

BEAR LAKE TOWNSHIP SALES ANALYSIS FOR 2026 ASSESSMENTS (4/1/23 - 3/31/25)

401_BEAR LK RD-OFF WATER														
Parcel Number	Street Address	Sale Date	Sale Price	Instr. Terms	SP	AV-Sale	Ratio	Cur TCV	Land Res'l	Land Value	FF	Acres	\$/FF	Comments
<del>001-326-006-55</del>	1418 GLENWOOD AVE	2/15/24	150,000	WD IMPF	150,000	74,000	49.33	233,375	-20,075	62,500	250	1.2	-84	Neg Land Res't
001-328-004-00	1174 W BEAR LK RD NE	5/19/23	700,000	WD MULTIH	700,000	176,600	25.23	667,287	397,713	365,000	100	1.0	3977	Outlier
001-117-037-00														
001-300-010-00	819 W BEAR LK RD NE	2/29/24	11,300	WD VACANT	11,300	11,300	100.00	25,000	11,300	25,000	100	0.5	113	
001-300-010-00	819 W BEAR LK RD NE	2/29/24	19,900	WD ACANT	19,900	11,300	56.78	25,000	19,900	25,000	100	0.5	199	
001-805-012-00	W BEAR LK RD NE	11/27/23	37,000	WD MULTI I	37,000	17,300	46.76	46,083	15,917	25,000	100	0.6	159	
001-805-013-00														
001-807-007-00	511 W BEAR LK RD NE	8/29/24	230,000	WD IMPROV	230,000	98,100	42.65	234,559	7,941	12,500	50	0.2	159	
		<b>Totals:</b>	<b>298,200</b>		<b>298,200</b>	<b>138,000</b>		<b>330,642</b>	<b>55,058</b>	<b>87,500</b>	<b>350</b>			
								Sale. Ratio =>	46.28					157 <=Col Avg
								Std. Dev. =>	25.11					157 <=Computed \$/
The existing rate is \$250/FF. Use \$160/FF														

401_BIRCHWOOD SPRINGS														
Parcel Number	Street Address	Sale Date	Sale Price	Instr. Terms	SP	AV-Sale	Ratio	Cur TCV	Land Res'l	Land Value	Acres	# Sites	\$/Site	Comments
001-225-046-00	2623 BIRCHCREST DR N	6/12/24	365,000	WD IMPROV	365,000	156,500	42.88	342,440	46,960	24,400	0.3	1	138,935	
001-225-047-00	BIRCHCREST DR NE	6/6/24	23,000	WD VACANT	23,000	11,500	50.00	24,400	23,000	24,400	0.4	1	59,432	
001-225-050-00	2599 BIRCHCREST DR N	12/1/23	349,000	WD IMPROV	349,000	88,600	25.39	341,304	32,096	24,400	0.6	1	49,684	
001-225-050-00	2599 BIRCHCREST DR N	2/14/25	385,000	WD IMPROV	385,000	154,400	40.10	341,304	68,096	24,400	0.6	1	105,412	
001-225-055-00	1738 BIRCHWOOD SPR	6/2/23	30,000	WD VACANT	30,000	8,300	27.67	30,268	30,000	24,400	1.2	1	25,663	
001-225-056-00	1750 BIRCHWOOD SPR	7/11/23	29,500	WD VACANT	29,500	8,300	28.14	24,400	29,500	24,400	0.5	1	54,328	
		<b>Totals:</b>	<b>1,181,500</b>		<b>1,181,500</b>	<b>427,600</b>		<b>1,104,116</b>	<b>229,652</b>	<b>146,400</b>		<b>6</b>		
								Sale. Ratio =>	36.19				72,242	<=Col Avg
								Std. Dev. =>	10.03				38,275	<=Computed \$/Site
													27,500	<=Vac ONLY Calc \$/Site
The existing rate is \$24,400/Site. Use 27,500														

401_E BEAR/HILLCREST															
Parcel Number	Street Address	Sale Date	Sale Price	Instr. Terms	SP	AV-Sale	Ratio	Cur TCV	Land Res'l	Land Value	Eff FF	Acres	# Sites	\$/Site	Comment
<del>001-120-006-00</del>	E BEAR LK RD NE	7/11/23	71,066	WD VACANT	71,066	117,400	165.20	415,694	-71,228	273,400	125	0.2	1	-71,228	Outlier
<del>001-202-002-00</del>															
<del>001-203-007-00</del>	768 E BEAR LK RD NE	10/2/23	237,500	WD IMPROV	237,500	99,700	41.98	307,193	-51,293	18,400	50	0.2	1	-51,293	Outlier
001-681-009-00	11396 HILLCREST BLVC	7/12/24	209,000	WD IMPROV	209,000	95,300	45.60	193,936	51,864	36,800	100	0.9	2	25,932	
001-804-005-55	11128 HILLCREST BLVC	2/18/25	348,000	WD IMPROV	348,000	229,500	65.95	437,032	2,968	92,000	250	1.0	2	1,484	
		<b>Totals:</b>	<b>557,000</b>		<b>557,000</b>	<b>324,800</b>		<b>630,968</b>	<b>54,832</b>	<b>128,800</b>	<b>350</b>		<b>4</b>		
								Sale. Ratio =>	58.31					13,708	<=Col Avg
								Std. Dev. =>	57.98					13,708	<=Computed \$/Site
The existing rate is \$18,400/Site. Leave rate AS IS. Insufficient market data. However, historic (2025) data revealed this existing rate to be appropriate. Monitor. Note: The frequency of sales within this neighborhood are typically low. However, when sales occur, they tend to dramatically exceed AV's.															

401_TWP TYPICAL-SM SITE VALUE														
Parcel Number	Street Address	Sale Date	Sale Price	Instr. Terms	SP	AV-Sale	Ratio	Cur TCv	Land Res'l	Land Value	Acres	# Sites	\$/Site	Comment
<del>001-675-002-00</del>	1052 GOOSE CRK RD SI	6/30/23	75,000	WD IMPROV	75,000	37,200	49.60	87,540	-5,540	7,000	0.2	±	-5,540	
<del>001-648-003-00</del>	11682 IRONWOOD ST N	9/16/24	61,000	WD IMPROV	61,000	62,000	101.64	130,569	-59,069	10,500	0.3	±	-59,069	
<del>001-028-012-00</del>	12750 SPINNING ROD I	9/8/24	37,000	WD IMPROV	37,000	21,700	58.65	64,145	-22,712	4,433	0.3	±	-22,712	
<del>001-136-055-00</del>	15693 RIVERVIEW RDS	11/20/24	28,000	WD IMPROV	28,000	26,800	95.71	56,111	-22,261	5,850	0.5	±	-22,261	
001-136-062-00	15651 RIVERVIEW RD S	7/25/23	160,000	WD IMPROV	160,000	59,900	37.44	145,560	17,469	3,029	0.2	1	17,469	
001-627-002-00	11740 ROSE RDG RD NI	10/16/23	180,000	WD IMPROV	180,000	41,000	22.78	112,894	74,106	7,000	0.2	1	74,106	
001-451-001-05	249 DARWIN AVE NE	4/5/23	255,000	WD IMPROV	255,000	71,000	27.84	200,717	68,283	14,000	0.4	2	34,142	
001-731-005-00	IRONWOOD ST NE	8/2/23	55,000	WD MULTI V	55,000	5,600	10.18	14,000	55,000	14,000	0.5	2	27,500	
001-731-008-00														
<b>Totals:</b>			<b>310,000</b>		<b>310,000</b>	<b>76,600</b>		<b>214,717</b>	<b>123,283</b>	<b>28,000</b>		<b>4</b>		
													Sale. Ratio => <b>24.71</b>	30,821 <=Col Avg
													Std. Dev. => <b>36.06</b>	30,821 <=Computed \$/Site

See Graph for site value rates. The existing rate is \$7,000/Site. Use \$ 8,000. Utilizing computed \$/Site results in severely elevated values. SP's reveal land value low. Consider: Monitor/Modify this land table for 2027 assessments.

401_TWP TYPICAL-1 Ac Site														
Parcel Number	Street Address	Sale Date	Sale Price	Instr. Terms	SP	AV-Sale	Ratio	Cur TCv	Land Res'l	Land Value	Acres	# Sites	\$/Site	Comment
<del>001-430-003-00</del>	11572 CENTRALIA AVE I	6/25/24	195,000	WD MULTIH	195,000	108,700	55.74	229,826	174	35,000	0.9	±	174	
<del>001-430-027-00</del>														
<del>001-002-004-35</del>	2672 CLAY LN SE	1/2/25	155,000	WD IMPROV	155,000	89,500	57.74	191,680	-23,290	13,390	1.0	±	-23,290	
001-525-045-00														
001-525-046-00	93 E BEAR LK RD SE	5/31/23	90,000	WD MULTI I	90,000	20,600	22.89	78,580	56,352	25,000	0.6	1	56,352	
001-525-047-00														
001-610-001-00	11310 LAKEVIEW RD NE	5/1/23	130,000	WD IMPROV	130,000	57,000	43.85	137,294	13,706	21,000	0.7	1	13,706	
001-673-009-00	3487 W BEAR LK RD NE	8/24/24	8,000	WD VACANT	8,000	2,400	30.00	8,970	8,000	8,970	0.7	1	8,000	
001-730-013-00														
001-730-001-00	11417 JERSEY ST NE	9/30/24	180,000	WD MULTI I	180,000	73,100	40.61	168,352	46,648	21,000	0.7	1	46,648	
001-730-014-00														
001-675-003-00	1068 GOOSE CRK RD SI	9/18/23	75,000	WD IMPROV	75,000	21,700	28.93	50,947	31,053	7,000	0.8	1	31,053	
001-635-004-00														
001-635-002-50	496 E BEAR LK RD NE	6/2/23	260,000	WD MULTI I	260,000	108,300	41.65	258,829	29,171	28,000	1.0	1	29,171	
001-674-019-00	3294 W BEAR LK RD NE	7/20/23	240,000	WD IMPROV	240,000	93,100	38.79	223,395	29,722	13,117	1.0	1	29,722	
001-428-006-01	1694 SUMPTER ST NE	11/22/24	240,000	WD MULTI I	240,000	95,200	39.67	203,967	71,033	28,000	1.0	1	71,033	
001-427-009-00														
001-136-002-25	15905 BARBER RD SE	9/16/24	142,000	WD IMPROV	142,000	18,300	12.89	123,576	42,140	23,716	1.1	1	42,140	
001-652-001-00														
001-648-010-00	11641 FRANKLIN ST NE	6/22/23	62,500	WD MULTI I	62,500	34,200	54.72	92,084	8,916	38,500	1.3	1	8,916	
001-648-009-00														
001-649-004-00														
001-120-001-07	ROSE RDG RD NE	2/17/25	39,450	WD VACANT	39,450	0	0.00	17,030	39,450	17,030	1.3	1	39,450	
001-120-001-08	ROSE RDG RD NE	2/17/25	39,450	WD VACANT	39,450	0	0.00	17,030	39,450	17,030	1.3	1	39,450	
001-129-010-01	162 LAKE VALLEY RD SE	7/28/23	255,000	WD SPLIT I	255,000	0	0.00	205,275	66,885	17,160	1.3	1	66,885	
001-129-016-01	112 LAKE VALLEY RD SE	9/5/24	230,000	WD IMPROV	230,000	109,700	47.70	236,846	10,327	17,173	1.3	1	10,327	
001-525-060-01	30 LOCH PARK DR NE	9/25/24	248,000	WD IMPROV	248,000	110,200	44.44	233,525	42,475	28,000	1.4	1	42,475	
<b>Totals:</b>			<b>2,239,400</b>		<b>2,239,400</b>	<b>743,800</b>		<b>2,055,700</b>	<b>535,328</b>	<b>310,696</b>		<b>15</b>		
													Sale. Ratio => <b>33.21</b>	26,401 <=Col Avg
													Std. Dev. => <b>25.05</b>	35,689 <=Computed \$/Site
														28,967 <=Vacant ONLY Computed \$/Site

The existing rate is \$13,000/Ac. See graph for rates

401_TWP TYPICAL-2-3 Acre															
Parcel Number	Street Address	Sale Date	Sale Price	Instr. Terms	SP	AV-Sale	Ratio	Cur TCV	Land Res'l	Land Value	Acres	\$/Acre	Comments		
<del>001-110-002-43</del>	<del>1666 BIG-BEAR TRL NE</del>	<del>7/20/23</del>	<del>66,000</del>	<del>WD IMPROV</del>	<del>66,000</del>	<del>43,500</del>	<del>65.91</del>	<del>95,500</del>	<del>-10,026</del>	<del>19,474</del>	<del>1.5</del>	<del>-6,693</del>	<del>Neg Land Res'l</del>		
<del>001-431-012-00</del>															
<del>001-431-001-20</del>															
<del>001-431-002-10</del>	<del>11717 EAGLE GROVE</del>	<del>10/10/23</del>	<del>232,000</del>	<del>LC MULTIH</del>	<del>232,000</del>	<del>83,800</del>	<del>36.12</del>	<del>235,915</del>	<del>80,085</del>	<del>49,000</del>	<del>1.6</del>	<del>51,535</del>	<del>outlier</del>		
<del>001-431-002-00</del>															
<del>001-431-004-00</del>															
001-120-001-53	ROSE RDG RD NE	12/6/23	28,000	WD VACANT	28,000	5,900	21.07	21,645	28,000	21,645	1.7	16,817			
001-001-028-00	15543 RIVERVIEW RD S	8/9/24	165,000	WD IMPROV	165,000	49,800	30.18	112,906	75,442	23,348	1.8	42,006			
001-136-004-35	15983 SNAY DR SE	5/30/24	238,000	WD MULTI I	238,000	102,100	42.90	238,299	43,407	28,353	2.2	19,902			
001-136-006-10															
001-475-002-00	15871 M-72	12/13/24	90,000	WD IMPROV	90,000	49,400	54.89	115,231	3,733	28,964	2.2	1,675			
001-002-004-90	14972 RIVERVIEW RD S	10/6/23	180,000	WD IMPROV	180,000	79,500	44.17	206,055	5,366	31,421	2.4	2,220			
001-105-001-08	CO RD 612 NE	7/3/24	8,500	WD VACANT	8,500	7,800	91.76	32,630	8,500	32,630	2.5	3,386			
001-130-002-01	10911 M-72	11/3/23	190,000	WD IMPROV	190,000	48,000	25.26	132,267	96,733	39,000	3.0	32,244			
001-119-032-01	10876 BLACK BEAR RD	7/8/23	252,700	WD IMPROV	252,700	95,600	37.83	254,163	40,501	41,964	3.2	12,547			
001-119-032-01	10876 BLACK BEAR RD	5/30/23	252,700	WD IMPROV	252,700	95,600	37.83	254,163	40,501	41,964	3.2	12,547			
<b>Totals:</b>			<b>1,404,900</b>		<b>1,404,900</b>	<b>533,700</b>		<b>1,367,359</b>	<b>342,183</b>	<b>289,289</b>	<b>22.3</b>				
												Sale. Ratio =>	37.99	15,927	<=Col Avg
												Std. Dev. =>	21.32	15,377	<=Computed \$/Site
														12,547	<=Median
The existing rate is \$13,000/Acre. See graph for rates															

401_TWP TYPICAL-5 Acre															
Parcel Number	Street Address	Sale Date	Sale Price	Instr. Terms	SP	AV-Sale	Ratio	Cur TCV	Land Res'l	Land Value	Acres	\$/Acre	Comments		
<del>001-121-012-20</del>															
<del>001-750-001-04</del>	<del>LAKE VALLEY RD NE</del>	<del>11/6/23</del>	<del>412,500</del>	<del>WD MULTIH</del>	<del>412,500</del>	<del>114,100</del>	<del>27.66</del>	<del>283,956</del>	<del>182,960</del>	<del>54,416</del>	<del>5.1</del>	<del>36,044</del>	<del>Outlier</del>		
<del>001-750-005-00</del>															
001-136-045-00	1339 GOOSE CRK RD SI	5/17/24	165,000	WD IMPROV	165,000	71,600	43.39	169,929	41,663	46,592	3.6	11,625			
001-106-001-07	3873 W BEAR LK RD NE	5/8/24	29,900	WD VACANT	29,900	13,300	44.48	32,703	29,900	32,703	4.3	6,949			
001-028-040-00	12861 KING RD SE	12/22/23	45,000	WD IMPROV	45,000	22,600	50.22	58,159	23,108	36,267	4.8	4,842			
001-119-011-11															
001-119-011-15	BLACK BEAR RD NE	12/19/24	46,500	WD VAC MUI	46,500	17,500	37.63	63,856	46,500	63,856	4.9	9,467			
001-119-011-18															
001-104-006-00	12164 CO RD 612 NE	6/14/24	279,900	WD IMPROV	279,900	120,300	42.98	254,679	63,221	38,000	5.0	12,644			
<b>Totals:</b>			<b>566,300</b>		<b>566,300</b>	<b>245,300</b>		<b>579,326</b>	<b>204,392</b>	<b>217,418</b>	<b>22.6</b>	<b>9,105</b>	<b>&lt;=Col Avg</b>		
												Sale. Ratio =>	43.32	9,056	<=Calc \$/Ac
												Std. Dev. =>	4.49		Vacant ONLY Calculated \$/Ac =>
														8,291	
The existing rate is \$7,600/Acre. Use \$8,300/Acre															

401_TWP TYPICAL-10 Acre													
Parcel Number	Street Address	Sale Date	Sale Price	Instr. Terms	SP	AV-Sale	Ratio	Cur TCV	Land Res'l	Land Value	Acres	\$/Acre	Comments
<del>001-117-007-00</del>	<del>1794 W BEAR LK RD NE</del>	<del>12/10/24</del>	<del>295,000</del>	<del>WD MULTIH</del>	<del>295,000</del>	<del>179,900</del>	<del>60.98</del>	<del>420,301</del>	<del>-10,091</del>	<del>75,985</del>	<del>10.0</del>	<del>-1,009</del>	<del>Neg Land Res'l</del>
<del>001-117-001-00</del>	<del>3133 BEAR LN NE</del>	<del>9/1/24</del>	<del>1,595</del>	<del>OTH IMPROV</del>	<del>1,595</del>	<del>46,900</del>	<del>2940.44</del>	<del>133,686</del>	<del>-96,758</del>	<del>35,333</del>	<del>10.1</del>	<del>-9,585</del>	<del>Neg Land Res'l</del>
<del>001-126-008-10</del>	<del>14432 MOREL RD SE</del>	<del>8/31/23</del>	<del>310,000</del>	<del>WD IMPROV</del>	<del>310,000</del>	<del>88,800</del>	<del>28.65</del>	<del>218,567</del>	<del>126,413</del>	<del>35,000</del>	<del>10.0</del>	<del>12,641</del>	<del>outlier</del>
<del>001-119-025-00</del>	<del>10656 BLACK BEAR RD</del>	<del>8/31/23</del>	<del>429,900</del>	<del>WD MULTIH</del>	<del>429,900</del>	<del>199,400</del>	<del>46.38</del>	<del>482,283</del>	<del>5,790</del>	<del>58,173</del>	<del>12.0</del>	<del>483</del>	<del>outlier</del>
<del>001-119-026-20</del>													
001-106-001-11	3575 W BEAR LK RD NE	3/7/25	175,000	WD IMPROV	175,000	50,100	28.63	116,655	103,915	45,570	13.0	7,981	
001-105-001-10	11468 CO RD 612 NE	4/20/23	28,000	WD VACANT	28,000	11,300	40.36	35,000	28,000	35,000	10.0	2,800	
001-027-003-00	6003 PORTAGE CRK RD	7/19/24	120,000	WD MULTIH	120,000	57,800	48.17	131,743	42,143	53,886	6.2	6,773	
001-028-009-00													
001-001-024-01	15483 RIVERVIEW RD S	5/24/24	48,000	WD SPLIT VA	48,000	0	0.00	58,216	48,000	58,216	7.7	6,266	
001-515-008-00	11875 LAKE VALLEY RD	10/25/23	200,000	WD IMPROV	200,000	71,600	35.80	174,938	52,968	27,906	8.0	6,643	
001-028-036-00	12870 KING RD SE	2/13/24	65,000	WD IMPROV	65,000	23,900	36.77	70,222	29,778	35,000	10.0	2,978	
001-104-017-00	3225 BEAR LN NE	8/9/24	110,000	WD IMPROV	110,000	43,400	39.45	98,538	46,462	35,000	10.0	4,646	
001-109-003-60	LANDLOCKED/VIA EASE	6/5/24	26,500	QC VACANT	26,500	11,300	42.64	35,070	26,500	35,070	10.0	2,645	Access via Emt
001-128-002-20	12883 PIPER CIR SE	6/6/23	144,000	WD IMPROV	144,000	36,500	25.35	105,242	74,493	35,735	10.2	7,296	
001-106-001-05	10784 CO RD 612 NE	7/10/23	50,000	WD IMPROV	50,000	12,400	24.80	35,882	50,000	35,882	10.3	4,877	
001-120-026-00	78 W BEAR LK RD NE	9/27/24	150,000	WD IMPROV	150,000	45,600	30.40	105,501	86,443	41,944	12.0	7,213	
			<b>Totals: 1,116,500</b>		<b>1,116,500</b>	<b>363,900</b>		<b>967,007</b>	<b>588,702</b>	<b>439,209</b>	<b>107.3</b>		
							<b>Sale. Ratio =&gt; 32.59</b>					<b>5,465</b>	<b>&lt;=Col Avg</b>
							<b>Std. Dev. =&gt; 8.16</b>		<b>102,500</b>	<b>27.7</b>		<b>5,484</b>	<b>&lt;=Computed \$/Acre</b>
												<b>3,703</b>	<b>&lt;=VacantONLYComputed \$/Ac</b>

See Graph. The existing rate is \$3,500/Acre. Use 3900/Acre. Neighboring CS Twp = 3900/Ac based on multiple sales. The revealed 3700 includes few sales-w/one an access via Esmt, carrying down the average

401_TWP TYPICAL-20 Acre													
Parcel Number	Street Address	Sale Date	Sale Price	Instr. Terms	SP	AV-Sale	Ratio	Cur TCV	Land Res'l	Land Value	Acres	\$/Acre	Comments
001-020-004-00	LANDLOCKED/VIA EASE	2/13/25	28,000	WD VACANT	28,000	18,000	64.29	2,600	28,000	58,000	20.0	1,400	Swamp/Esmt access
001-106-006-00	10134 CO RD 612 NE	1/17/25	312,000	WD IMPROV	312,000	80,500	25.80	188,386	185,787	62,173	21.4	8,666	
			<b>Totals: 340,000</b>		<b>340,000</b>	<b>98,500</b>		<b>190,986</b>	<b>213,787</b>	<b>120,173</b>	<b>41.4</b>		
							<b>Sale. Ratio =&gt; 28.97</b>					<b>5,033</b>	<b>&lt;=Col Avg</b>
							<b>Std. Dev. =&gt; 27.21</b>					<b>5,159</b>	<b>&lt;=Computed \$/Acre</b>

The existing rate is \$2,900/Acre. See graph for rates

401_TWP TYPICAL-40 Acre													
Parcel Number	Street Address	Sale Date	Sale Price	Instr. Terms	SP	AV-Sale	Ratio	Cur TCV	Land Res'l	Land Value	Acres	\$/Acre	Comments
001-106-005-10	MARRONE DR NE	2/27/25	255,000	WD MULTIH	255,000	76,000	29.80	251,795	172,481	113,223	37.3	4,624	
001-106-005-02													
			<b>Totals: 255,000</b>		<b>255,000</b>	<b>76,000</b>		<b>251,795</b>	<b>172,481</b>	<b>113,223</b>	<b>37.3</b>	<b>4,624</b>	
							<b>Sale. Ratio =&gt; 29.80</b>					<b>4,624</b>	<b>&lt;=Col Avg</b>
							<b>Std. Dev. =&gt;</b>					<b>4624</b>	<b>&lt;=Computed \$/Acre</b>

The existing rate is \$2,200/Acre. See graph for rates

W BEAR LAKE																		
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms	SP	AV-Sale	Ratio	Cur TCV	Land Res'l	Land Value	FF	Acres	\$/FF	\$/Acre	Comment		
001-117-034-10	1354 W BEAR LK RD NE	4/12/23	303,000	WD	IMPROV	303,000	213,400	70.43	707,143	-50,543	353,600	104	0.6	-486	-79,847	Do not use-family sale		
001-117-003-20	SUNSET SHORES DR NE	4/5/24	325,000	WD	VACANT	325,000	150,800	46.40	353,600	325,000	353,600	104	10.0	3,125	32,490			
001-117-003-25	1465 SUNSET SHORES	7/6/23	1,250,000	WD	IMPROV	1,250,000	453,100	36.25	1,218,479	371,521	340,000	100	9.9	3,715	37,463			
001-117-003-69	1263 SUNSET SHORES	9/18/24	1,245,000	WD	IMPROV	1,245,000	358,800	28.82	798,715	786,285	340,000	100	1.3	7,863	619,122			
001-117-021-00	11326 OLD LOG RD NE	7/20/23	400,000	WD	IMPROV	400,000	187,700	46.93	496,202	230,198	326,400	128	3.3	1,798	70,743			
001-202-009-00	771 E BEAR LK RD NE	1/22/24	480,000	WD	IMPROV	480,000	122,700	25.56	366,244	283,756	170,000	50	0.1	5,675	#####			
001-740-007-00	962 E BEAR LK RD NE	10/20/23	425,000	WD	MULTI IP	425,000	124,600	29.32	476,900	249,025	300,900	177	1.6	1,407	155,933			
001-202-017-00																		
<b>Totals:</b>			<b>4,125,000</b>			<b>4,125,000</b>	<b>1,397,700</b>		<b>3,710,140</b>	<b>2,245,785</b>	<b>1,830,900</b>	<b>659</b>						
														<b>Sale. Ratio =&gt;</b>	<b>33.88</b>		<b>3,931</b>	<b>&lt;=Col Avg</b>
														<b>Std. Dev. =&gt;</b>	<b>9.29</b>		<b>3,408</b>	<b>&lt;=Computed \$/FF</b>

The existing rate is \$3,400/FF. Use \$3,400/FF.  
 In typical fashion, value Eleanor Bay at 45%, or 1500/FF. This is a smaller 'pond' that can access the lake with some difficulty. Monitor sales activity to determine if the expanded inlet (performed 2025) increases values.

W CUB LAKE																		
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms	SP	AV-Sale	Ratio	Cur TCV	Land Res'l	Land Value	FF	Acres	\$/FF	Comment			
001-275-028-00	10639 BLACK BEAR RD	10/17/23	268,000	WD	IMPROV	268,000	142,700	53.25	371,419	134,412	237,831	103	0.6	1,300				
001-275-043-00	10421 BLACK BEAR RD	7/5/23	400,500	WD	IMPROV	400,500	166,800	41.65	420,909	233,448	253,857	110	1.8	2,115				
001-808-008-00	363 W BEAR LK RD NE	7/14/23	385,000	WD	IMPROV	385,000	144,000	37.40	284,736	198,545	98,281	43	0.1	4,646				
<b>Totals:</b>			<b>1,053,500</b>			<b>1,053,500</b>	<b>453,500</b>		<b>1,077,064</b>	<b>566,405</b>	<b>589,969</b>	<b>257</b>						
														<b>Sale. Ratio =&gt;</b>	<b>43.05</b>		<b>2,687</b>	<b>&lt;=Col Avg</b>
														<b>Std. Dev. =&gt;</b>	<b>8.20</b>		<b>2,208</b>	<b>&lt;=Computed \$/FF</b>

The existing rate is \$2300/FF. Use \$2200/FF

W MANISTEE RIVER--UNDER 150 FF																		
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms	SP	AV-Sale	Ratio	Cur TCV	Land Res'l	Land Value	FF	Acres	\$/FF	Comment			
001-001-024-00	2420 MEADOW LN SE	5/24/24	40,000	WD	IMPROV	40,000	132,000	275.00	260,402	-140,107	72,375	50	13.0	-2962	UNDER 150 FF \$ -Neg Land Rest			
001-001-048-00	15455 CAMP ARROWH	3/14/25	415,000	WD	IMPROV	365,000	176,700	48.41	357,720	109,620	102,340	110	1.8	997	UNDER 150 FF \$			
001-136-072-20	15632 RIVERVIEW RD S	9/13/23	325,000	WD	IMPROV	325,000	171,400	52.74	353,811	86,248	115,059	126	1.7	685	UNDER 150 FF \$			
<b>Totals:</b>			<b>740,000</b>			<b>690,000</b>	<b>348,100</b>		<b>711,531</b>	<b>195,868</b>	<b>217,399</b>	<b>236</b>						
														<b>Sale. Ratio =&gt;</b>	<b>50.45</b>		<b>841</b>	<b>&lt;=Col Avg</b>
														<b>Std. Dev. =&gt;</b>	<b>129.59</b>		<b>830</b>	<b>&lt;=Computed \$/FF</b>

W MANISTEE RIVER--OVER 150FF																		
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms	SP	AV-Sale	Ratio	Cur TCV	Land Res'l	Land Value	FF	Acres	\$/FF	Comment			
001-136-050-00	15802 RIVERVIEW RD S	7/10/24	405,000	WD	IMPROV	405,000	102,300	37.59	372,200	220,010	107,210	101	10.2	1216	Outlier			
001-016-001-15	4841 YELLOW TREE RD	6/6/23	250,000	WD	IMPROV	250,000	121,900	48.76	264,408	105,259	119,667	204	12.4	517				
001-021-001-80	5319 YELLOW TREE RD	7/9/24	545,000	WD	IMPROV	545,000	187,200	34.35	379,403	398,767	233,170	660	11.2	604				
<b>Totals:</b>			<b>795,000</b>			<b>795,000</b>	<b>309,100</b>		<b>643,811</b>	<b>504,026</b>	<b>352,837</b>	<b>864</b>	<b>23.6</b>					
														<b>Sale. Ratio =&gt;</b>	<b>38.88</b>		<b>561</b>	<b>&lt;=Col Avg</b>
														<b>Std. Dev. =&gt;</b>	<b>32.56</b>		<b>584</b>	<b>&lt;=Computed \$/FF</b>

The existing rates are \$850/FF (Under 150FF) and \$450/FF (Over 150FF). Use 830/FF & 600/FF

**W\_EAST LAKE AREA (#21) AND W\_JOHNSON LAKE (#13)**

Parcel Number	Street Address	Sale Date	Sale Price	Instr. Terms	SP	AV-Sale	Ratio	Cur TCV	Land Res't	Land Value	Eff FF	Acres	\$/FF	Comment
No sales within these small land tables. In following with prior sales histories...Johnson Lake has been double the \$/FF value of East Lake Area (due to water quality and road access). East Lake Area has typically followed at 10% the value of Cub Lake \$/FF. Use \$ 245/FF for East Lake; Use \$ 500/FF for Johnson Lake. No chg to ECF														

**COMMERCIAL**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.		Land Res't	Eff FF	\$/FF	Comment
041-020-030-01	26 RIVERS EDGE RD	07/28/23	\$490,000	WD		31,342	243	129	
041-401-017-00	505 W MILE RD NW	06/20/23	\$160,000	WD		84,805	125	678	
041-640-001-00	319 PINE ST	03/18/24	\$100,000	WD		21,814	80	273	
<b>Totals:</b>						<b>137,961</b>	<b>448</b>	<b>1,080</b>	
									<b>360</b> <=Col Avg
									<b>308</b> <=Computed \$/FF
									<b>273</b> <=Median
The existing rate is 285. Use median \$ 275, rounded to nearest (25)									