

2022 Riverfront Land Value

SALE STUDY 2021

Tax year

LAND TIME ADJUSTMENT =
2021

Average Inflation Rate =

7.80%

per year

0.65%

per month

Parcel #	NBH	Street Name- Location	Effec. FRONTAGE	Average DEPTH	SALE YEAR	SALE MONTH	Month for time adj	SALE AMNT land and improvements	Building Appraisal Year of Sale	Land Residual	Land Residual Adjusted	Land Value Adjusted	Frontage Type	Cost FF	Cost SQFT	Cost Acre
River Frontage																
VACANT FRONTAGE SOLD AND SALE LISTING VALUES																
											% adj for age of sale per month	MINUS adj for listings 6.37%				
											0.65%					
051-430-013-00	101	Lakeshore Dr	122.5	300.0	2021	6	-6	\$175,000	\$0	175,000	168,200	168,200	RIVER FRONTAGE A	1,373.06	4.58	199,368
012-026-017-50	Soo Twp	Nicolet Rd	101.0	694.0	2021	3	-9	\$100,000	\$0	100,000	94,200	94,200	RIVER FRONTAGE A	932.67	1.34	58,541
012-035-034-00	Soo Twp	Scenic Dr	100.0	100.0	2020	9	9	\$97,000	\$0	97,000	102,700	102,700	RIVER FRONTAGE A	1,027.00	10.27	447,361
051-045-008-50	101	2247 RIVERSIDE DR	125.2	251.0	2021	8	-4	\$260,000	\$69,013	190,987	186,100	186,100	RIVER FRONTAGE A	1,486.42	5.92	257,962
051-045-008-60	101	2173 RIVERSIDE DR	109.5	218.0	2021	7	-5	\$320,000	\$59,960	260,040	251,600	251,600	RIVER FRONTAGE A	2,297.72	10.54	459,122
051-066-025-00	101B1	3609 SHALLOWS BEACH AVE	102.5	140.0	2020	6	6	\$389,000	\$147,916	241,084	250,500	250,500	RIVER FRONTAGE A	2,443.90	17.46	760,403
051-066-030-00	101B	3607 SHALLOWS BEACH AVE	80.8	192.2	2019	6	18	\$185,000	\$46,135	138,865	155,200	155,200	RIVER FRONTAGE A	1,920.79	9.99	435,326
051-067-011-00	101	4250 BERMUDA AVE	125.4	152.0	2020	12	12	\$390,000	\$114,930	275,070	296,600	296,600	RIVER FRONTAGE A	2,365.23	15.56	677,825
051-152-535-70	101-1	2975 RIVERSIDE DR	95.6	122.0	2019	5	17	\$275,000	\$162,801	112,199	124,600	124,600	RIVER FRONTAGE A	1,303.35	10.68	465,359
051-152-543-00	101	2723 RIVERSIDE DR	132.0	232.2	2020	7	7	\$260,000	\$65,884	194,116	203,000	203,000	RIVER FRONTAGE A	1,537.88	6.62	288,501
051-430-005-00	101B1	3116 LAKESHORE DR	122.5	300.0	2019	7	19	\$327,000	\$123,557	203,443	228,600	228,600	RIVER FRONTAGE A	1,866.12	6.22	270,961
051-430-011-00	101B1	3200 LAKESHORE DR	122.5	300.0	2019	7	19	\$320,000	\$87,579	232,421	261,200	261,200	RIVER FRONTAGE A	2,132.24	7.11	309,602
051-430-012-00	101B1	3204 LAKESHORE DR	122.5	300.0	2021	7	-5	\$382,500	\$118,510	263,990	255,500	255,500	RIVER FRONTAGE A	2,085.71	6.95	302,846
051-430-024-00	101B	3312 LAKESHORE DR	122.5	300.0	2019	6	18	\$390,000	\$99,969	290,031	324,000	324,000	RIVER FRONTAGE A	2,644.90	8.82	384,039
051-430-026-00	101B	3320 LAKESHORE DR	122.5	300.0	2019	5	17	\$300,000	\$80,628	219,372	243,700	243,700	RIVER FRONTAGE A	1,989.39	6.63	288,859
051-430-032-00	101B	3344 LAKESHORE DR	122.5	300.0	2020	9	9	\$240,000	\$68,072	171,928	182,000	182,000	RIVER FRONTAGE A	1,485.71	4.95	215,726
051-701-002-00	101B1	3705 SHALLOWS BEACH AVE	68.0	185.0	2019	6	18	\$240,000	\$92,395	147,605	164,900	164,900	RIVER FRONTAGE A	2,425.00	13.11	570,989
051-701-003-00	101B	3709 SHALLOWS BEACH AVE	67.1	180.0	2019	12	24	\$161,000	\$65,679	95,321	110,200	110,200	RIVER FRONTAGE A	1,642.32	9.12	397,443
051-704-006-00	101	4020 BERMUDA AVE	83.3	139.4	2021	10	-2	\$320,000	\$85,991	234,009	231,000	231,000	RIVER FRONTAGE A	2,773.11	19.89	866,547
051-885-003-00	101-1	2195 RIVERSIDE DR	101.2	241.0	2019	6	18	\$265,000	\$75,529	189,471	211,700	211,700	RIVER FRONTAGE A	2,091.90	8.68	378,104
051-158-653-60	101	2326 W 4TH AVE	77.2	451.4	2021	2	-10	\$210,000	\$94,891	160,049	149,700	149,700	RIVER FRONTAGE B	1,939.48	4.30	187,157
012-395-003-00	Soo Twp	Cedar Dr	193.7	588.0	2021	2	-10	\$80,000	\$0	80,000	74,800	74,800	RIVER FRONTAGE B	386.12	0.66	28,605
051-156-626-50	101	Riverside Dr	23.7	42.6	2019	5	17	\$33,200	\$0	33,200	36,900	36,900	RIVER FRONTAGE B	1,556.96	36.55	1,592,048
051-156-658-00	101	2502 W 4TH AVE	136.5	469.7	2021	6	-6	\$250,000	\$94,891	176,079	169,300	169,300	RIVER FRONTAGE B	1,240.29	2.64	115,025
010-300-031-00	Raber	Lime Island Dock Rd	291.96	375.98	2020	9	9	99,500	0	99,500	105,400	105,400	RIVER FRONTAGE C	361.01	0.96	41,825
010-460-014-00	Raber	E Nicole Ln	150	499.48	2021	3	-9	24,000	0	24,000	22,600	22,600	RIVER FRONTAGE C	150.67	0.30	13,140
051-156-627-00	101	Riverside Dr	24.2	15	2019	8	20	1,957	0	1,957	2,300	2,300	RIVER FRONTAGE C	95.04	6.34	276,000
014-054-105-00	Superior	Waishkey River	523	0	2019	1	13	32,000	0	32,000	34,800	34,800	RIVER FRONTAGE C	66.54	#DIV/0!	#DIV/0!
014-057-097-00	Superior	Waishkey River	275	0	2018	3	27	31,000	0	31,000	36,500	36,500	RIVER FRONTAGE C	132.73	#DIV/0!	#DIV/0!
051-156-627-50	101	Riverside Dr	27.7	35.8	2019	9	21	8,650	0	8,650	9,900	9,900	RIVER FRONTAGE C	357.40	9.98	434,871

	Mean/Avg Value	COST FF	Avg Frontage	Avg Depth
River Frontage A	202,275	1,891	107	247
River Frontage B	107,675	1,281	108	388
River Frontage C	35,250	194	215	154

2022 Land Table Entries	Average Frontage Value	Base Frontage	Base Depth
River Frontage A	1,891	100	200
River Frontage B	1,281	104	394
River Frontage C	194	151	702

2022 102 Residential Land Values

SALE STUDY 2021

Tax year

LAND TIME ADJUSTMENT =

2021

Average Inflation Rate =

8.20%

per year

0.68%

per month

Parcel #	NBH	Street Name- Location	Effec. FRONTAGE	Average DEPTH	SALE YEAR	SALE MONTH	Month for time adj	SALE AMNT land and improvements	Building Value	Estimated Land Value	Land Residual Adjusted	Land Value Adjusted	Frontage Type	Cost FF	Cost SQFT	Cost Acre
Residential North of Canal Line VACANT FRONTAGE SOLD AND SALE LISTING VALUES													MINUS adj for listings 5.43%			
051-147-336-10	102	609 KIMBALL ST	16.2	51.5	2019	4	16	\$1,961	\$0	\$1,961	2,200	2,200	RES N OF CANAL L	136	2.64	115,066
051-153-566-00	102	E PORTAGE AVE	75.8	177.0	2020	10	10	\$10,000	\$0	\$10,000	10,700	10,700	RES N OF CANAL L	141	0.80	34,761
051-294-003-61	102	CARRIE ST	17.0	30.0	2021	1	-11	\$1,700	\$0	\$1,700	1,600	1,600	RES N OF CANAL L	94	3.14	136,659
051-322-011-00	102	E SPRUCE ST	140.1	225.2	2020	11	11	\$9,000	\$0	\$9,000	9,700	9,700	RES N OF CANAL L	69	0.31	13,397
051-618-027-30	102	316 SOVA ST	36.4	82.7	2019	12	24	\$5,000	\$0	\$5,000	5,900	5,900	RES N OF CANAL L	162	1.96	85,391
051-864-009-00	102	GROS CAP AVE	57.2	111.6	2019	4	16	\$5,000	\$0	\$5,000	5,600	5,600	RES N OF CANAL L	98	0.88	38,227
051-865-008-00	102	516 GROS CAP AVE	52.6	112.5	2020	8	8	\$3,500	\$0	\$3,500	3,700	3,700	RES N OF CANAL L	70	0.63	27,228

	Mean/Avg Value	COST FF	Avg Frontage	Avg Depth
102 Frontage	5,629	110	56	113

2022 Land Table Entries	Average Frontage Value	Base Frontage	Base Depth
102 Frontage	110	50	128

2022 103 Residential Land Values

SALE STUDY 2021					Tax year		LAND TIME ADJUSTMENT = 2021		Average Inflation Rate = 8.20% 0.68%		per year per month					
Parcel #	NBH	Street Name- Location	Effec. FRONTAGE	Average DEPTH	SALE YEAR	SALE MONTH	Month for time adj	SALE AMNT land and improvements	Building Appraisal	Land Residual	Land Residual Adjusted	Land Value Adjusted	Frontage Type	Cost FF	Cost SQFT	Cost Acre
Residential S of Canal E of Spur VACANT FRONTAGE SOLD AND SALE LISTING VALUES				MINUS adj for listings 5.43%												
051-039-023-00	103	MARQUETTE AVE	154.4	319.0	2021	1	-11	\$10,000	\$0	10,000	9,300	9,300	RES S OF CANAL E OF SPUR	60	0.19	8,225
051-077-017-00	103	SEYMOUR ST	80.0	123.0	2021	2	-10	\$9,000	\$0	9,000	8,400	8,400	RES S OF CANAL E OF SPUR	105	0.85	37,185
051-078-003-00	103	MARQUETTE AVE	99.9	266.7	2019	6	18	\$1,500	\$0	1,500	1,700	1,700	RES S OF CANAL E OF SPUR	17	0.06	2,779
051-092-001-50	103	E ANN ST	41.8	60.0	2020	1	1	\$4,500	\$0	4,500	4,600	4,600	RES S OF CANAL E OF SPUR	110	1.83	79,895
051-135-020-00	103	E 15TH AVE	68.4	125.0	2020	9	9	\$24,000	\$0	24,000	25,500	25,500	RES S OF CANAL E OF SPUR	373	2.98	129,916
051-155-615-10	103	SUPERIOR ST	20.6	33.1	2019	7	19	\$25,500	\$0	25,500	28,900	28,900	RES S OF CANAL E OF SPUR	1,403	42.38	1,846,250
051-175-001-00	103	JOHN ST	258.4	252.4	2020	2	2	\$13,000	\$0	13,000	13,200	13,200	RES S OF CANAL E OF SPUR	51	0.20	8,816
051-252-001-00	103	TWEED ST	80.1	131.5	2021	1	-11	\$4,000	\$0	4,000	3,700	3,700	RES S OF CANAL E OF SPUR	46	0.35	15,301
051-336-019-00	103	922 LIZZIE ST	37.6	124.0	2019	8	20	\$12,000	\$0	12,000	13,700	13,700	RES S OF CANAL E OF SPUR	364	2.94	127,997
051-344-005-00	103	E 9TH AVE	123.3	248.0	2019	4	16	\$5,000	\$0	5,000	5,600	5,600	RES S OF CANAL E OF SPUR	45	0.18	7,977
051-344-022-00	103	E 10TH AVE	71.6	124.0	2020	5	5	\$2,400	\$0	2,400	2,500	2,500	RES S OF CANAL E OF SPUR	35	0.28	12,266
051-353-003-00	103	E 9TH AVE	61.9	125.0	2019	9	21	\$9,800	\$0	9,800	11,300	11,300	RES S OF CANAL E OF SPUR	183	1.46	63,616
051-353-004-00	103	E 9TH AVE	61.9	125.0	2020	1	1	\$7,500	\$0	7,500	7,600	7,600	RES S OF CANAL E OF SPUR	123	0.98	42,786
051-353-005-00	103	E 9TH AVE	87.6	125.0	2019	9	21	\$2,000	\$0	2,000	2,300	2,300	RES S OF CANAL E OF SPUR	26	0.21	9,150
051-465-014-10	103	LINCOLN WAY	42.4	197.0	2020	5	5	\$2,000	\$0	2,000	2,100	2,100	RES S OF CANAL E OF SPUR	50	0.25	10,952
051-538-011-00	103	E 10TH AVE	152.6	258.4	2019	8	20	\$4,500	\$0	4,500	5,200	5,200	RES S OF CANAL E OF SPUR	34	0.13	5,744
051-767-028-00	103	ST PAUL ADD	149.5	250.0	2019	9	21	\$8,995	\$0	8,995	10,300	10,300	RES S OF CANAL E OF SPUR	69	0.28	12,004
051-773-005-00	103	DAKOTA ST	67.5	125.0	2019	4	16	\$7,000	\$0	7,000	7,800	7,800	RES S OF CANAL E OF SPUR	116	0.92	40,269
051-801-001-50	103	E 8TH AVE	163.3	144.8	2019	10	22	\$5,900	\$0	5,900	6,800	6,800	RES S OF CANAL E OF SPUR	42	0.29	12,527
051-805-020-00	103	E 11TH AVE	95.2	248.4	2019	5	17	\$22,000	\$0	22,000	24,600	24,600	RES S OF CANAL E OF SPUR	258	1.04	45,314
051-805-024-00	103	E 11TH AVE	67.3	124.2	2021	10	-2	\$1,500	\$0	1,500	1,500	1,500	RES S OF CANAL E OF SPUR	22	0.18	7,817

Mean/Avg Value		COST FF		Avg Frontage		Avg Depth	
103 Frontage		9,362		168		95	
2022 Land Table Entries		Average Frontage Value		Base Frontage		Base Depth	
103 Frontage		168		57		125	

per year
per month

2022 Land Table Entries	Average Frontage Value	Base Frontage	Base Depth
104 Frontage	57	111	140
105 Frontage	231	116	200
105 Cost per sqft	1.28		

2022 104B Residential Land Values

SALE STUDY 2021					Tax year		LAND TIME ADJUSTMENT =		2021		Average Inflation Rate =		8.20% 0.68%		per year per month	
Parcel #	NBH	Street Name- Location	Effec. FRONTAGE	Average DEPTH	SALE YEAR	SALE MONTH	Month for time adj	SALE AMNT land and improvents	Building Appraisal	Land Residual	Land Residual Adjusted	Land Value Adjusted	Frontage Type	Cost FF	Cost SQFT	Cost Acre
Outer Subs- Wetlands				MINUS adj for listings												
VACANT FRONTAGE SOLD AND SALE LISTING VALUES				5.43%												
051-030-022-00	104	SEYMOUR ST	244.1	611.0	2020	10	10	\$4,700.00	0	\$4,700	5,100	5,100	Platted	21	0.03	1,490
051-061-061-00	104	W 14TH ST	380.9	601.8	2021	8		\$24,250.00	0	\$24,250	24,300	24,300	Platted	64	0.11	4,618
051-064-019-10	104	W THREE MILE RD	346.7	1515.9	2019	8		\$8,400.00	0	\$8,400	8,400	8,400	Platted	24	0.02	696
051-066-040-00	104	3 MILE RD	587.5	1315.2	2020	10		\$2,000.00	0	\$2,000	2,000	2,000	Platted	3	0.00	113
051-078-030-00	103	1229 MARQUETTE AVE	73.1	133.0	2019	8		\$7,300.00	0	\$7,300	7,300	7,300	Platted	100	0.75	32,707
051-175-001-00	103	JOHN ST	258.4	252.4	2019	8		\$4,300.00	0	\$4,300	4,300	4,300	Platted	17	0.07	2,872
051-331-029-30	103	SHERIDAN DR	26.6	31.0	2019	8		\$500.00	0	\$500	500	500	Platted	19	0.61	26,413
051-343-001-00	103	E 8TH AVE	87.2	124.0	2021	8		\$950.00	0	\$950	1,000	1,000	Platted	11	0.09	4,029
051-343-012-00	103	E 8TH AVE	225.3	124.0	2019	8		\$6,200.00	0	\$6,200	6,200	6,200	Platted	28	0.22	9,667
051-344-019-00	103	E 10TH AVE	61.7	124.0	2020	10		\$700.00	0	\$700	700	700	Platted	11	0.09	3,985
051-404-009-00	104	W 9TH AVE	92.5	135.0	2021	8		\$650.00	0	\$650	700	700	Platted	8	0.06	2,442
051-406-029-00	104	W 17TH ST	89.0	125.0	2020	10		\$2,700.00	0	\$2,700	2,700	2,700	Platted	30	0.24	10,572
051-435-010-00	105	SOUTH DR	107.7	200.0	2019	11		\$850.00	0	\$850	900	900	Platted	8	0.04	1,820
051-525-004-00	103	E 6TH AVE	39.4	100.0	2021	8		\$1,600.00	0	\$1,600	1,600	1,600	Platted	41	0.41	17,689
051-534-037-00	103	E 10TH AVE	65.2	124.2	2019	8		\$850.00	0	\$850	900	900	Platted	14	0.11	4,841
051-535-037-00	103	E 9TH AVE	86.1	124.2	2020	10		\$1,300.00	0	\$1,300	1,300	1,300	Platted	15	0.12	5,295
051-538-009-00	103	E 10TH AVE	53.2	124.2	2019	8		\$600.00	0	\$600	600	600	Platted	11	0.09	3,956
051-540-020-00	103	MARQUETTE AVE	85.9	120.3	2020	11		\$150.00	0	\$150	200	200	Platted	2	0.02	843
051-540-022-00	103	MARQUETTE AVE	121.1	119.5	2021	8		\$1,200.00	0	\$1,200	1,200	1,200	Platted	10	0.08	3,812
051-542-002-00	102	E SPRUCE ST	67.4	149.0	2019	11		\$150.00	0	\$150	200	200	Platted	3	0.02	868
051-551-026-00	103	E 13TH AVE	67.3	124.1	2021	8		\$442.00	0	\$442	500	500	Platted	7	0.06	2,608
051-562-021-00	103	E 17TH AVE	107.2	150.0	2019	8		\$500.00	0	\$500	500	500	Platted	5	0.03	1,354
051-563-017-00	103	E 18TH AVE	75.8	150.0	2021	8		\$900.00	0	\$900	900	900	Platted	12	0.08	3,448
051-762-002-00	103	ST PAUL ADD	61.9	125.0	2021	8		\$412.00	0	\$412	500	500	Platted	8	0.06	2,815
051-765-005-00	103	OFF SHUNK RD	61.9	125.0	2019	11		\$100.00	0	\$100	100	100	Platted	2	0.01	563
051-766-023-00	103	ST PAUL ADD	61.9	125.0	2021	8		\$950.00	0	\$950	1,000	1,000	Platted	16	0.13	5,630
051-809-016-00	103	E 13TH AVE	47.6	124.2	2020	10		\$1,000.00	0	\$1,000	1,000	1,000	Platted	21	0.17	7,368
051-811-017-00	103	E 14TH AVE	47.6	124.2	2019	8		\$600.00	0	\$600	600	600	Platted	13	0.10	4,421
051-812-024-00	103	E 14TH AVE	95.2	124.2	2019	8		\$600.00	0	\$600	600	600	Platted	6	0.05	2,210

	Mean/Avg Value	COST FF	Avg Frontage	Avg Depth
104B Frontage	2614	18	128	253

2022 Land Table Entries	Average Frontage Value	Base Frontage	Base Depth
104B Outer subs/ wetland	18	92	120

THESE ARE PROPERTIES USUALLY SOLD ON TAX SALE OR RESOLD AFTER A TAX SALE. SALE ANALYSIS NEED TO BE SET ON QCD- FORCLOSURE- NOT USED.
 FILTER OPTIONS = VACANT LAND
 property is usually purchased after a tax foreclosure sale