

LAND VALUES 2023 - 2
TOWNSHIPS OF FAITHORN, HOLMES, MELLEN & MEYER
MENOMINEE COUNTY

*This document contains land values for
Woods, Lots, River & Lake and Commercial-Industrial Only*

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VACANT LAND STUDY

<u>Sale</u>	<u>Parcel</u>	<u>Date</u>	<u>Sale Price</u>	<u>Acres</u>	<u>Price per Acre</u>
WOODS (Hard, Soft, Mixed)					
31	003-222-010-00 & 003-403-010-00	12/6/21	\$66,500	40.9	\$1,626
32	003-226-002-51	10/20/2021	\$200,000	116.1	\$1,723
33	009-133-005-00 & 009-134-008-00	4/14/2021	\$120,000	60.0	\$2,000
34	006-007-004-00	6/16/2021	\$57,000	40.0	\$1,425
			\$443,500	257.0	\$1,726
35	003-225-001-25	1/11/22	\$72,000	40	\$1,800
36	003-225-001-30	2/10/2021	\$55,000	40.0	\$1,375
37	009-110-004-00 & 009-103-024-00	11/30/2020	\$100,000	52.2	\$1,915
			\$227,000	132.2	\$1,717
38	006-225-001-50	07/23/21	\$50,000	40.0	\$1,250
39	006-225-006-00	7/10/20	\$100,000	40	\$2,500
			\$150,000	80.0	\$1,875
			\$820,500	469.2	\$1,749

Range	\$1,250 - 2,500
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VACANT LAND STUDY

Sale	Parcel	Date	Sale Price	Front Foot	Acres	Price per FF	Price per A
LOTS							
49	006-605-012-00	05/07/21	\$8,000	122.5	0.69	\$65	\$11,594
50	009-450-024-00	12/20/21	\$11,500	272.8	1.12	\$42	\$10,268
51	052-360-003-00 & 052-360-004.	08/03/21	\$2,000.00	100	0.287	\$20	\$6,969
52	008-560-052-00	11/19/20	\$7,500.00	90	0.62	\$83	\$12,097
53	013-001-010-00	12/29/20	\$5,000.00	60	0.22	\$83	\$22,727
Sums & Avgs			\$34,000	645.3	2.9	\$53	\$11,576
				Range FF		\$20 - 83	

Sale	Parcel	Date	Sale Price	Front Foot	Acres	Price per FF	Price per A
RIVER-LAKE							
54	003-207-002-11	06/02/21	\$61,000	106.0	1.7	\$575	\$35,260
55	006-231-010-00	03/23/21	\$23,000	200.0	3.1	\$115	\$7,419
56	008-414-004-40	08/16/21	\$70,000	280	3.4	\$250	\$20,833
57	009-131-003-10	08/12/21	\$140,000	940.0	11.2	\$149	\$12,522
58	009-230-008-00 & 009-230-009.	06/05/20	\$30,000	387.0	1.3	\$78	\$23,622
Sums & Avgs			\$324,000	1913.0	20.6	\$169	\$15,698
				Range FF		\$78 - 575	

VACANT LAND STUDY

Sale	Parcel	Date*	Sale Price (*Time Adj)	Land Residual	Front Foot	Acres	Price per FF	Price per A
COMMERCIAL - INDUSTRIAL								
26	009-115-001-55 (vacant)	4/1/2022*	\$7,473	\$7,473	175	1.004	\$43	\$7,443
27	009-115-001-57 (vacant)	4/1/2022*	\$7,473	\$7,473	235.0	1.5	\$32	\$4,982
28	009-115-001-52**	6/24/20	\$65,000	\$14,689	200	2.01	\$73	\$7,308
29	009-115-001-51**	10/13/22*	\$199,283	\$16,137	360	2.025	\$45	\$7,969
30	009-150-031-00**	02/28/18*	\$85,921	\$44,307	155	0.52	\$286	\$85,206
				\$90,079	1125.0	7.1	\$80	\$25,522

Range FF	\$32 - 286
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Due to lack of sales, the below adjustments were considered & used in the above analysis:

**time adjustments made at 0.36% per year to the median year of 2021*

***the extraction method was used on improved commercial properties*