	STATE HWY M-64	10/26/21	$58,000	WD	03-ARM'S LENGTH	$58,000	100.0	300.0	2.20	1.32	$580	$26,376	100.00		LK. FRONTAGE
04-20-600-420	11246 STATE HWY M64	09/01/21	$70,000	WD	03-ARM'S LENGTH	$70,000	135.0	300.0	0.95	1.23	$519	$73,684	135.00		LK. FRONTAGE
04-20-601-100	11154 STATE HWY M-64	08/03/21	$395,000	WD	03-ARM'S LENGTH	$130,379	200.0	300.0	1.38	2.76	$652	$94,683	200.00		LK. FRONTAGE
04-20-802-000	10612 N HWY M-64	06/25/21	$110,000	WD	03-ARM'S LENGTH	$57,120	80.0	300.0	0.55	1.10	$714	$103,666	80.00		LK. FRONTAGE
04-20-901-910	11030 N EAST SHORE RD	12/09/21	$90,000	WD	03-ARM'S LENGTH	$90,000	167.0	300.0	2.15	2.49	$539	$41,860	167.00		LK. FRONTAGE
04-20-902-002	EAST SHORE RD	01/20/22	$80,000	WD	03-ARM'S LENGTH	$80,000	198.0	300.0	1.36	2.72	$404	$58,651	198.00		LK. FRONTAGE
04-20-902-130	11098 EAST SHORE RD	02/18/22	$115,000	WD	03-ARM'S LENGTH	$115,000	200.0	300.0	1.38	2.76	$575	$83,515	200.00		LK. FRONTAGE
04-20-902-200	EAST SHORE RD	12/12/22	$329,900	WD	03-ARM'S LENGTH	$329,900	400.0	300.0	7.76	7.55	$825	$42,540	400.00		LK. FRONTAGE
04-20-902-240	EAST SHORE RD	11/15/21	$165,000	WD	03-ARM'S LENGTH	$165,000	250.0	300.0	1.72	5.44	$660	$95,819	250.00		LK. FRONTAGE
04-20-902-250	EAST SHORE RD	08/03/21	$205,000	WD	03-ARM'S LENGTH	$205,000	250.0	300.0	3.72	5.44	$820	$55,078	250.00		LK. FRONTAGE
04-21-301-400	EAST SHORE ROAD	09/22/21	$71,500	WD	03-ARM'S LENGTH	$71,500	100.0	300.0	1.69	2.38	$715	$42,333	100.00		LK. FRONTAGE
04-21-501-100	M64	10/12/21	$21,000	WD	03-ARM'S LENGTH	$21,000	163.3	200.0	0.46	9.68	$129	$45,752	200.00		LAKE INFLUENCE
04-22-000-900	EAST SHORE ROAD	06/09/21	$22,750	WD	03-ARM'S LENGTH	$18,137	81.6	200.0	0.46	3.55	$222	$39,514	100.00		LAKE INFLUENCE
04-22-301-000	9459 EAST SHORE ROAD	07/12/21	$150,000	WD	03-ARM'S LENGTH	$150,000	297.0	300.0	2.05	4.10	$505	$73,350	297.00		LK. FRONTAGE
04-22-301-304	9333 EAST SHORE ROAD	05/14/21	$289,500	WD	03-ARM'S LENGTH	$152,976	251.0	300.0	1.73	3.46	$609	$88,477	251.00		LK. FRONTAGE
04-22-400-600	9516 STATE HWY M-64	06/30/21	$429,900	WD	03-ARM'S LENGTH	$248,473	421.0	300.0	2.90	5.80	$590	$85,710	421.00		LK. FRONTAGE
04-22-400-900	9554 STATE HWY M-64	04/27/21	$190,000	WD	03-ARM'S LENGTH	$119,581	200.0	300.0	1.38	2.76	$598	$86,842	200.00		LK. FRONTAGE
04-22-400-900	9554 STATE HWY M-64	04/26/22	$217,500	WD	03-ARM'S LENGTH	$147,279	200.0	300.0	1.38	2.76	$736	$106,956	200.00		LK. FRONTAGE
04-22-500-600	HWY M64	02/09/22	$40,000	WD	03-ARM'S LENGTH	$40,000	0.0	0.0	40.00	40.00	#DIV/0!	$1,000	0.00		LAKE INFLUENCE
04-23-200-567	EAST SHORE RD	05/03/21	$70,000	WD	03-ARM'S LENGTH	$70,000	148.7	300.0	1.02	2.04	$471	$68,359	148.70		LK. FRONTAGE
04-23-200-900	9293 EAST SHORE ROAD	11/06/21	$200,000	WD	03-ARM'S LENGTH	$99,868	181.0	300.0	1.25	2.50	$552	$80,087	181.00		LK. FRONTAGE
04-23-201-040	9099 EAST SHORE RD	01/13/23	$140,000	WD	03-ARM'S LENGTH	$140,000	102.0	300.0	0.70	1.40	$1,373	$199,430	102.00		LK. FRONTAGE
04-23-201-100	EAST SHORE ROAD	01/04/22	$73,500	WD	03-ARM'S LENGTH	$73,500	153.0	300.0	1.05	2.10	$480	$69,734	153.00		LK. FRONTAGE
04-47-000-600	11263 EAST SHORE ROAD	08/17/21	$232,000	WD	03-ARM'S LENGTH	$42,816	150.0	300.0	1.03	2.06	$285	$41,448	150.00		LK. FRONTAGE
04-47-000-900	11247 EAST SHORE ROAD	08/27/21	$385,000	WD	03-ARM'S LENGTH	$104,631	150.0	300.0	1.03	2.06	$698	$101,288	150.00		LK. FRONTAGE
04-47-001-300	11217 E SHORE ROAD	09/15/21	$348,000	WD	03-ARM'S LENGTH	$132,657	218.0	300.0	1.50	4.00	$609	$88,379	218.00		LK. FRONTAGE
04-48-000-300		04/06/22	$35,000	WD	03-ARM'S LENGTH	$35,000	102.0	300.0	0.70	1.40	$343	$49,858	102.00		LK. FRONTAGE
04-49-001-500	M-64 LK GOGEBIC	12/28/21	$134,795	WD	19-MULTI PARCEL ARM'S LENGTH	$127,993	200.0	600.0	0.69	1.38	$640	$185,766	100.00	04-49-001-600	LK. FRONTAGE
04-49-002-400	9758 STATE HWY M-64	12/08/22	$107,700	WD	03-ARM'S LENGTH	$65,848	81.0	300.0	0.56	1.12	$813	$118,007	81.00		LK. FRONTAGE
04-50-001-000	EAST SHORE RD	09/20/21	$118,000	WD	03-ARM'S LENGTH	$118,000	220.0	300.0	1.52	3.04	$536	$77,888	220.00		LK. FRONTAGE
04-50-001-300	10168 EAST SHORE RD	11/18/22	$30,800	WD	03-ARM'S LENGTH	$30,800	163.3	200.0	7.25	5.14	$189	$4,248	200.00		LAKE INFLUENCE
04-54-501-100	9002 STATE HWY M-64	02/28/23	$150,000	WD	03-ARM'S LENGTH	$93,480	120.0	300.0	0.83	1.66	$779	$113,172	120.00		LK. FRONTAGE
04-54-502-700	9170 STATE HWY M-64	01/10/22	$120,000	LC	03-ARM'S LENGTH	$81,589	120.0	300.0	0.83	1.66	$680	$98,776	120.00		LK. FRONTAGE
04-54-503-100	9194 STATE HWY M-64	11/17/21	$231,500	WD	03-ARM'S LENGTH	$170,961	221.0	300.0	1.52	3.04	$774	$112,327	221.00	04-54-503-110	LK. FRONTAGE
04-54-503-110	9232 STATE HWY M-64	11/17/21	$231,500	WD	03-ARM'S LENGTH	$226,159	432.0	243.0	2.20	5.36	$524	$102,613	480.00	04-51-503-110	LK. FRONTAGE
04-55-000-600	8858 STATE HWY M-64	09/30/21	$140,000	WD	03-ARM'S LENGTH	$96,755	100.0	300.0	0.69	1.38	$968	$140,428	100.00		LK. FRONTAGE
04-55-000-700	8828 STATE HWY M-64	05/16/22	$160,000	WD	03-ARM'S LENGTH	$100,874	143.0	300.0	0.99	1.31	$705	$102,410	143.00		LK. FRONTAGE
04-56-001-200	M 64 - LAKE GOGEBIC	08/24/21	$280,000	WD	20-MULTI PARCEL SALE REF	$280,000	150.0	300.0	1.03	0.48	$1,867	$271,055	50.00	04-56-001-400, 04-56-001-300	LK. FRONTAGE
04-56-001-300	10986 STATE HWY M-64	08/24/21	$280,000	WD	19-MULTI PARCEL ARM'S LENGTH	$89,848	150.0	300.0	1.03	2.06	$599	$86,978	150.00	04-56-001-200, 04-56-001-400	LK. FRONTAGE
04-56-002-800	10850 STATE HWY M-64	10/17/22	$189,000	WD	03-ARM'S LENGTH	$82,519	75.0	300.0	0.52	1.04	$1,100	$159,611	75.00		LK. FRONTAGE
		Totals:	**$7,799,178**			**$5,410,279**	**8,642.3**		**143.82**	**212.32**					
						PRICE PER FF=	**$626**		**Average per Net Acre=>**	**37,619.71**		**Average per SqFt=>**			

PRICE PER FRONT USED $647

LAKE INFLUENCE USED $193 FRONT FOOT

NOTE: ACREAGE TABLE STUDY IS A COMBINED STUDY WITH TIMBER CUTOVER.

2024 ACREAGE STUDY FOR TIMBER CUTOVER, TOWN OF MARENISCO

ACREAGE TABLE FOR LAKES (LAKE GOGEBIC, STATELINE, HEART, ELBOW, LITTLE OXBOW)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale $	Land Residual	Effec. Front	Net Acres	Total Acres	Dollars/Acre	ECF Area	Other Parcels in Sale	Land Table	Class
04-30-900-200	MINE ROAD	09/13/23	$55,000	WD	$55,000	$55,000	0.0	58.30	58.30	$943	006	04-30-800-100	401 ACREAGE	402
04-33-400-400	OTTAWA FOREST	10/19/21	$10,000	WD	$10,000	$10,000	0.0	5.00	5.00	$2,000	006		401 ACREAGE	402
04-31-700-700	DUNHAM ROAD	06/22/21	$19,000	AFF	$19,000	$19,000	0.0	10.00	10.00	$1,900	006		401 ACREAGE	402
04-29-000-440		04/08/22	$32,000	WD	$32,000	$32,000	0.0	10.60	10.60	$3,019	003	04-29-000-450	STATELINE	402
04-36-701-010	ETHELWOOD GRADE	02/26/21	$51,500	WD	$51,500	$51,500	0.0	36.00	36.00	$1,431	006		401 ACREAGE	402
04-15-700-200	OLD US 2 OFF M64	10/29/21	$33,000	WD	$33,000	$33,000	0.0	36.00	36.00	$917	007		TIMBER CUTOVER	501
04-32-800-200	PRES RIVER OFF M64	05/19/21	$70,000	WD	$70,000	$70,000	0.0	76.97	79.97	$909	007	04-32-800-100, 04-32-800-900	TIMBER CUTOVER	501
04-31-500-200	CTY RD 523	04/23/21	$26,000	WD	$26,000	$26,000	0.0	38.30	38.40	$679	006		401 ACREAGE	402
04-00-100-100	VERDANT	06/03/22	$36,150,854	WD	$36,150,854	$0			80+- CAME OUT TO $1000AC			MULTIPLE	TIMBER CUTOVER	
04-22-500-600	HWY M64	02/09/22	$40,000	WD	$40,000	$40,000	0.0	40.00	40.00	$1,000			LK GOGEBIC	502
04-29-000-420	OFF STATELINE RD	04/14/22	$50,000	WD	$50,000	$50,000		15.00		$3,333		04-28-903-400	STATELINE LAKE	502
04-01-000-100	SAGE	01/11/22		WD				80+- CAME OUT TO $1050AC				MULTIPLE	TIMBER CUTOVER	502
04-02-400-200	20281 BEATONS LK. RD.	01/22/22	$50,000	QC	$50,000	$28,742	0.0	40.00	40.00	$719	006		TOWN OF MARENI	401
04-40-301-310	U.S. HWY 2	07/23/21	$252,000	WD	$252,000	$140,914	0.0	69.47	69.47	$2,028	007	04-40-301-400, 04-40-301-500, 04-40-301-520	TIMBER CUTOVER	402

ACRES	LOW	HIGH	AVERAGE	USED
0-10	1750	3019	$ 2,306.00	2,000.00
11-39	679	3333	$ 1,590.00	1,350.00
40-79	943	2028	$ 1,172.00	1,000.00
80 PLUS	1000	$1,050	$ 1,025.00	1,025.00

2024 MARENISCO AGRICULTURE LAND STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Land Residual	Net Acres	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table
07-023-003-00	HOKENS RD	07/19/21	$45,000	WD	$56,654	79.00	79.00	$717		AGRICULTURE
07 023 003 00	14796 HOKENS RD	07/19/21	$120,000	WD	$40,215	79.00	79.00	$509		Agricultural
07 019 001 30	BIG BEAR RD	07/16/21	$170,000	WD	$165,000	119.00	40.00	$1,387	07 019 001 20, 07 019 001 30	Agricultural
11-224-007-00	STANDARD	10/04/21	$35,000	WD		39.00	39.00	$897		Agricultural
03-02-055-200	JUNET RD	10/26/21	$24,000	WD		24.30	24.30	$988		AGRICULTURE
03-01-512-200	NYLUND RD	06/03/21	$40,000	WD		40.00	40.00	$1,000		AGRICULTURE
03-02-055-600	BIG SPRING RD	10/26/21	$24,000	QD		27.79	27.79	$864		AGRICULTURE
						Average per Net Acre=>	**908.00**			

USED $1000 PER ACRE ACROSS ENITRE AG TABLE

NOTE: DUE TO LACK OF SALES, USED SALES FROM ADJOINING TOWNSHIPS TO CREATE LAND TABLE.