| Comments	Acres	2025	2026
Inconclusive-but SP reveal AV low. Raise slightly	< 0.5	7000	8000
	> 0.5	9000	10400
AV low to SP's. Med=12,800/Interp=12800. Use 13k	1	13000	13000
	2.5	13000	15300
	5	7600	8300
BL calculated + CS supported	10	3500	3900
	15	3200	3500
	20	2900	3100
	30	2600	2700
Use 80% of CS Twp values to keep in line w/interpolation	40	2200	2300
	60	1900	2225
	80	1600	2150
Use 80% of CS Twp values to keep in line w/interpolation	100+	1300	2080
Interpolated, rounded			

The values in this grid utilize sales within Bear Lake Township and supplemented by neighboring Coldsprings Township developed rates. Both townships are similar in rural/recreational nature and mix of lakeshore and non-lakeshore properties.

2026 $/Acre 0-5 Acres

2026 2-10 $/Acre
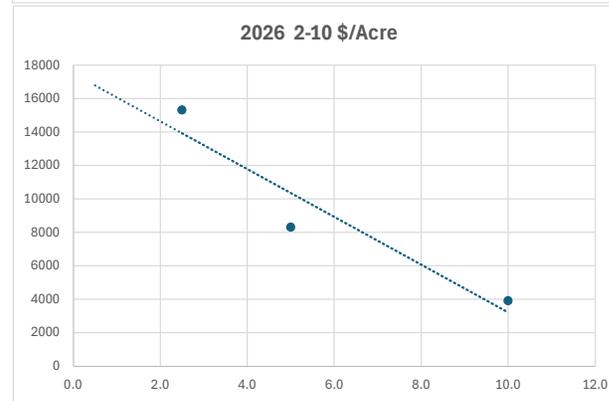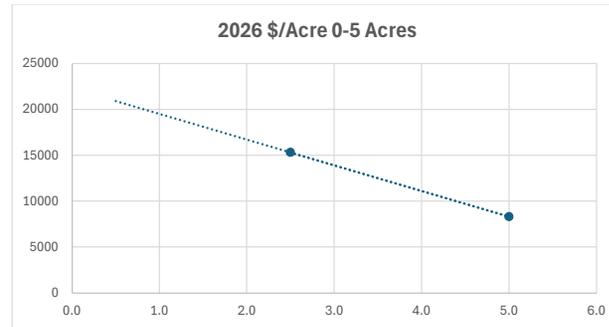
This is Bear Lake Twp =>

400_Acreage M&B Under 1Ac	
SqFt	$/SF
2500	575
5000	1,150
7500	1,700
10000	2,300
12500	2,900
15000	3,400
20000	4,600
25000	5,700
30000	6,900
40000	9,200
50000	11,500

If 1 Acre (43560 sf) = 13,000 then SF rates can be computed by using the formula 10k/43560=x/SF

13000	=	x	=>
43560		2500	x = 750
13000	=	x	=>
43560		5000	x = 1500
13000	=	x	=>
43560		7500	x = 2200
13000	=	x	=>
43560		10000	x = 3000
13000	=	x	=>
43560		12500	x = 3700
13000	=	x	=>
43560		15000	x = 4500
13000	=	x	=>
43560		20000	x = 6000
13000	=	x	=>
43560		25000	x = 7500
13000	=	x	=>
43560		30000	x = 8900
13000	=	x	=>
43560		40000	x = 11,900
13000	=	x	=>
43560		50000	x = 15,000