

2025 LAND STUDY FOR VILLAGE OF WATERSMEET

(for all property classes)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
06-22-701-800	4867 HWY #45	07/06/23	\$40,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$4,084	\$6,450	256.0	200.0	\$16	200.00
06-22-800-800	23842 ROUNDHOUSE RD	08/31/23	\$45,000	WD	03-ARM'S LENGTH	\$4,510	\$4,800	120.0	125.0	\$38	120.00
23271	23164 OLD US #2 WEST	01/19/24	\$121,000	WD	03-ARM'S LENGTH	\$23,271	\$12,000	300.0	517.0	\$78	300.00
06-43-400-100	23811 "E" AVENUE	09/30/22	\$85,000	WD	03-ARM'S LENGTH	\$16,003	\$7,320	183.0	245.0	\$87	183.00
06-43-600-100	4602 Third Street	03/08/23	\$4,800	WD	03-ARM'S LENGTH	\$8,503	\$4,000	100.0	160.0	\$85	100.00
06-55-500-600		11/22/22	\$5,000	WD	03-ARM'S LENGTH	\$5,000	\$3,750	100.0	95.0	\$50	100.00
Totals:			\$300,800			\$61,371	\$38,320	1,059.0			
								Average per FF=>	\$58	Average per SqFt=>	

USED \$58 FRONT FOOT

2025 LAND VALUE STUDY FOR SMALL LAKES

(for all property classes)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Rate Group 1
06-16-303-100	24205 BEAVER STATION RD	08/17/23	\$150,000	WD	03-ARM'S LENGTH	\$69,895	\$162,450	649.8	200.0	\$108	800.00	LK D 679/447		SMALL LAKES	FRONTAGE
06-18-902-720	23407 TWIST LAKE RD	09/09/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$182,905	731.6	435.1	\$150	755.00	LK B 668/361		SMALL LAKES	FRONTAGE
06-18-902-720	23407 TWIST LAKE RD	05/19/23	\$62,500	WD	03-ARM'S LENGTH	\$62,500	\$182,905	731.6	435.1	\$85	755.00	LK B 676/477		SMALL LAKES	FRONTAGE
06-18-902-740	23340 TWIST LAKE RD	01/06/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$113,416	451.7	533.0	\$244	455.00	TWIST 672/250		SMALL LAKES	FRONTAGE
06-19-600-800	24850 GRASS LK RD (WEST)	08/01/23	\$110,000	WD	03-ARM'S LENGTH	\$61,332	\$37,500	250.0	689.0	\$245	250.00	LK P 678/961		SMALL LAKES	GRASS
06-21-000-350	24051 N. BASS LK RD	04/21/22	\$365,000	WD	03-ARM'S LENGTH	\$116,964	\$144,223	503.6	650.0	\$232	453.00	LK D 663-504		SMALL LAKES	FRONTAGE
06-21-500-305	5680 BASS LK RD	04/20/23	\$237,500	WD	03-ARM'S LENGTH	\$153,634	\$64,874	259.5	474.0	\$592	228.00	LK D 675/785		SMALL LAKES	FRONTAGE
06-21-500-520	5558 BASS LK RD	06/08/22	\$126,000	WD	03-ARM'S LENGTH	\$122,279	\$63,991	256.0	1179.0	\$478	200.00	LK D 665*164		SMALL LAKES	FRONTAGE
Totals:			\$1,271,000			\$806,604	\$952,264	3,833.7							
								Average							
								per FF=>		\$210					

USED \$210 FRONT FOOT

2025 LAND VALUE STUDY FOR LAKES OTHER

(for all property classes)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Rate Group 1
06-05-100-210	3903 TAMARACK LAKE RD WEST	09/06/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$89,593	181.2	550.0	\$662	175.00	LK M	06-68-000-016	LAKES OTHER	FRONTAGE
06-05-100-240	3983 TAMARACK LAKE RD WEST	06/07/22	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$58,919	168.3	550.0	\$428	151.00	LK M		LAKES OTHER	FRONTAGE
06-13-600-240		07/18/23	\$62,500	WD	03-ARM'S LENGTH	\$62,500	\$68,813	196.6	470.0	\$318	187.00	LK M		LAKES OTHER	FRONTAGE
06-13-600-250	4181 TAMARACK LAKE ROAD WEST	05/13/22	\$54,000	WD	03-ARM'S LENGTH	\$54,000	\$57,850	165.3	538.0	\$327	153.65	LK M		LAKES OTHER	FRONTAGE
06-16-301-450	3706 SCHUTTE RD	07/19/22	\$75,000	WD	03-ARM'S LENGTH	\$51,020	\$129,772	370.8	118.0	\$138	536.00	LK B		LAKES OTHER	FRONTAGE
06-17-000-210	3670 HWY #45 (SOUTH)	09/30/22	\$380,000	WD	03-ARM'S LENGTH	\$205,092	\$224,550	507.0	300.0	\$405	595.00	LK P		LAKES OTHER	FRONTAGE
06-17-000-300	24260 ALLEN LK RD (SOUTH)	05/01/23	\$470,000	WD	03-ARM'S LENGTH	\$237,906	\$215,390	565.7	400.0	\$421	800.00	LK P		LAKES OTHER	FRONTAGE
06-17-000-400	24256 ALLEN LK RD (SOUTH)	02/10/23	\$199,000	WD	03-ARM'S LENGTH	\$128,464	\$147,320	271.0	50.0	\$474	600.00	ALLEN		LAKES OTHER	FRONTAGE
06-17-000-500		10/13/23	\$90,000	QC	09-FAMILY	\$90,000	\$96,886	276.8	1362.0	\$325	262.00	LK P		LAKES OTHER	FRONTAGE
06-17-000-800	23950 PETERSON RD	07/11/22	\$800,000	WD	03-ARM'S LENGTH	\$578,797	\$85,369	243.9	580.0	\$2,373	248.00	LK P		LAKES OTHER	FRONTAGE
06-37-700-500	19381 CLEARWATER RD	12/05/22	\$335,000	WD	03-ARM'S LENGTH	\$56,559	\$87,747	222.0	226.0	\$255	200.00	CLEAR		LAKES OTHER	FRONTAGE
06-37-700-800	19391 CLEARWATER RD	10/17/22	\$269,000	WD	03-ARM'S LENGTH	\$105,821	\$39,977	114.2	248.0	\$926	101.00	LK D		LAKES OTHER	FRONTAGE
06-37-900-500		12/15/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$123,103	434.6	300.0	\$81	585.00	LK D		LAKES OTHER	FRONTAGE
06-37-900-500		12/15/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$123,103	434.6	300.0	\$322	585.00	LK D		LAKES OTHER	FRONTAGE
06-38-000-201	4893 LANGFORD LK RD EAST	10/13/22	\$134,900	WD	03-ARM'S LENGTH	\$52,559	\$70,697	202.0	1152.0	\$260	176.00	LK D		LAKES OTHER	FRONTAGE
06-38-001-060	18018 LANGFORD LK RD (SOUTH)	09/08/22	\$137,500	WD	03-ARM'S LENGTH	\$81,663	\$112,368	428.1	400.0	\$191	440.00	LK D		LAKES OTHER	FRONTAGE
06-38-200-510	GRACE LAKE RD	01/08/24	\$72,500	WD	03-ARM'S LENGTH	\$72,500	\$145,611	416.0	1000.0	\$174	500.00	LK M		LAKES OTHER	FRONTAGE
06-38-200-518	18441 GRACE LAKE ROAD	10/05/22	\$335,000	WD	03-ARM'S LENGTH	\$34,580	\$158,564	594.0	405.0	\$58	594.00	DEER		LAKES OTHER	FRONTAGE
06-38-200-525		07/21/23	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$138,525	395.8	1013.0	\$202	439.00	LK M		LAKES OTHER	FRONTAGE
06-38-400-200	19463 CLEARWATER LK RD	08/25/23	\$330,000	WD	03-ARM'S LENGTH	\$103,336	\$39,641	113.3	183.0	\$912	104.00	LK D		LAKES OTHER	FRONTAGE
06-38-401-320	19345 CLEARWATER RD	06/14/23	\$256,000	WD	03-ARM'S LENGTH	\$49,349	\$56,809	151.0	408.0	\$327	151.00	CLEAR		LAKES OTHER	FRONTAGE
06-38-500-600	19709 CLEARWATER LN	04/26/22	\$100,000	WD	03-ARM'S LENGTH	\$59,954	\$119,996	410.0	350.0	\$146	410.00	CLEAR		LAKES OTHER	FRONTAGE
Totals:			\$4,547,400			\$2,471,105	\$2,390,603	6,862.3							
								Average							
								per FF=>		\$360					

USED \$360 FRONT FOOT

2025 LAND VALUE STUDY FOR LARGE-CHAIN LAKES

(for all property classes)

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	ECF Area	Other Parcels in Sale	Land Table	Rate Group 1
06-15-101-300	24917 MISERY BAY RD	08/08/22	\$484,500	WD	03-ARM'S LENGTH	\$245,072	200.0	367.0	1.69	1.69	\$1,225	\$145,443	200.00	LK C		LARGE/CHAIN LAKE! LAKEFRONT	
06-15-101-900		09/08/23	\$42,000	WD	03-ARM'S LENGTH	\$42,000	200.0	645.0	1.48	0.71	\$210	\$28,359	200.00	LK P	06-15-102-000	LARGE/CHAIN LAKE! MINOR	
06-15-102-000		09/08/23	\$42,000	WD	03-ARM'S LENGTH	\$42,000	200.0	645.0	1.48	0.77	\$210	\$28,359	200.00	LK P	06-15-101-900	LARGE/CHAIN LAKE! MINOR	
06-16-802-000	3380 WEST DUCK LAKE RD	11/06/23	\$139,000	WD	03-ARM'S LENGTH	\$139,000	285.0	340.0	5.74	5.74	\$488	\$24,216	311.36	LK M		LARGE/CHAIN LAKE! LAKEFRONT	
06-17-701-200	3168 W. DUCK LAKE RD	09/19/23	\$433,000	WD	03-ARM'S LENGTH	\$155,272	166.5	586.0	2.07	2.07	\$933	\$75,156	159.00	LK M		LARGE/CHAIN LAKE! LAKEFRONT	
08-18-001-200	23255 BLACK BEAR RD	05/18/23	\$55,000	WD	03-ARM'S LENGTH	\$55,000	133.0	723.0	2.21	2.21	\$414	\$24,909	133.00	DUCK		LARGE/CHAIN LAKE! LAKEFRONT	
06-18-900-500	23190 SUNSET COVE	01/01/24	\$220,000	WD	03-ARM'S LENGTH	\$186,585	351.9	480.0	5.28	5.87	\$530	\$35,351	258.00	LK M		LARGE/CHAIN LAKE! LAKEFRONT	
06-30-502-740	3704 MUSKIE RD	08/09/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	260.7	435.0	3.08	3.08	\$115	\$9,753	166.00	LK M		LARGE/CHAIN LAKE! MINOR	
06-31-400-301	19595 RODDIS RD	08/29/22	\$644,650	WD	03-ARM'S LENGTH	\$361,114	578.2	634.0	10.97	10.97	\$625	\$32,906	754.00	LK D		LARGE/CHAIN LAKE! LAKEFRONT	
06-31-400-302	3247 POOR LK RD	09/23/23	\$1,300,000	WD	03-ARM'S LENGTH	\$344,867	432.2	1066.0	12.82	12.82	\$798	\$26,894	524.00	LK D		LARGE/CHAIN LAKE! LAKEFRONT	
06-31-401-750	3089 POOR LK RD	06/30/22	\$719,000	WD	03-ARM'S LENGTH	\$355,840	426.9	563.0	6.67	6.67	\$834	\$53,357	516.00	LK D		LARGE/CHAIN LAKE! LAKEFRONT	
06-31-600-100	19055 FISH HAWK LK RD	06/23/22	\$2,050,000	WD	03-ARM'S LENGTH	\$1,088,636	1,261.9	500.0	19.51	22.96	\$863	\$55,790	2,000.00	LK D		LARGE/CHAIN LAKE! LAKEFRONT	
06-38-300-900	18751 CISCO LK RD	03/31/23	\$850,000	WD	03-ARM'S LENGTH	\$187,885	192.0	1049.0	4.58	4.58	\$979	\$41,059	190.00	LK M		LARGE/CHAIN LAKE! LAKEFRONT	
06-66-000-200	25807 DESOLATION POINT TRAIL	08/10/22	\$195,000	WD	11-FROM LENDING INSTITUTION E	\$195,000	155.0	298.0	1.06	1.06	\$1,258	\$183,962	155.00	DESPT		LARGE/CHAIN LAKE! LAKEFRONT	
06-66-000-400	25799 DESOLATION POINT TRAIL	11/03/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	178.9	238.0	0.95	0.95	\$447	\$84,122	174.00	LK C		LARGE/CHAIN LAKE! LAKEFRONT	

	LOW	HIGH	AVERAGE	USED
LAKEFRONT	\$447	1,258.0	782.0	782.00
MINOR	\$115	\$210	178.0	200.00

2025 LAND VALUE FRONT FOOTAGE STUDY FOR LAKE CHAIN PRIMARY
(for all propt classes)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Rate Group 1
06-30-201-400	19688 EAGLE DR.	08/18/22	\$549,000	WD	03-ARM'S LENGTH	\$106,255	114.9	700.0	\$827	100.00	LK C 667-738		LAKE CHAIN PRIMARY	LAKE FRONTAGE
06-30-201-400	19688 EAGLE DR.	05/31/23	\$637,500	WD	03-ARM'S LENGTH	\$106,255	114.9	700.0	\$1,597	100.00	LK C 676-853		LAKE CHAIN PRIMARY	LAKE FRONTAGE
06-30-201-900	19698 EAGLE DR.	09/21/23	\$125,000	WD	03-ARM'S LENGTH	\$63,270	68.4	750.0	\$1,123	57.00	LK C 680-711		LAKE CHAIN PRIMARY	LAKE FRONTAGE
06-30-202-650		11/13/23	\$158,500	WD	03-ARM'S LENGTH	\$87,493	146.0	700.0	\$843	135.00	LK C 06-30-203-300		LAKE CHAIN PRIMARY	LAKE FRONTAGE
06-30-203-300	3900 EAGLE DR.(ISLAND)	11/13/23	\$158,500	WD	03-ARM'S LENGTH	\$87,493	146.0	700.0	\$843	135.00	LK C 06-30-202-650		LAKE CHAIN PRIMARY	
06-31-101-330	3515 INDIAN HEAD RD	05/27/22	\$240,000	WD	03-ARM'S LENGTH	\$90,066	97.4	130.0	\$1,604	65.00	LK C 664/779		LAKE CHAIN PRIMARY	LAKE FRONTAGE
06-31-102-100		06/15/22	\$169,000	WD	03-ARM'S LENGTH	\$198,447	214.5	400.0	\$788	270.00	LK C 665-378		LAKE CHAIN PRIMARY	LAKE FRONTAGE
06-31-200-460	3508 YAKEL DR.	12/29/22	\$135,000	WD	03-ARM'S LENGTH	\$73,815	79.8	152.0	\$957	49.75	LK C 672-143		LAKE CHAIN PRIMARY	LAKE FRONTAGE
06-31-402-210	2943 POOR LK RD	05/23/22	\$1,786,800	WD	03-ARM'S LENGTH	\$154,022	416.3	620.0	\$467	500.00	LK M 644/540		LAKE CHAIN PRIMARY	LAKE FRONTAGE
06-31-402-500		07/07/23	\$80,000	WD	03-ARM'S LENGTH	\$79,691	114.9	300.0	\$696	100.00	LK M		LAKE CHAIN PRIMARY	LAKE FRONTAGE
06-31-502-300	19290 FISH HAWK LK RD	07/18/22	\$414,000	WD	03-ARM'S LENGTH	\$377,444	377.2	500.0	\$690	442.00	LK C 666/246		LAKE CHAIN PRIMARY	LAKE FRONTAGE
06-31-601-800	18751 BIG LK RD	08/04/22	\$680,000	WD	03-ARM'S LENGTH	\$459,722	497.0	395.0	\$1,115	624.00	LK C 666-951		LAKE CHAIN PRIMARY	LAKE FRONTAGE
06-32-001-300	19592 MAMIE LK RD (EAST)	07/07/23	\$1,373,800	WD	03-ARM'S LENGTH	\$615,745	698.0	660.0	\$1,147	862.00	LK M 06-31-402-500		LAKE CHAIN PRIMARY	LAKE FRONTAGE
06-32-002-600	19618 MAMIE LK RD (EAST)	09/26/22	\$385,000	WD	03-ARM'S LENGTH	\$189,427	204.8	218.0	\$1,220	200.00	LK M 668-988		LAKE CHAIN PRIMARY	LAKE FRONTAGE
06-32-003-300	19520 MAMIE LK RD (EAST)	06/16/23	\$535,000	WD	03-ARM'S LENGTH	\$284,828	307.9	715.0	\$1,456	343.00	LK M 677-541		LAKE CHAIN PRIMARY	LAKE FRONTAGE
06-65-001-500		04/27/23	\$150,000	WD	03-ARM'S LENGTH	\$143,173	206.4	940.0	\$727	208.00	LK C 676-28		LAKE CHAIN PRIMARY	LAKE FRONTAGE
Totals:			\$7,577,100			\$3,117,146	3,804.3							
Average							per FF=>			Average				
								\$983		per SqFt=>				

USED \$983

2025 COMMERCIAL INDUSTRIAL LAND VALUE STUDY

(for all property classes)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	ECF Area	Other Parcels in Sale	Land Table	av	Rate Group 1
06-18-801-100	2091 HWY #45 (SOUTH)	05/31/22	\$340,000	WD	03-ARM'S LENGTH	\$74,879	\$21,227	311.0	938.0	\$241	LK C	06-18-801-130		0	BEST
06-22-704-425	4590 HWY 45	08/11/23	\$250,000	WD	03-ARM'S LENGTH	\$168,777	\$101,696	633.7	820.0	\$266	VILWA	06-22-704-400	COMMERCIAL & INDUSTRIAL	0	BEST
06-22-704-800	4576	12/07/22	\$900,000	WD	03-ARM'S LENGTH	\$206,370	\$178,951	660.3	1320.0	\$313	VILWA	06-22-705-010	COMMERCIAL & INDUSTRIAL	0	BEST
06-22-801-300	4705 HWY #45	07/13/22	\$40,000	WD	32-SPLIT VACANT	\$40,000	\$64,720	313.0	1000.0	\$128	WCOMM			0	AVERAGE
06-22-801-330		06/28/23	\$33,000	WD	32-SPLIT VACANT	\$33,000	\$76,446	313.0	200.0	\$105				0	AVERAGE
06-55-500-200	4648 HWY #45	11/22/22	\$58,000	WD	03-ARM'S LENGTH	\$22,634	\$12,978	162.2	135.0	\$140	VILWA		COMMERCIAL & INDUSTRIAL	0	AVERAGE
06-55-500-200	4648 HWY #45	11/08/22	\$63,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$23,787	\$0	162.2	135.0	\$147	WCOMM	06-55-500-600	COMMERCIAL & INDUSTRIAL	0	AVERAGE
Totals:			\$1,684,000			\$569,447	\$456,018	2,555.5							
								Average							
								per FF=>		\$223					

PRICE PER FRONT FOOT:

AVERAGE = \$130

BEST = \$273

2025 VACANT LAND STUDY FOR TIMBER LAND M IN THE TOWNSHIPS

(THIS LAND STUDY USED FOR ALL ACREAGE TABLES IN ALL CLASSES)

Parcel Number	Street Address	Sale Date	Sale Price	Units	Form of Sale	Net Acres	Dollars/Acre	Other Parcels in Sale	Land Table
06-19-300-230		12/18/23	\$19,000	WD	03-ARM'S LENGTH	2.45	\$7,755		M&B'S IN THE TOWNSHIPS
06-13-600-265		01/31/24	\$28,000	WD	03-ARM'S LENGTH	4.40	\$6,364		LAKES OTHER
06-21-000-220	23990 BASS LK RD	09/01/23	\$19,000	QC	03-ARM'S LENGTH	7.21	\$2,635		M&B'S IN THE TOWNSHIPS
06-18-001-150		09/19/22	\$21,000	WD	03-ARM'S LENGTH	8.00	\$2,625		M&B'S IN THE TOWNSHIPS
06-37-900-500		12/15/23	\$35,000	WD	03-ARM'S LENGTH	10.03	\$3,490		LAKES OTHER
06-22-300-820	OLD US #2 EAST	08/16/22	\$15,000	WD	03-ARM'S LENGTH	10.00	\$1,500		M&B'S IN THE TOWNSHIPS
06-21-000-200	23970 N BASS LK RD	12/16/22	\$27,000	WD	03-ARM'S LENGTH	10.45	\$2,584		M&B'S IN THE TOWNSHIPS
06-36-201-000		05/27/22	\$28,000	WD	03-ARM'S LENGTH	16.00	\$1,750		M&B'S IN THE TOWNSHIPS
06-37-301-000		10/03/23	\$30,000	WD	03-ARM'S LENGTH	16.00	\$1,875		M&B'S IN THE TOWNSHIPS
06-11-801-600		01/20/23	\$21,500	WD	03-ARM'S LENGTH	19.00	\$1,132	06-11-801-700	M&B'S IN THE TOWNSHIPS
06-20-900-630	HWY #45 (NORTH)	09/23/22	\$10,000	WD	20-MULTI PARCEL SALE REF	19.00	\$526	06-21-600-100	M&B'S IN THE TOWNSHIPS
06-38-200-100		02/22/23	\$59,000	WD	03-ARM'S LENGTH	35.00	\$1,685		TIMBER LAND
06-35-100-300		04/14/22	\$60,000	WD	03-ARM'S LENGTH	39.35	\$1,525		TIMBER LAND
06-20-900-500		03/03/23	\$32,500	WD	03-ARM'S LENGTH	40.00	\$813		M&B'S IN THE TOWNSHIPS
06-23-300-200		06/22/23	\$25,000	WD	03-ARM'S LENGTH	40.00	\$625		TIMBER LAND
06-28-200-200		03/10/23	\$42,000	WD	03-ARM'S LENGTH	40.00	\$1,050		TIMBER LAND
06-28-200-900		04/27/22	\$65,000	WD	03-ARM'S LENGTH	40.00	\$1,625		TIMBER LAND
06-38-200-100		02/22/23	\$59,000	WD	03-ARM'S LENGTH	40.00	\$1,475		TIMBER LAND
06-37-300-600		10/03/23	\$110,000	WD	03-ARM'S LENGTH	80.00	\$1,375		M&B'S IN THE TOWNSHIPS
06-38-300-800	CISCO LK RD	11/07/23	\$136,000	WD	03-ARM'S LENGTH	83.50	\$1,629	06-38-300-300, 06-38-300-200	M&B'S IN THE TOWNSHIPS
06-22-600-200		12/08/23	\$96,000	WD	03-ARM'S LENGTH	120.00	\$800	06-22-600-400, 06-22-600-500	TIMBER LAND
06-36-201-000	Verdant sale	05/27/22	\$36,150,854	WD	03-ARM'S LENGTH	80PLUS	\$1,000	multiple	

ACRES	LOW	HIGH	AVERAGE	USED
0-9	\$ 2,625.00	\$7,755	3481	\$ 3,500.00
10	\$ 1,500.00	\$3,490	2524	\$ 2,500.00
11-39	\$ 526.00	\$2,584	1381	\$ 1,400.00
40-79	\$ 625.00	\$1,625	1117	\$ 1,350.00
80 +	\$ 800.00	\$1,629	1201	\$ 1,200.00

2025 LAND STUDY FOR MEDIUM LAKES

(for all property classes)

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale\$	Cur. Appraisal	Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area	Other Parcels in Sale	Rate Group 1
06-13-000-300	25405 MARION LK RD NORTH	11/15/23	WD	03-ARM'S LENGTH	\$209,000	\$256,585	\$90,708	282.2	285.0	\$321	330.00	LKM		FRONTAGE
06-15-300-500	24290 JUSTICE LANE	11/04/22	WD	19-MULTI PARCEL ARM'S LENGTH	\$162,000	\$146,340	\$97,186	241.0	234.0	\$403	176.00	BIRCH	06-15-300-700	FRONTAGE
06-15-400-500	23823 CRYSTAL LK RD	08/19/22	WD	03-ARM'S LENGTH	\$340,000	\$258,703	\$197,766	144.0	360.0	\$1,373	144.00	CRYTL		UPPERS CRYSTAL
06-15-400-600	23815 CRYSTAL LK RD	07/11/23	WD	03-ARM'S LENGTH	\$210,000	\$176,200	\$120,800	100.0	360.0	\$1,208	100.00	CRYTL		UPPERS CRYSTAL
06-17-001-620	24072 E ALLEN LAKE ROAD	05/04/22	WD	03-ARM'S LENGTH	\$108,000	\$139,408	\$108,000	284.5	580.0	\$380	305.00			FRONTAGE
06-18-401-900	2635 DINNER LK RD	10/20/22	WD	03-ARM'S LENGTH	\$283,000	\$118,311	\$256,612	191.0	381.0	\$1,344	191.00	DINER		FRONTAGE
06-18-902-100	23401 MOON LK RD NORTH	06/16/23	WD	03-ARM'S LENGTH	\$545,000	\$462,591	\$172,790	154.0	430.0	\$1,122	154.00	MOON		UPPERS MO BEAT
06-35-101-700	6120 BEATON'S LK RD W	12/22/23	WD	03-ARM'S LENGTH	\$345,000	\$351,496	\$127,042	246.0	465.0	\$516	246.00	BEAT		UPPERS MO BEAT
06-36-200-500	6075 BEATONS LK RD (EAST)	07/21/23	WD	03-ARM'S LENGTH	\$150,000	\$147,282	\$92,064	162.7	451.0	\$566	150.00	LK C		UPPERS MO BEAT
06-60-001-200	1649 CRYSTAL LK RD	08/22/22	WD	03-ARM'S LENGTH	\$425,000	\$257,572	\$271,223	195.1	390.0	\$1,390	200.00	LK D		FRONTAGE
06-60-001-500	1670 CRYSTAL LK RD	10/25/22	WD	03-ARM'S LENGTH	\$232,000	\$177,737	\$76,913	453.0	179.0	\$170	453.00	LK D		
06-60-001-600	1635 CRYSTAL LK RD	10/10/23	WD	03-ARM'S LENGTH	\$610,000	\$584,937	\$118,773	191.2	660.0	\$621	190.00	LK D		FRONTAGE
06-15-400-800	23795 CRYSTAL LK RD	04/25/24	WD	08-ESTATE	\$100,000	\$97,788	\$69,848	77.7	323.0	\$898	73.00	LK D		UPPERS CRYSTAL
06-60-002-125	1581 CRYSTAL LK RD	02/17/23	WD	03-ARM'S LENGTH	\$505,000	\$571,521	\$121,099	382.9	185.0	\$316	505.00	LK D		FRONTAGE

	LOW	HIGH	AVERAGE	USED
FRONTAGE	\$316	\$1,390	\$682	\$ 600.00
UPPER CRYSTAL	\$898	\$1,373	\$1,159	\$ 1,000.00
UPPER MO BEAT	\$516	\$1,122	\$734	\$ 650.00