

## **Waucedah Township Assessor Office Accessibility Policy pursuant to PA 660 of 2018:**

- The Township Hall-Assessor's office is open on Wednesdays from 12:00 to 1:00 pm. Assessor business hours are open offsite at W8221 Sportsmen's Club Rd, Iron Mountain MI. Monday, Tuesday, Thursday & Friday 9:00 am to 5:00 pm.
- A taxpayer may submit inquiries directly to Jim Waisanen at **AssessorWaisanen@yahoo.com**, or by phone 906-774-6141. The estimated response time to inquiries is 1 or less business days. Response time cannot exceed 7 days.
- A taxpayer may arrange a meeting with an Assessing Department employee for the purpose of discussing an inquiry in-person by calling 906 774-6141.
- Taxpayer requests for inspection or production of records maintained by the Assessing Department may be made by calling 906 774-6141. A Freedom of Information Act request may be required.

This department is responsible for real and personal property assessment functions in the Township of Waucedah, for ensuring that all property is fairly and equally assessed among all tax payers as required by Michigan Property tax laws, and for maintaining accurate assessment records.

**2023 TOWNSHIP VACANT LAND ANALYSIS**

Parcel#	ParcelMaster.ownname1	ParcelReadyonly.landtableDesc	Parcels.propclass	ParcelMaster.lastSal	lastSalePrice	0 to 5 Acres	Sale \$ per/acre	land frontage	Sale \$ per/FF	ParcelReadyonly.lastSaleGrantee	ParcelReadyonly.lastSaleGra	ParcelMaster.liberpage
003-034-002-10	WAGNER DEREK & KENDRA	RES	402	9/2/2022	7500	2.75	\$2,727	0		WAGNER DEREK & KENDRA	WICKMAN RENEE	981/799
006-209-013-00	GIULIANI AUSTIN	LORET	402	6/27/2022	8000	1.221	\$6,552	200	\$40	GIULIANI AUSTIN	WAUCEDAH TOWNSHIP	976/932
003-005-051-00	SCHILLER SIERRA	RES	401	4/15/2022	8000	1	\$8,000	195	\$41	SCHILLER SIERRA	MOYLE PATRICK L & REBEC	972/808
001-009-005-00	MARTENS DAVID		3	402	7/30/2021	4000	4	\$1,000	\$11	MARTENS DAVID	PHELPS KELLY	955/216
006-201-001-00	L& E INVESTMENTS LLC	LORET	201	5/7/2020	10000	11.48	\$8,711	400	\$25	STURM LOUIS & ELIZABETH	BEAUDIN BILL	919/123
003-005-085-00	ANDERSON KEITH W	RES	401	7/23/2020	7000	3.5	\$2,000	330	\$21	ANDERSON KEITH W	MATTISON MATTHEW J	927/846
003-005-093-00	FISHER JASON & SHANNON	RES	401	2/21/2020	7000	4	\$7,000	\$110	\$64	FISHER JASON & SHANNON	ROMAGNOLI TAMIE & DINI	914/308
001-008-020-00	VERHAGEN MICHAEL & COURTNEY	TOWNSHIP ACREAGE	401	5/21/2019	7000	2.81	\$2,491		\$26	VERHAGEN MICHAEL & COURTNEY	PETERSON STUART A & MA	897/896
006-018-028-00	BUTTERFIELD JACK	TIMBER CUTOVER ACREAGE	501	6/6/2019	9000	3.75	2400	345	\$26	BUTTERFIELD JACK	MIDWEST LEASING CORP	898/925
006-018-009-00	JOHNSON LINDA	COMMERCIAL LAND	401	9/12/2019	12000	0.993	\$12,085	125	\$96	JOHNSON LINDA	DDR RENTAL PROPERTIES,L	904/847
001-400-020-00	SWEET BRAD	STURGEON RIVER SITE CONDOMIN	401	8/24/2018	7000	2.41	\$2,905	175	\$25.00	SWEET BRAD	HARSCH DANIEL & KATHLEI	885/621
003-186-009-00	MEYERS GENE	RESIDENTIAL	401	3/22/2018	\$7,500	1.7	\$4,412	300	\$25.00	MEYERS GENE	DICKINSON CO RD COMM	
					94000	26.282	\$3,577		\$37.43			

5 to 19 acres updated 11-18-22												
001-009-008-10	ADAMS DONALD & TAMMIE	Deducted 55k trailer from sales pri	402	8/22/2022	20000	11.67	\$1,714			ADAMS DONALD & TAMMIE	UNDERWOOD CHRIS & MIC	980/944
001-002-029-00	LUCAS WAYNE & SUSAN		3	402	6/9/2022	14000	11.56	\$1,211		LUCAS WAYNE & SUSAN	CERASOLI RONALD A	975/996
006-018-004-00	FREHSE SCOTT & JEFFREY	ACRE	402	12/30/2021	35500	14	\$2,536			FREHSE SCOTT & JEFFREY	ARTHUR WAYNE & ROBERT	
003-216-004-00	TRUMBELL MICHAEL	TC	501	9/30/2021	36000	16.6	\$2,169			TRUMBELL MICHAEL	VERSATILE METALS INC	959/284
001-007-055-00	HANTZ DAVID & JENNIFER		3	402	6/11/2021	35000	15.01	\$2,332		HANTZ DAVID & JENNIFER	ARNESON KEITH & DEBBY	951/685
003-031-013-00	RASMUSSEN MICHAEL & JAIME	RES	401	4/2/2021	12000	11.05	\$1,086			RASMUSSEN MICHAEL & JAIME	STEELE DUANE	948/373
001-400-021-00	MICIAK JULIUS & XIAOYU	RESIDENTIAL NOT WATERFRONT	401	11/13/2020	14000	7.46	\$1,877			MICIAK JULIUS & XIAOYU	FENSKE BRIAN	936/376
003-179-013-20	JESSEN JOHN & LAURIE	RES	401	2/18/2020	21111	18	\$1,173			JESSEN JOHN & LAURIE	STATE OF MICHIGAN	914/777
001-400-027-00	WILSON TERRY & DELPHINE	RESIDENTIAL NOT WATERFRONT	401	4/23/2020	22000	6.5	\$3,385			WILSON TERRY & DELPHINE	VANDERWEGEN LEONARD	918/139
001-018-001-10	MENARD MICHAEL	WAS 101 AGRICULTURE	401	8/22/2019	20000	15	\$1,333			MENARD MICHAEL	CARLSON STEVE & LINDA	903/396
006-117-015-25	OLSEN KRISTEN	TOWNSHIP ACREAGE (50% wetland)	401	5/9/2019	14000	5.5	\$2,545			OLSEN KRISTEN	SUMMITT KENNETH & GRE	897/634
003-005-085-05	MAYCROFT	RESIDENTIAL	401	6/6/2019	5000	5	\$1,000.00		0	MAYCROFT BOB	MATTISON MATTHEW	898/923
003-017-015-10	DAVERVELD JOE	RESIDENTIAL	401	10/27/2017	\$19,000	9.55	\$1,990	0		DAVERVELD JOE	WADEEN JUSTIN L & AMBE	869/850
003-008-008-00	SUNDHOLM DAVID & SUSAN	RESIDENTIAL	401	8/3/2018	\$19,000	12.99	\$1,463	0		SUNDHOLM DAVID & SUSAN	SHELDON BLAINE R & CHER	884/380
					\$286,611	159.89	\$1,792.55	updated 11-22				

Low WETLANDS												
006-017-002-00	ANDERSON JASON & EILEEN	50% Wetlands	402	3/18/2022	34000	40	\$850	50% Wetlands		ANDERSON JASON & EILEEN	SIMONETTI BERNICE LIFE I	972/64
001-111-001-00	WIEDEMEIER BRIAN & PECOR ANGIE	25% lowlands	501	9/28/2021	35000	40	\$875	WIEDEMEIER BRIAN & PECOR		BREKKE KENNETH & MEGAN		963/669
001-001-001-00	LACOUNT JAN & TRACEY		3	401	11/6/2019	74000	80	\$925	50% Lowland	LACOUNT JAN & TRACEY	ANDERSON RONALD C & JC	909/56
001-110-002-00	BERGEN TIMOTHY & EILEEN	401 & 501 parcels	501	9/11/2020	194000	207	\$937	50% Low land		BERGEN TIMOTHY & EILEEN	COLLIGAN MATTHEW & CA	930/499
001-052-011-00	MCBRIDE JOHN & ROSE		3	401	6/29/2020	34000	40	\$850	60% Lowland	MCBRIDE JOHN & ROSE	HERMANS ROBERT	934/55
001-006-003-00	WOLTHUIS CHARLES & KATHLEEN		3	401	11/4/2020	40000	43.56	\$918		WOLTHUIS CHARLES & KATHLEEN	HUNT DONALD	935/319
001-014-001-10	SHEPARD SCOTT & THERESA ANN	TOWNSHIP ACREAGE	401	7/29/2016	9100	20	\$455	0 Wetland/Power line		DEETER MICHAEL & LORI	KALLENBACH BRENDAN W	867/614
001-008-029-00	JOHNSON STEVEN & HEIDI	TOWNSHIP ACREAGE	401	1/31/2017	32500	40	\$813	0 50% Wetland		CARY KEVIN, BRENDA & KATHR	PETERSON MICHAEL M	813/870
					452600	510.56	\$886.48	\$35,459.10				

20 acres and ov updated 11-2-2022												
001-001-007-00	GENDRON DAVID & CHASE & GABRIEL	2 40 acre parcels	401	1/13/2022	110000	80	\$1,375			GENDRON DAVID & CHASE & G	KLINE ROY & MARYANN ES	967/368
001-084-020-00	KERNZ COLIN		3	402	1/14/2022	24000	27.1	\$886		KERNZ COLIN	OMAN EMILY & FRAPPIER J	967/427
001-001-002-00	PETERSON DONALD & JANE TRUST		3	402	9/27/2021	52000	43.3	\$1,201		PETERSON DONALD & JANE TRU	EDSON GERALD JR	959/642
001-075-015-10	KING TIMOTHY SR & TIMOTHY JR		3	402	10/7/2021	27000	20	\$1,350		KING TIMOTHY SR & TIMOTHY J	COX RICHARD JR	961/15
003-183-009-00	BERGER MAKAYLA	RES	402	7/9/2021	30000	20	\$1,500			BERGER MAKAYLA	FLEMING BENJAMIN & KAT	954/59
003-083-017-00	JACOBSON LOGGING INC	RES	402	6/17/2021	64900	40	\$1,623			JACOBSON LOGGING INC	STEINBRECHER JR FRANK H	
001-075-015-00	KING TIMOTHY & JOAN		3	401	1/19/2021	23000	20	\$1,150		KING TIMOTHY & JOAN	THEISEN DENNIS & SUSAN	940/974
006-008-005-00	POLLARD ADAM & KATY	ACRE	401	12/7/2020	25000	20	\$1,250			POLLARD ADAM & KATY	MAULE GREG & LORI	
003-081-009-00	BARTELMÉ PETER	RES	401	11/5/2020	32000	27	\$1,185			BARTELMÉ PETER	LOCKE TERESA D LTS 9.3	934/655
006-008-005-10	VAN OSODOL KIM & LAURI TRUS	ACRE	401	12/7/2020	30000	20	\$1,500			VAN OSODOL KIM & LAURI TRUS	MAULE GREG & LORI	
001-007-026-00	MILLIGAN PATRICK & DEBORA		3	401	7/30/2020	18000	21	\$857		MILLIGAN PATRICK & DEBORA	NELSON KENNETH E & ROSA	936/252
001-007-021-00	MILLIGAN PATRICK & DEBORA		4	401	9/9/2020	35000	26	\$1,346		MILLIGAN PATRICK & DEBORA	MASSIE JUSTIN & SARAH	930/460
006-036-009-10	NOWACK SCOTT	TIMBE	401	2/19/2020	170000	120	\$1,417			NOWACK SCOTT	LE BOEUF KENNETH & JEAN	915/86
006-014-016-00	BRAY TRAVIS	ACRE	401	9/28/2020	60000	39	\$1,538			BRAY TRAVIS	WASH JAMES R	933/327
006-126-006-00	ANDERSON RAY & ANDREA	Acre	401	9/30/2020	67000	60	\$1,117			ANDERSON RAY & ANDREA	ANGOTTI RACHEL R	932/866
003-106-004-00	FORD RIVER LAND CO LLC	RESIDENTIAL	401	4/25/2018	\$36,000	40	\$900	0		FORD RIVER LAND CO LLC	KNAUSS THOMAS L & MARY	
001-076-012-00	COUSINEAU JEFFREY	TOWNSHIP ACREAGE	401	8/15/2018	\$40,000	37.01	\$1,081			STAPLES DONNA	COUSINEAU JEFFREY	885/77
003-020-014-10	FORSTROM ALLEN & ALLEN JR	RESIDENTIAL	401	4/24/2018	\$48,000	40	\$1,200	0		FORSTROM ALLEN & ALLEN JR	HORD CHAD	878/450
006-018-027-00	LAFRENIERE JOSEPH & KATHERINE	TOWNSHIP ACREAGE	401	7/19/2019	50000	35	\$1,429			LAFRENIERE JOSEPH & KATHERI	BROWN BERNADETTE	901/753
006-022-024-00	MORASKA JESSE	TOWNSHIP ACREAGE	401	8/28/2019	45000	39	\$1,154			MORASKA JESSE	VERMEULEN GERALD	907/147
006-053-008-00	MARTIN DAVID & INGRID	TOWNSHIP ACREAGE	401	1/11/2019	60000	40	\$1,500			MARTIN DAVID & INGRID	LAND LOOKER FORESTRY LI	893/552
					\$51,418.82	40 A						
					\$38,564.11	30 A						
					\$32,136.76	25 A						
					\$25,709.41	20 A						

**VACANT RIVER FRONTAGE**

updated 11-18-20													
001-007-026-10	MASSIE JUSTIN & SARAH	sturgeon river frontage/low land	401	9/9/2020	\$18,000	12	\$1,500	1,320	\$14	MASSIE JUSTIN & SARAH	MILLIGAN PATRICK & DEBC	930/458	
001-113-014-00	FORD RIVER LAND COMPANY	East Branch Sturgeon 50% swapy	402	5/17/2022	18000	34	\$529	675	\$27	FORD RIVER LAND COMPANY	BETOLINI DOROTHY	975/259	
006-127-008-10	BLAZIER ROBERT & JUSTINA	Sturgeon River	402	1/19/2022	28,000	8.7	\$3,218	850	\$33	BLAZIER ROBERT & JUSTINA	PETERSON DARIN & LOIS	967/571	
001-112-034-50	LEWIS JANICE	sturgeon river	402	12/17/2021	27,500	6.93	\$3,968	941	\$29	LEWIS JANICE	SCARLETT JAMES & BONNII	965/525	
001-007-055-00	HANTZ DAVID & JENNIFER		3	402	6/11/2021	35,000	15.01	\$2,332	1600	\$22	HANTZ DAVID & JENNIFER	ARNESON KEITH & DEBBY	951/685
003-020-003-00	CHENEY STEVEN & DEBRA	Sturgeon river	401	1/14/2021	9,000	3	\$3,000	375	\$24	CHENEY STEVEN & DEBRA	VERLEY IRINEN M	940/715	
001-400-012-00	TOIGO JOHN	CONDO sturgeon river	401	4/28/2021	9,950	2.1	\$4,738	175	\$57	TOIGO JOHN	PARKER JEFFREY S & SANDI	949/539	
006-400-028-00	TRESEDDER KATHRYN	SMALL/pond	401	10/1/2020	\$37,000	9	\$4,111	580	\$64	TRESEDDER KATHRYN	GRIESSLER JOSEPH TRUST		
001-400-004-00	RIEMER THOMAS	STURGEON RIVER SITE CONDOMIN	401	4/5/2019	\$19,500	5.33	\$3,659	250	\$78	RIEMER THOMAS	SCOTT MARK W	895/928	
006-126-004-25	MAULE JEFFREY	BROWNS LAKE	401	9/8/2017	\$18,500	4.48	\$4,129	480	\$38.54	MAULE JEFFREY	LABRE WILLIAM L	866/851	
006-135-008-10	DERMODY RICHARD & CATHLEEN	STURGEON RIVER	401	7/8/2016	\$58,000	35.25	\$1,645	1350	\$42.96	DERMODY RICHARD & CATHLEEN	FIRST NATIONAL BANK OF I	941/973	
006-029-006-00	SUNDSTROM JOHN & NANCY	HAMILTON LAKE CHANNEL	401	1/1/2016	\$209,000	54.73	\$3,819	4400	\$47.50	SUNDSTROM JOHN & NANCY	TURNER LANDS INC	832/490	
					\$451,450	144.53	\$3,123.57	11,001	\$41.04				

**PRIME VACANT LAKE FRONTAGE**

updated 11-17-2022										
006-450-056-30	WILCOX DAVID & ROXANNE	HAMILTON LAKE	401	3/23/2018	\$32,500	LN UNBUILDA		108		WILCOX DA

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Ac	Dollars/Sq	Actual Fro	Liber/Page	Land Table	Class	Rate Group 1	
003-005-014-5	9655 NORWAY LAKE RD	9/22/2022	185000	WD	185000	100700	54,433	178781	31119	24900	100	0	1.5	1.5	311.19	20746	0.476263	100	982/307	WATERFR	401	NORWAY LAKE	
003-083-018-00		8/6/2020	20000	WD	20000	20000	100	20000	20000	20000	400	0	7.21	7.21	50	2773.925	0.063681	400	927/313	WATERFR	402		
003-083-018-10	9898 N NORWAY LAKE RD	8/27/2020	160000	WD	160000	79200	49.5	171419	57056	68475	275	0	2.7	2.7	207.4764	21131.85	0.485121	275	930/140	WATERFR	401	PICKERAL	
003-083-019-10	9893 NORWAY LAKE RD	10/8/2021	461947	WD	461947	203800	44.11762	439302	62485	39840	160	0	4.9	4.9	390.5313	12752.04	0.292747	160	930/352	WATERFR	401	PICKERAL	
003-172-009-00	5783 SIX MILE LAKE RD	11/18/2020	80000	WD	80000	30800	38.5	83277	46523	49800	200	0	2.45	2.39	232.615	18988.98	0.435927	200	936/493	WATERFR	401	6 MILE LAKE	
003-172-018-00	5899 SIX MILE LAKE RD	10/17/2022	260000	WD	260000	96100	36.96154	191985	108677	40662	163.3	387	1.451	1.451	665.5052	74898	1.719422	163.3	983/603	WATERFR	401	6 MILE LAKE	
		Totals:	1166947		1166947	530600	45.46907	1084764	325860	243677			Average	30.211	20.151								
					Std. Dev. =>		23.51433			Average	250.9888		per Net Ac	16122.9			Average						0.370131

**POOR LAKE FRONTAGE-BROWNS LAKE/IMPOUNDMENT COMPARABLE SALES**

003-172-007-30	LINDHOLM JAMES & VICKI	SIX MILE LAKE	401	4/25/2014	\$50,000	4.11	\$12,165	223	\$224	LINDHOLM, JAMES & VICKI	HYLUND FAMILY TRUST	798/204
003-172-012-75	STEELE DANIEL & AMY	SIX MILE LAKE	401	6/21/2019	20000	0.415	\$48,193	90	\$222	STEELE DANIEL & AMY	HAGERTY DAN & CAROL	900/605
006-400-028-00	TRESEDDER KATHRYN	SMALL lake/pond	401	9/20/2020	37000	9	\$4,111	390	\$95	TRESEDDER KATHRYN	GRIESSLER JOSEPH TRUST	933/980
					\$107,000	13.525	\$7,911.28	703	\$152.20	updated 11-17-2022		

**VACANT COMMERCIAL/INDUSTRIAL LAND SALES**

053-110-001-00	DGOG NORWAYM08122020 LLC	NORWAY CITY REF ONLY (OUTLIER)	201	2/1/2021	120000	1.701	\$70,547	190	\$632	DGOG NORWAYM08122020	CAROLLO ENTERPRISES	
053-111-001-00	LOADMASTER CORPORATION	NORWAY CITY REF ONLY (OUTLIER)	201	1/28/2021	\$75,000	0.5	\$150,000	181.54	\$413	LOADMASTER CORPORATION	LUTTS GRANT L & JOHANNA	
053-031-003-00	ZANONA JOHN		201	12/16/2015	\$4,500	0.177	\$25,423.73	58	\$77.59	ZANONA JOHN	KISER JEFF W & TAMMY	831/844
053-478-037-01	CITY OF NORWAY DDA		703	7/20/2017	\$20,000	6.2	\$3,225.81	450	\$44.44	CITY OF NORWAY DDA	CORROLO ENTERPRISES	864/366
053-474-031-25	WEBER CHRISTOPHER		401	8/27/2014	\$15,000	2.85	\$5,263.16	210	\$71.43	WEBER CHRISTOPHER	GIRARD ALAN & BOWERMAN	804/938
006-018-009-00	JOHNSON LINDA	COM	201	9/12/2019	12000	1.29	\$9,302.33	200	\$60.00	JOHNSON LINDA	ODR RENTAL PROPERTIES, L	904/847
006-201-001-00	STURM LOUIS & ELIZABETH	CM HWY US-2	201	6/5/2019	10000	1.148	\$8,710.80	400	\$25.00	STURM LOUIS & ELIZABETH	BEAUDIN WILLIAM G	898/909
		Outliers Excluded			\$61,500	11.665	\$5,272.18	1,318	\$46.66	updated 11-18-22		
		All Sales Included			\$256,500	13.866	\$18,498.49	1,690	\$151.82			

**GRAVEL/SAND PIT INF ADI SALES PRICE 2% PER YEAR**

002-057-009-16	PONCHAUD CHRISTOPHER	GRAVEL PIT (CRYSTAL FALLS)	401	9/28/2021	50000	\$51,000	12	\$4,108.46				792/447
002-006-023-00	BROUILLE JOURDAN/EMILY	Sand Pit	201	7/3/2019	54500	\$57,770	28	\$1,934.68				900/762
003-026-009-00	PAYNE & DOLAN	GRAVEL PIT	301	2/1/2004	\$248,911	\$343,497	77.95	\$3,193.21	PAYNE & DOLAN	PACKERLAND INC		536/847
053-479-027-50	NICKELS SANDRA	SAND PIT & RES LAND	401	6/19/2014	\$150,000	\$177,000	36	\$4,166.67	NICKELS SANDRA	LORI JULIE		801/57
006-021-001-00	UP DEVELOPMENT	GRAVEL PIT & RES LAND	301	12/1/2002	\$150,000	\$213,000	115.83	\$1,295.00	UP DEVELOPMENT	KEWEENAW LAND		488/655
					\$653,411	\$842,267	270	\$3,118.12			124,725	40 acres
											593,544	30 acres
											\$155,906	50 acres

**TIMBER CUTOVER SALES**

WETLAND PARCEL SALES																						
001-111-001-00	WIEDEMEIER BRIAN & PECOR ANGE	TC 25% Wetlands	501	9/28/2021	35000	40	\$875		WIEDEMEIER BRIAN & PECOR ANGE	BREKKE KENNETH & MEGAN		963/669										
006-075-001-10	PETRUSKA LLC	TC 50% Wetlands	502	5/4/2021	82000	80	\$1,025		PETRUSKA LLC	LYME GREAT LAKES LAND COM		948/835										
003-209-001-50	LIBBY SPENCER & MARK	TC 50% Wetlands	501	7/30/2020	115000	120	\$958		LIBBY SPENCER & MARK	KEWEENAW LAND ASSOCIATIO		926/247										
001-013-002-00	LAROCK TRUST	Over 50% swampy	501	4/1/2021	108000	120	\$900		LAROCK TRUST	SIEGLER HOWARD & CECILIA		946/631										
003-020-007-00	FLEMING DAVID & SARA	Timber Cutover	501	3/15/2022	40000	40.96	\$977		FLEMING DAVID & SARA	DAVIDSON ROBERT & DARLENE		970/453										
001-061-005-00	CHIN-HUI SU TRUST	50% lowlands	501	9/12/2022	168720	220	\$767		CHIN-HUI SU TRUST	BROWN ROY S		981/638										
003-034-023-00	CARLSON JEFFREY & RODNEY & GARY	multiple Felch/Breen 50% Wetland	501	2/15/2022	264875	326.67	\$811		CARLSON JEFFREY & RODNEY & GARY	COLLIGAN MATTHEW B & CARRIE E												

006-051-006-00	STROMBERG ROBERT	TIMBE	501	8/3/2022	65000	30.25	\$2,149		STROMBERG ROBERT	LACOMBE RODNEY J & PEGGY L		979/820
003-177-016-00	HALVAS DERRICK	TC	501	4/18/2022	55000	40	\$1,375		HALVAS DERRICK	NELSON WILLIAM R & LAURA A		973/688
001-111-001-00	FLETCHER COBY & ISABELLE		501	10/6/2022	59900	40	\$1,498		FLETCHER COBY & ISABELLE	WIEDEMEIER BRIAN		984/4
001-001-003-00	PETERSON DONALD & JANE TRUST	Timber Cutover	501	3/18/2022	50000	40	\$1,250		PETERSON DONALD & JANE TRUST	KLINE ROY & MARYANN ESTATE		970/836
001-082-013-00	WOLVERINE ENVIRONMENTAL TRUST	Timber Cutover	501	3/15/2022	90000	80	\$1,125		WOLVERINE ENVIRONMENTAL TRUST	DAWE DAVID H & BETTY G		970/519
001-005-012-00	WEBSTER NICHOLAS & JESSICA	Timber Cutover	501	3/1/2022	50000	39.1	\$1,279		WEBSTER NICHOLAS & JESSICA	ANDERSON JAMES & TRACY		969/827
006-086-004-00	BOGDAN CHERECHES	CFR parcels	502	1/24/2022	75000	58	\$1,293		BOGDAN CHERECHES	GORDON ROBERT & PRINCELLA		967/726
003-218-002-00	JOHNSON ERIC & RACHEL	CFR parcels	501	12/14/2021	87500	86.92	\$1,007		JOHNSON ERIC & RACHEL	KEWEENAW LAND ASSOCIATIO		965/601
003-079-001-00	SAGE TIMBER MICHIGAN LLC	Multiple Parcels CFR	502	12/22/2021	2821019	2236.09	\$1,262		SAGE TIMBER MICHIGAN LLC	KEWEENAW LAND ASSOCIATIO		965/876
006-062-011-00	ZAK P ALFONS	4 parcels	501	12/21/2021	155000	126.66	\$1,224		ZAK P ALFONS	BROOKS ROBERT		966/287
006-059-003-00	LANAVILLE CRAIG & WENDY	TIMBE	501	10/6/2021	55000	40	\$1,375		LANAVILLE CRAIG & WENDY	JACOBETTI REVOCABLE TRUST		960/812
006-086-003-00	GORDON ROBERT & PRINCELLA	Timber cutover	502	1/15/2021	62500	58	\$1,078		GORDON ROBERT & PRINCELLA	LYME GREAT LAKES LAND COM		940/693
003-216-004-00	TRUMBELL MICHAEL	TC	501	9/30/2021	36000	16.6	\$2,169		TRUMBELL MICHAEL	VERSATILE METALS INC		959/284
006-061-012-00	NOVAK RONALD & DANIELLE	TIMBER CUTOVER 4 PARCELS	501	12/6/2019	116000	92.85	\$1,249		NOVAK RONALD & DANIELLE	PLOTECHER DENNIS E & NANCY		912/363
003-175-014-00	DUFF PATRICK & PATTIANN	TIMBER CUTOVER	501	4/26/2018	\$38,000	19.5	\$1,949		DUFF PATRICK & PATTIANN	CANTRELL, RAYMOND TRUSTEE		813/257
006-028-006-00	BAL LEONARD	TIMBE	501	4/2/2021	95000	80	\$1,188		BAL LEONARD	LOMBARDINI DARLENE LIFE EST		948/606
006-036-009-10	NOWACK SCOTT	TIMBE	501	2/19/2020	170000	120	\$1,417		NOWACK SCOTT	LE BOEUF KENNETH & JEAN		915/86
006-135-004-00	DAPOZ DAVID	TIMBE	501	5/7/2020	40000	38	\$1,053		DAPOZ DAVID	ANGOTTI RACHEL R		919/60
003-186-031-00	ANDERSON JEFF	EXEMP	502	1/16/2020	60000	40	\$1,500		ANDERSON JEFF	SCHARTNER WILLIAM JR & ETAL		912/457
001-013-003-00	WAGNER DAVID & KAREN		501	9/15/2020	82000	80	\$1,025		WAGNER DAVID & KAREN	ST JOHN THOMAS		930/777
003-178-018-00	MUIR RONALD D	TIMBER CUTOVER	501	12/18/2018	55000	37.9	\$1,451		MUIR RONALD D	BLAGEC DUANE P		891/261
003-009-006-00	FORD RIVER LAND COMPANY LLC	TIMBER CUTOVER	501	12/5/2018	44000	40	\$1,100		FORD RIVER LAND COMPANY LLC	STOUT JEAN		890/957
003-233-011-00	KRAUSE STEVEN C & KATHLEEN A	TIMBER CUTOVER	501	8/14/2017	\$30,000	28	\$1,071		KRAUSE STEVEN C & KATHLEEN A	ANDERSON JAMES & TRACY		881/966
001-005-014-00	CARLSON RODNEY JR	TIMBER CUTOVER ACREAGE	501	6/22/2018	40000	39	\$1,026		CARLSON RODNEY JR	SIMONIS ROBERT		879/96
001-085-009-00	NAILER MATT	TOWNSHIP ACREAGE	501	4/7/2017	45000	40	\$1,125		NAILER MATT	CARY KEVIN & BRENDA		826/349
003-016-003-00	MATTSON MATTHEW J	TIMBER CUTOVER	501	11/14/2017	\$70,000	40	\$1,750		MATTSON MATTHEW J	HORD CHAD		872/276
003-018-007-00	ANDERSON MARK & TINA	TIMBER CUTOVER	501	12/29/2017	\$48,000	40	\$1,200		ANDERSON MARK & TINA	KRAUSE STEVEN & KATHL LEEMAN GLA		865/372
006-059-003-00	JACOBETTI REVOCABLE TRUST	TIMBER CUTOVER ACERAGE	501	2/1/2019	50000	40	1250		JACOBETTI REVOCABLE TRUST	DEROECK SHARON		893/275

\$118,290	100 acres
\$59,145	50 acres
\$47,316	40 ACRES TC 11-16-22
\$35,487	30 ACRES TC
\$29,573	25 ACRES TC
\$23,658	20 ACRES TC
\$16,760	10 ACRES TC

**VACANT AGRICULTURE SALES WITHIN COUNTY**

D004-002-009-00	Norway Twp	03-ARM'S LENGTH WD	102	7/26/2019	\$52,000	9.47	\$5,491					
004-002-009-00	NORWAY TRUCK TRAIL	wd	101	09/29/15	\$12,500	9.47	\$1,320					
053-474-045-00	PINE CREEK RD NORWAY CITY	wd	102	4/3/2021	23860	11.83	\$2,000					
004-023-014-00	N1208 RIVER RD	wd	101	07/16/15	\$10,000	12.82	\$780					
053-474-041-50	PINE CREEK RD NORWAY CITY		102	4/3/2021	20000	13.38	\$1,497					
001-018-001-10	Rideouts rd	split of										

**WAUCEDAH TOWNSHIP COMMERCIAL-INDUSTRIAL ECF ANALYSIS 2023**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appra Land + Yari Bldg.	Resid Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value	Land Table	Property Class		
053-479-020-80	5504 STRAWBERR	6/16/21	20000	WD	03-ARM'S LENG	20000	13900	69.5	27758	17736	2264	\$13,843	0.163554	4464	0.507168	IND	\$16,520	INDUSTRIA	301
053-392-011-00	510 MAIN ST	9/9/21	50000	WD	22-OUTLIER	50000	39200	78.4	78468	4150	45850	\$102,649	0.446667	1595	28.74608	COM	\$4,150	DOWNTOV	201
053-479-029-20	1700 7TH AVE	3/31/22	75000	WD	03-ARM'S LENG	75000	47400	63.2	94763	31000	44000	\$95,169	0.462337	3456	12.73148	COM	\$31,000	COMM US	201
053-391-001-00	515 7TH AVE	11/8/21	100000	WD	03-ARM'S LENG	100000	68300	68.3	136668	31000	69000	\$145,950	0.472764	4400	15.68182	COM	\$31,000	COMM US	201
053-113-010-00	101 9TH AVE	5/26/21	115000	WD	03-ARM'S LENG	115000	67800	58.95652174	135648	12010	102990	\$170,771	0.603089	10274	10.02433	COM	\$12,010	CITY LOTS	201
053-200-007-00	604 HACEY ST	9/28/20	22000	WD	03-ARM'S LENG	22000	11300	51.36363636	22657	5250	16750	\$23,813	0.70341	2745	6.102004	COM	\$5,250	CITY LOTS	201
053-158-008-00	820 MAIN ST	10/10/19	65000	WD	03-ARM'S LENG	65000	32800	50.46153846	65509	4688	60312	\$85,064	0.709016	1590	37.93208	COM	\$4,688	DOWNTOV	201
053-478-019-00	120 9TH AVE	6/29/21	166100	WD	03-ARM'S LENG	166100	81600	49.12703191	163185	31556	134544	\$181,808	0.740033	8496	15.83616	COM	\$31,556	CITY LOTS	201
053-332-002-00	721 MAIN ST	8/15/20	98171	OTH	06-COURT JUDC	98171	43100	43.90298561	86285	3050	95121	\$114,965	0.827388	3600	26.4225	COM	\$3,050	DOWNTOV	201
053-034-014-10	1033 MAIN ST	1/25/22	90000	WD	03-ARM'S LENG	90000	36600	40.66666667	73132	10476	79524	\$93,516	0.850375	960	82.8375	COM	\$7,170	DOWNTOV	201
053-306-005-00	607 RAILROAD AV	8/1/19	60000	WD	03-ARM'S LENG	60000	25700	42.83333333	51474	6495	53505	\$62,908	0.850532	1664	32.15445	COM	\$2,175	CITY LOTS	201
053-392-013-00	520 MAIN ST	6/15/21	180000	WD	03-ARM'S LENG	180000	76500	42.5	152962	15826	164174	\$189,414	0.866745	2378	69.03869	COM	\$10,000	DOWNTOV	201
053-393-001-00	539 MAIN ST	11/8/21	750000	WD	03-ARM'S LENG	750000	280900	37.45333333	561853	57140	692860	\$697,117	0.993893	16720	41.439	COM	\$40,000	DOWNTOV	201
053-393-003-00	529 MAIN ST	11/8/21	750000	WD	03-ARM'S LENG	750000	280900	37.45333333	561853	57140	692860	\$697,117	0.993893	16720	41.439	COM	\$40,000	DOWNTOV	201
053-393-007-50	529 MAIN ST	11/8/21	750000	WD	03-ARM'S LENG	750000	280900	37.45333333	561853	57140	692860	\$697,117	0.993893	16720	41.439	COM	\$40,000	DOWNTOV	201
001-007-010-00	2492 HWY M-69	9/13/21	60500	WD	03-ARM'S LENG	60500	21600	35.70248	49147	10040	50460	\$52,847	0.954827	960	52.5625	COMM	\$5,625		201
001-009-024-50	1701 HWY M-69	6/9/20	55000	WD	03-ARM'S LENG	55000	31900	58	64802	23985	31015	\$55,158	0.562293	1208	25.67467	COMM	\$7,900		201
003-418-010-00	7521 CALUMET M	3/21/19	140000	WD	03-ARM'S LENG	140000	70500	50.35714	162741	3240	136760	\$215,542	0.634494	3544	38.58916	COM	\$3,240	RESIDENTI	201
003-515-001-00	7741 N NORWAY I	12/21/18	60000	WD	03-ARM'S LENG	60000	46700	77.83333	66694	4320	55680	\$84,289	0.660583	1792	31.07143	COM	\$4,320	RESIDENTI	201
006-015-016-00	2404 BEAVER PETI	3/18/21	30000	WD	03-ARM'S LENG	30000	40700	135.6667	81369	7709	22291	\$99,541	0.223939	2500	8.9164	COM	\$6,000	TOWNSHIF	201
006-204-001-00	3928 W US HWY 2	10/1/20	50000	WD	03-ARM'S LENG	50000	28800	57.6	57504	15953	34047	\$56,150	0.606358	1278	26.64085	COM	\$4,730	COMMERC	201
Totals:			3291271			3291271	1386900		2774068		3276867	\$3,934,749		30.82208					

Sale. Ratio => 42  
 Std. Dev. => 13

Ave. E.C.F. = 0.681909





Neighborhoods Used: WATER.RURAL WATER FRONT & RIVERS

W 2120 CAZZOLA RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
006-052-002-00		08/09/2022		WATER 401	395,000	5,636
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	84		389,364	172,587	2.256



N 4015 HOLMES RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
006-065-008-00		07/08/2022		WATER 401	300,000	0
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	82		300,000	236,254	1.270



W 3568 BROWN'S LAKE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
006-126-003-50		01/28/2022		WATER 401	210,000	55,264
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	72		154,736	164,217	0.942



W 3923 LAKE MARY DR N						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
006-550-011-00		09/30/2021		WATER 401	134,000	9,680
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	54		124,320	134,616	0.924



N 3543 FOSTER CITY RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
006-073-005-00		07/29/2021		WATER 401	65,550	32,214
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	45		33,336	92,938	0.359



3321 N FOSTER CITY RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
006-073-023-00		09/10/2020		WATER 401	50,000	22,516
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	45		27,484	52,944	0.519



W 3542 BROWNS LAKE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
006-127-003-25		09/08/2020		WATER 401	182,500	47,485
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	73		135,015	157,957	0.855



4360 N FOSTER CITY RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
006-060-013-00		04/10/2020		WATER 401	80,000	29,333
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	45		50,667	55,367	0.915







Neighborhoods Used: SMALL.SMALL LOTS & PLATS

N 892 LANDING LANE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
006-029-009-00	10/17/2022	SMALL 401	39,900	5,942	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	DEFAULT	35	33,958	16,150	2.103



W 3925 B STREET

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
006-007-021-00	03/25/2022	SMALL 401	50,000	3,994	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	45	46,006	53,609	0.858



W 3920 B STREET

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
006-007-038-00	03/22/2022	SMALL 401	35,000	5,996	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	45	29,004	66,473	0.436



W 3880 DEAN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
006-251-008-00	03/21/2022	SMALL 401	38,000	9,408	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	45	28,592	86,890	0.329



W 2587 WAUCEDAH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
006-307-008-00	12/17/2021	SMALL 401	119,000	6,599	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	47	112,401	79,204	1.419

!!MULTI-PARCEL SALE!!



W 2587 WAUCEDAH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
006-306-001-00	12/17/2021	SMALL 401	119,000	6,599	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	47	112,401	79,204	1.419

!!MULTI-PARCEL SALE!!



1649 STATE STREET

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
006-018-011-00	06/16/2021	SMALL 401	8,000	3,800	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	83	4,200	6,793	0.618



3945 W A STREET

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
006-007-044-00	06/03/2021	SMALL 401	139,000	30,690	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	59	108,310	115,953	0.934

!!MULTI-PARCEL SALE!!



Neighborhoods Used: SMALL.SMALL LOTS & PLATS

W 3945 A STREET

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
006-007-049-00		06/03/2021		SMALL 401	139,000	30,690
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	59		108,310	115,953	0.934

!!MULTI-PARCEL SALE!!



W 3928 A STREET

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
006-007-045-00		03/30/2021		SMALL 401	75,000	9,094
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	49		65,906	78,123	0.844



3963 W US HWY 2

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
006-202-001-00		10/30/2020		SMALL 401	85,400	13,007
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	48		72,393	92,877	0.779



1786 N RIVER AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
006-007-014-00		06/18/2020		SMALL 401	40,000	4,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	45		36,000	82,306	0.437



W 3928 A STREET

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
006-007-045-00		01/30/2020		SMALL 401	70,000	9,094
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	49		60,906	78,123	0.780



1572 N HAMILTON LAKES RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
006-018-023-00		01/17/2020		SMALL 401	78,000	8,600
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	66		69,400	125,315	0.554





Neighborhoods Used: TWP.TOWNSHIP ACREAGE-HOMES & CAMPS

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
006-127-002-00	05/09/2022 TWP	401	134,400	35,876	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	66	98,524	63,387	1.554



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
006-059-014-00	04/08/2022 TWP	401	165,000	52,814	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	71	102,595	82,866	1.238
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	9591	7746	1.238		



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
006-019-039-50	11/12/2021 TWP	401	279,900	25,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	70	153,046	191,217	0.800
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	101854	127258	0.800		



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
006-119-017-00	10/22/2021 TWP	401	90,000	64,250	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	45	25,750	16,529	1.558



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
006-018-019-00	10/05/2021 TWP	401	162,800	26,240	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	45	136,560	113,987	1.198



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
006-013-013-25	09/08/2021 TWP	401	160,000	25,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	75	135,000	157,107	0.859



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
006-017-008-00	04/23/2021 TWP	401	149,324	36,566	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	65	112,758	138,380	0.815



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
006-052-010-00	04/15/2021 TWP	401	219,787	57,177	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	63	162,610	167,731	0.969



Neighborhoods Used: TWP.TOWNSHIP ACREAGE-HOMES & CAMPS

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
006-006-007-00	11/23/2020 TWP	401	107,500	59,459	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	54	48,041	51,784	0.928



3993 W LAKE MARY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
006-030-016-00	11/19/2020 TWP	401	70,000	11,250	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	45	58,750	104,013	0.565



W 2875 WAUCEDAH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
006-021-022-00	08/19/2020 TWP	401	133,000	44,073	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	45	88,927	94,278	0.943

!!MULTI-PARCEL SALE!!



3690 N FOSTER CITY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
006-064-022-00	07/13/2020 TWP	401	302,000	134,300	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	76	161,236	220,243	0.732
Agricultural Buildings:			ResidualValue	CostByManual	E.C.F.
			6464	8829	0.732



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
006-058-005-00	06/19/2020 TWP	401	84,500	41,457	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	53	43,043	56,919	0.756



2265 W BEAVER PETE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
006-023-005-20	05/20/2020 TWP	401	130,000	24,090	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	DEFAULT	60	105,910	151,790	0.698



3552 N FOSTER CITY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
006-073-004-00	03/30/2020 TWP	401	60,000	24,610	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	45	35,390	63,006	0.562



3611 W WAUCEDAH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
006-029-015-00	02/21/2020 TWP	401	185,000	41,080	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	DEFAULT	60	143,920	190,456	0.756



Neighborhoods Used: TWP.TOWNSHIP ACREAGE-HOMES & CAMPS

1524 N HUPP ROAD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
006-014-011-00	12/20/2019 TWP	401	168,200	32,904	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	52	135,296	140,526	0.963



W 3496 CO LINE RD #42

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
006-032-011-00	08/12/2019 TWP	401	134,000	39,245	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	DEFAULT	45	94,755	127,614	0.743



2240 W ALFREDSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
006-026-009-00	06/18/2019 TWP	401	150,000	50,110	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	56	99,890	132,081	0.756



1248 N HAMILTON LAKE ROAD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
006-019-001-00	03/29/2019 TWP	401	240,000	70,992	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	69	169,008	159,935	1.057

!!MULTI-PARCEL SALE!!



1248 N HAMILTON LAKE ROAD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
006-019-002-10	03/29/2019 TWP	401	240,000	70,992	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	69	169,008	159,935	1.057

!!MULTI-PARCEL SALE!!



474 N HAMILTON LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
006-030-021-10	02/15/2019 TWP	401	144,600	36,267	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	66	108,333	179,016	0.605



689 N THALER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
006-027-013-10	01/04/2019 TWP	401	230,000	28,693	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DEFAULT	66	201,307	232,401	0.866





Neighborhoods Used: LAKES.HAMILTON LAKES WATERFRONT-SP ASSMNT

W 3258 WAUCEDAH ROAD  
Parcel Number      \*\*    Valid Sale    \*\* Class    AdjSalePrice    LandValue  
006-020-046-00    08/12/2022    LAKES        401            265,500        174,269  
Occupancy        Style            %Good        ResidualValue    CostByManual    E.C.F.  
Single Family    DEFAULT        45            91,231          84,261          1.083



W 3760 GRAVEL POINT RD  
Parcel Number      \*\*    Valid Sale    \*\* Class    AdjSalePrice    LandValue  
006-450-065-00    01/14/2022    LAKES        401            347,000        66,453  
Occupancy        Style            %Good        ResidualValue    CostByManual    E.C.F.  
Single Family    DEFAULT        62            280,547        240,753          1.165



W 3826 WAUCEDAH RD  
Parcel Number      \*\*    Valid Sale    \*\* Class    AdjSalePrice    LandValue  
006-450-048-00    09/03/2021    LAKES        401            350,000        72,349  
Occupancy        Style            %Good        ResidualValue    CostByManual    E.C.F.  
Single Family    DEFAULT        67            277,651        163,924          1.694



W 3963 LAKE MARY DR NORTH  
Parcel Number      \*\*    Valid Sale    \*\* Class    AdjSalePrice    LandValue  
006-550-004-00    05/21/2021    LAKES        401            210,000        61,368  
Occupancy        Style            %Good        ResidualValue    CostByManual    E.C.F.  
Single Family    DEFAULT        49            148,632        81,575            1.822



W 3995 LAKE MARY DR NORTH  
Parcel Number      \*\*    Valid Sale    \*\* Class    AdjSalePrice    LandValue  
006-500-007-00    03/08/2021    LAKES        401            302,500        69,446  
Occupancy        Style            %Good        ResidualValue    CostByManual    E.C.F.  
Single Family    DEFAULT        68            233,054        126,371          1.844



N 847 HAMILTON LAKE  
Parcel Number      \*\*    Valid Sale    \*\* Class    AdjSalePrice    LandValue  
006-450-007-00    11/05/2020    LAKES        401            295,101        95,655  
Occupancy        Style            %Good        ResidualValue    CostByManual    E.C.F.  
Single Family    DEFAULT        86            199,446        141,280          1.412



W 3706 WAUCEDAH RD  
Parcel Number      \*\*    Valid Sale    \*\* Class    AdjSalePrice    LandValue  
006-450-075-00    07/10/2020    LAKES        401            335,000        72,465  
Occupancy        Style            %Good        ResidualValue    CostByManual    E.C.F.  
Single Family    DEFAULT        76            262,535        271,086          0.968



3746 W WAUCEDAH RD  
Parcel Number      \*\*    Valid Sale    \*\* Class    AdjSalePrice    LandValue  
006-450-057-50    02/27/2019    LAKES        401            320,000        61,465  
Occupancy        Style            %Good        ResidualValue    CostByManual    E.C.F.  
Single Family    DEFAULT        61            258,535        324,850          0.796





