

Unit: 002 - BARAGA TOWNSHIP
Rates/Values for Neighborhood 00001.0001 BARAGA TOWNSHIP, Last Edited: 02/20/2025

Frontages:
Frontage 'A': Description: 'NEW GOOD' FF Rate: 178
Standard Frontage: 0 Standard Depth: 100
Frontage 'B': Description: 'NEW AVERAGE' FF Rate: 84
Standard Frontage: 100 Standard Depth: 100
Frontage 'C': Description: 'NEW DEEP' FF Rate: 178
Standard Frontage: 50 Standard Depth: 150

Values for Acreage Table 1: 'BARAGA TOWNSHIP 01'
1 Acre: 4,871 3 Acre: 14,613 10 Acre: 23,210 30 Acre: 39,000
1.5 Acre: 7,306 4 Acre: 19,484 15 Acre: 34,815 40 Acre: 52,000
2 Acre: 9,742 5 Acre: 18,730 20 Acre: 39,780 50 Acre: 56,000
2.5 Acre: 12,177 7 Acre: 26,222 25 Acre: 49,725 100 Acre: 112,000

BARAGA TWP - FF RATES AVERAGE

Sale Date	Parcel Number	Liberty Page	Sale Price	Acres when Sold	Acft/Acre Sale	Cur Appraisal	Est Land Value	Effect Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front
10/11/23	002-064-003-65	2023/1284	\$41,000	\$93,400	57.07	\$46,800	\$46,800	165.0	1687.0	7.55	3.92	\$105	390.00
09/30/22	002-212-019-10	2022/1459	\$210,000	\$95,763	45.60	\$532,869	\$35,100	390.0	5440.0	30.00	30.00	\$51	240.00
Totals:			\$251,000		\$119,163		\$81,900	630.0	\$94	Average per Net Acre=>	1417.53		

BARAGA TWP - FF RATES GOOD/DEEP

Sale Date	Parcel Number	Liberty Page	Sale Price	Acres when Sold	Acft/Acre Sale	Cur Appraisal	Est Land Value	Effect Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front
06/24/22	002-056-002-10	2022/0938	\$175,000	\$55,022	31.44	\$135,523	\$24,800	165.0	660.0	2.50	2.50	\$390	165.00
10/11/23	002-064-003-60	2023/1281	\$41,000	\$23,400	57.07	\$46,800	\$46,800	390.0	1687.0	7.55	3.63	\$105	390.00
09/14/22	002-064-006-10	2022/1363	\$8,000	\$2,965	37.06	\$5,930	\$5,930	208.0	279.0	1.33	1.33	\$38	208.00
09/06/22	002-083-013-00	2022/1319	\$260,000	\$62,299	23.96	\$153,239	\$15,470	660.0	660.0	10.00	10.00	\$185	660.00
06/20/22	002-153-007-30	2022/0906	\$245,000	\$0	0.00	\$216,756	\$41,080	288.0	0.0	1.92	1.92	\$241	288.00
Totals:			\$729,000		\$143,686		\$134,080	1,711.0	\$178	Average per Net Acre=>	13,081.80		

Baraga Township
Land Study 0-4 Acres

2/20/2025

DATE	PID	LIBER/PAGE	SALE PRICE	NET ACRES	\$/ACRE	COMMENTS	OUTLIER
03/05/24	002-212-016-10	20240216	\$19,000	4.57	\$4,158	-24A ROW CADDEAU	GOOD
09/07/22	004-213-008-00	20221446	\$10,000	2.3	\$4,348	NO ROW	GOOD
04/20/22	002-315-004-50	20220651	\$22,000	4.46	\$4,933	ODD SHAPE PRICKET DAM RD	GOOD
04/13/22	004-378-002-11	20220615	\$18,000	3.63	\$4,959	-25A ROW DOGPATCH	GOOD
04/14/22	001-059-001-10	20220614	\$18,000	2.9	\$6,207	NO ROW	GOOD

total sales
5

MEAN	TOTAL \$	TOTAL ACRES	\$/ACRE
ST DEV	\$87,000	18	\$4,871
LOWER BOUND		MIN	\$4,158
UPPER BOUND	\$6,522.76	MAX	\$6,207

Baraga Twp Land Study 5-9 ACRES

DATE	PID	LIBER/PAGE	SALE PRICE	NET ACRES	\$/ACRE	COMMENTS	OUTLIER
06/16/22	042-583-065-40	20220931	\$19,900	7.12	\$2,795	-31A WADAGA	GOOD
10/12/22	002-029-014-90	20221533	\$30,000	9.5	\$3,158	NO ROW	GOOD
06/30/23	004-378-002-01	20230847	\$31,000	9.06	\$3,422	-5A DOGPATCH	GOOD
05/05/23	004-378-002-04	20230589	\$35,000	9.79	\$3,575	.2A DOGPATCH	GOOD
05/19/23	004-378-002-05	20230638	\$30,000	8.04	\$3,731	-27A DOGPATCH	GOOD
05/15/23	002-159-013-20	20230627	\$25,000	6.48	\$3,858	-1.42A ROW	GOOD
11/22/23	002-212-016-60	20231500	\$23,900	5.83	\$4,099	-83A ROW CADDEAU	GOOD
10/04/23	MULTIPARCEL	20231281	\$41,000	7.12	\$5,758	-65A ROW US 41 002-064-003-65 & 002-064-003-60	OUTLIER

total sales
8

MEAN	TOTAL \$	TOTAL ACRES	\$/ACRE
ST DEV	\$235,800	63	\$3,746
LOWER BOUND		MIN	\$2,795
UPPER BOUND	\$5,580.36	MAX	\$5,758

2/20/2025

Baraga Twp Land Study 10-19 Acres

DATE	PID	LIBER/PAGE	SALE PRICE	NET ACRES	\$/ACRE	COMMENTS	OUTLIER
08/08/23	003-118-006-00	20231016	\$18,000	14.48	\$1,243	-5A ROW	GOOD
09/27/22	001-168-015-22	20221458	\$34,000	13.6	\$2,500	-4A COLLINS	GOOD
04/04/23	004-307-005-20	20230471	\$27,000	10	\$2,700	NO ROW	GOOD
05/31/22	MULTIPARCEL	20220850	\$50,000	17.5	\$2,857	ROW ALREADY DEDUCTED	GOOD

total sales
4

MEAN	\$2,325	TOTAL \$	TOTAL ACRES	\$/ACRE
ST DEV	736	\$129,000	55.58	\$2,321
LOWER BOUND	853		MIN	\$1,243
UPPER BOUND	\$3,797.00		MAX	\$2,857

Baraga Twp Land Study 20-29 Acres

DATE	PID	LIBER/PAGE	SALE PRICE	NET ACRES	\$/ACRE	COMMENTS	OUTLIER
01/12/24	004-353-002-06	20240121	\$30,000	26.66	\$1,125	NO ROW	GOOD
06/30/22	001-217-004-05	20221006	\$59,500	27.21	\$2,187	-53A ROW PT ABBAYE	GOOD
03/11/24	005-009-003-72	20240268	\$60,000	21.28	\$2,820		

total sales
3

MEAN	\$2,044	TOTAL \$	TOTAL ACRES	\$/ACRE
ST DEV	856	\$149,500	75.15	\$1,989
LOWER BOUND	331		MIN	\$1,125
UPPER BOUND	\$3,756.64		MAX	\$2,820

Baraga Twp Land Study 30-49 ACRES

DATE	PID	LIBER/PAGE	SALE PRICE	NET ACRES	\$/ACRE	COMMENTS	OUTLIER
12/02/22	001-131-002-00	20221947	\$48,200	40	\$1,205	NO ACCESS	GOOD
04/14/22	002-031-020-00	20220618	\$43,000	35.32	\$1,217	NO ROW	GOOD
10/05/22	005-009-004-00	20221513	\$55,000	40	\$1,375	NO ROW	GOOD
06/24/23	001-084-005-00	20230843	\$52,500	37.58	\$1,397	2.42A ROW	GOOD

total sales
4

MEAN	TOTAL \$	TOTAL ACRES	\$/ACRE
ST DEV			
LOWER BOUND			
UPPER BOUND			

Baraga Twp Land Study 50+ Acres

DATE	PID	LIBER/PAGE	SALE PRICE	NET ACRES	\$/ACRE	COMMENTS	OUTLIER
10/02/23	004-054-002-00	20231233	\$72,500	80	\$906	Black bear no ROW	GOOD
02/07/23	MULTIPARCEL	20230176	\$500,000	480	\$1,042	NO ACCESS	GOOD
08/15/23	001-067-010-20	20231038	\$90,000	79	\$1,139	-1A ROW	GOOD
10/05/23	002-225-004-00	20231260	\$94,088	77.09	\$1,220	-1.44A ROW	GOOD
02/23/24	001-065-013-00	20240190	\$220,000	156	\$1,410	-4A ROW ST CYR & SKANEE	GOOD

total sales
5

MEAN	TOTAL \$	TOTAL ACRES	\$/ACRE
ST DEV			
LOWER BOUND			
UPPER BOUND			

Unit: 002 - BARAGA TOWNSHIP
Rates/Values for Neighborhood 00003.0003 LAKE SHORE, Last Edited: 02/17/2025

Frontages:
Frontage 'A': Description: 'SUPERIOR - GOOD' FF Rate: 510
Standard Frontage: 0 Standard Depth: 125
Frontage 'B': Description: 'SUPERIOR - AVG' FF Rate: 284
Standard Frontage: 50 Standard Depth: 125
Frontage 'C': Description: 'SUPERIOR CLIFF' FF Rate: 379
Standard Frontage: 50 Standard Depth: 150
Frontage 'J': Description: 'WATERFRONT' FF Rate: 473
Standard Frontage: 50 Standard Depth: 100

Values for Acreage Table 1: 'BARAGA TOWNSHIP'

1	Acre: 4,871	3	Acre: 14,613	10	Acre: 23,210	30	Acre: 39,000
1.5	Acre: 7,306	4	Acre: 19,484	15	Acre: 34,815	40	Acre: 52,000
2	Acre: 9,742	5	Acre: 18,730	20	Acre: 39,780	50	Acre: 56,000
2.5	Acre: 12,177	7	Acre: 26,222	25	Acre: 49,725	100	Acre: 112,000

Baraga Township

2/20/2025

DATE PID LIBER/PAGE SALE PRICE
 10/10/22 002-400-025-00 20221541 \$95,000
 05/18/23 002-084-047-20 20230662 \$37,500

Baraga Twp - Lakeshore Land Study FF - GOOD
 FF \$/FF SHORE LOCATION COMMENTS
 210 \$452 ROCK/SAND KEWEEENAW DESROCHERS LOTS 25 26 27
 50 \$750 ROCK/SAND KEWEEENAW adjoining

OUTLIER
 GOOD
 GOOD

Total Sales
 2

MEAN 601 TOTAL \$
 ST DEV 210 \$132,500
 LOWER BOUND 180
 UPPER BOUND 1022

TOTAL FF \$/FF
 260.00 \$510
 MIN \$452
 MAX \$750

DATE PID LIBER/PAGE SALE PRICE
 07/16/22 004-346-017-50 20221082 \$31,500
 10/07/22 002-072-049-00 20221600 \$60,000
 06/03/22 MULTIPARCEL 20220861 400,000

Baraga Twp - Lakeshore Land Study FF - AVERAGE
 FF \$/FF SHORE LOCATION COMMENTS
 128 \$246 ROCK/SAND BAYSHORE .72A
 225 \$267 ROCK/SAND KEWEEENAW 1.17a
 1380 \$290 ROCK/SAND KEWEEENAW

COMMENTS

OUTLIER

Total Sales
 3

MEAN 268 TOTAL \$
 ST DEV 22 \$491,500
 LOWER BOUND 224
 UPPER BOUND 311

TOTAL FF \$/FF
 1,733.00 \$284
 MIN \$246
 MAX \$290

2/20/2025

DATE	PID	LIBER/PAGE	SALE PRICE	FF	\$/FF	SHORE	LOCATION	COMMENTS
06/21/22	002-064-002-50	20220992	\$68,000	263	\$259	CLIFF	KEWENAW BAY 9.4A US41	
07/26/23	002-052-005-35	20230965	\$177,000	180	\$983	CLIFF	KEWENAW BAY	

Total Sales
2

MEAN	ST DEV	LOWER BOUND	UPPER BOUND	TOTAL \$	TOTAL FF	\$/FF
621	512	-404	1646	\$667,000	443.00	\$379
					MIN	\$259
					MAX	\$983

Baraga Twp - Lakeshore Land Study - FF Waterfront and/or Inland Lakes

DATE	PID	SALE PRICE	FF	\$/FF	LAKE
03/03/23	005-380-021-00	\$16,000	101	\$158	OLSON
05/04/22	005-300-024-00	\$40,835	199.0	\$205	BEAUFORD
02/13/23	005-009-006-06	\$200,700	510	\$394	FENCE
04/29/22	005-009-013-00	\$144,800	328	\$441	FENCE
05/23/23	005-300-024-00	\$88,000	199	\$442	BEAUFORD
06/24/22	005-009-006-01	\$165,000	300	\$550	FENCE
01/09/23	005-016-040-50	\$318,000	518	\$614	FENCE
06/20/22	002-380-043-00	\$62,000	83	\$499	Big Lake
11/23/22	002-380-043-00	\$62,000	83	\$499	Big Lake

Total Sales
9

MEAN	ST DEV	LOWER BOUND	UPPER BOUND	TOTAL \$	TOTAL FF	\$/FF
423	151	120	725	\$1,097,335	2,321	\$473
					MIN	\$158
					MAX	\$614

Baraga Township
Land Study 0-4 Acres

DATE	PID	LIBER/PAGE	SALE PRICE	NET ACRES	\$/ACRE	COMMENTS	OUTLIER
03/05/24	002-212-016-10	20240216	\$19,000	4.57	\$4,158	-24A ROW CADEAU	GOOD
09/07/22	004-213-008-00	20221446	\$10,000	2.3	\$4,348	NO ROW	GOOD
04/20/22	002-315-004-50	20220651	\$22,000	4.46	\$4,933	ODD SHAPE PRICKET DAM RD	GOOD
04/13/22	004-378-002-11	20220615	\$18,000	3.63	\$4,959	-25A ROW DOGPATCH	GOOD
04/14/22	001-059-001-10	20220614	\$18,000	2.9	\$6,207	NO ROW	GOOD

total sales
5

MEAN	ST DEV	LOWER BOUND	UPPER BOUND	TOTAL \$	TOTAL ACRES	\$/ACRE
\$4,921	801			\$87,000	18	\$4,871
	3,319				MIN	\$4,158
					MAX	\$6,207

Baraga Twp Land Study 5-9 Acres

DATE	PID	LIBER/PAGE	SALE PRICE	NET ACRES	\$/ACRE	COMMENTS	OUTLIER
06/16/22	042-583-065-40	20220931	\$19,900	7.12	\$2,795	-31A WADAGA	GOOD
10/12/22	002-029-014-90	20221533	\$30,000	9.5	\$3,158	NO ROW	GOOD
06/30/23	004-378-002-01	20230847	\$31,000	9.06	\$3,422	-5A DOGPATCH	GOOD
05/05/23	004-378-002-04	20230589	\$35,000	9.79	\$3,575	2A DOGPATCH	GOOD
05/19/23	004-378-002-05	20230638	\$30,000	8.04	\$3,731	-27A DOGPATCH	GOOD
05/15/23	002-159-013-20	20230627	\$25,000	6.48	\$3,858	-142A ROW	GOOD
11/22/23	002-212-016-60	20231500	\$23,900	5.83	\$4,099	-83A ROW CADEAU	GOOD
10/04/23	MULTIPARCEL	20231281	\$41,000	7.12	\$5,758	-65A ROW US 41 002-064-003-65 & 002-064-003-60	GOOD

total sales
8

MEAN	ST DEV	LOWER BOUND	UPPER BOUND	TOTAL \$	TOTAL ACRES	\$/ACRE
\$3,800	890			\$235,800	63	\$3,746
	2,019				MIN	\$2,795
					MAX	\$5,758

Baraga Twp Land Study 10-19 Acres									
DATE	PID	LIBER/PAGE	SALE PRICE	NET ACRES	\$/ACRE	COMMENTS	OUTLIER		
08/08/23	003-118-006-00	20231016	\$18,000	14.48	\$1,243	-5A ROW	GOOD		
09/27/22	001-168-015-22	20221458	\$34,000	13.6	\$2,500	-.4A COLLINS	GOOD		
04/04/23	004-307-005-20	20230471	\$27,000	10	\$2,700	NO ROW	GOOD		
05/31/22	MULTIPARCEL	20220850	\$50,000	17.5	\$2,857	ROW ALREADY DEDUCTED	GOOD		

total sales
4

MEAN	\$2,325	TOTAL \$	TOTAL ACRES	\$/ACRE
ST DEV	736	\$129,000	55.58	\$2,321
LOWER BOUND	853		MIN	\$1,243
UPPER BOUND	\$3,797.00		MAX	\$2,857

Baraga Twp Land Study 20-29 Acres									
DATE	PID	LIBER/PAGE	SALE PRICE	NET ACRES	\$/ACRE	COMMENTS	OUTLIER		
01/12/24	004-353-002-06	20240121	\$30,000	26.66	\$1,125	NO ROW	GOOD		
06/30/22	001-217-004-05	20221006	\$59,500	27.21	\$2,187	-.53A ROW PT ABBAYE	GOOD		
03/11/24	005-009-003-72	20240268	\$60,000	21.28	\$2,820				

total sales
3

MEAN	\$2,044	TOTAL \$	TOTAL ACRES	\$/ACRE
ST DEV	856	\$149,500	75.15	\$1,989
LOWER BOUND	331		MIN	\$1,125
UPPER BOUND	\$3,756.64		MAX	\$2,820

Baraga Twp Land Study 30-49 ACRES									
DATE	PID	LIBER/PAGE	SALE PRICE	NET ACRES	\$/ACRE	COMMENTS	OUTLIER		
12/02/22	001-131-002-00	20221847	\$48,200	40	\$1,205	NO ACCESS	GOOD		
04/14/22	002-031-020-00	20220618	\$43,000	35.32	\$1,217	NO ROW	GOOD		
10/05/22	005-009-004-00	20221513	\$55,000	40	\$1,375	NO ROW	GOOD		
06/24/23	001-084-005-00	20230843	\$52,500	37.58	\$1,397	2.42A ROW	GOOD		

total sales
4

MEAN	\$1,299	TOTAL \$	TOTAL ACRES	\$/ACRE
ST DEV	101	\$198,700	152.90	\$1,300
LOWER BOUND	1,096		MIN	\$1,205
UPPER BOUND	\$1,501.50		MAX	\$1,397

Baraga Twp Land Study 50+ Acres									
DATE	PID	LIBER/PAGE	SALE PRICE	NET ACRES	\$/ACRE	COMMENTS	OUTLIER		
10/02/23	004-054-002-00	20231233	\$72,500	80	\$906	Black bear no ROW	GOOD		
02/07/23	MULTIPARCEL	20230176	\$500,000	480	\$1,042	NO ACCESS	GOOD		
08/15/23	001-067-010-20	20231038	\$90,000	79	\$1,139	-1A ROW	GOOD		
10/05/23	002-225-004-00	20231260	\$94,088	77.09	\$1,220	-1.44A ROW	GOOD		
02/23/24	001-065-013-00	20240190	\$220,000	156	\$1,410	-4A ROW ST CYR & SKANEK	GOOD		

total sales
5

MEAN	\$1,144	TOTAL \$	TOTAL ACRES	\$/ACRE
ST DEV	190	\$976,588	872.09	\$1,120
LOWER BOUND	764		MIN	\$906
UPPER BOUND	\$1,522.74		MAX	\$1,410

Unit: 002 - BARAGA TOWNSHIP
Rates/Values for Neighborhood 00006.0006 TIMBER CUTOVER, Last Edited: 02/09/2025

Values for Acreage Table 1: 'TIMBER CUTOVER'

1	Acre: 0	3	Acre: 3,189	10	Acre: 10,630	30	Acre: 31,890
1.5	Acre: 0	4	Acre: 4,252	15	Acre: 15,945	40	Acre: 42,520
2	Acre: 0	5	Acre: 5,315	20	Acre: 21,260	50	Acre: 53,150
2.5	Acre: 2,657	7	Acre: 7,441	25	Acre: 26,575	100	Acre: 104,200

BARAGA TOWNSHIP
TIMBER CUTOVER BELOW 100 ACRES

2/20/2025

DATE	PID	LIBER/PAGE	SALE PRICE	NET ACRES	\$/ACRE	COMMENTS	OUTLIER
05/21/22	005-026-005-00	20220841	\$85,000	80	\$1,063	NO ACCESS	

Total Sales
1

MEAN	1063	TOTAL \$	TOTAL ACRES	\$/ACRE
ST DEV	#DIV/0!	\$85,000	\$80	\$1,063
LOWER BOUND	#DIV/0!		MIN	
UPPER BOUND	#DIV/0!		MAX	

DATE	PID	LIBER/PAGE	SALE PRICE	NET ACRES	\$/ACRE	COMMENTS	OUTLIER
02/07/23	MULTIPARCEL	20230176	\$500,000	480	\$1,042	NO ACCESS	

Total Sales
1

MEAN	1042	TOTAL \$	TOTAL ACRES	\$/ACRE
ST DEV	#DIV/0!	\$500,000	\$480	\$1,042
LOWER BOUND	#DIV/0!		MIN	
UPPER BOUND	#DIV/0!		MAX	

Baraga Township
Land Study 0-4 Acres

DATE	PID	LIBER/PAGE	SALE PRICE	NET ACRES	\$/ACRE	COMMENTS	OUTTLIER
03/05/24	002-212-016-10	20240216	\$19,000	4.57	\$4,158	-24A ROW CADEAU	GOOD
09/07/22	004-213-008-00	20221446	\$10,000	2.3	\$4,348	NO ROW	GOOD
04/20/22	002-315-004-50	20220651	\$22,000	4.46	\$4,933	ODD SHAPE PRICKET DAM RD	GOOD
04/13/22	004-378-002-11	20220615	\$18,000	3.63	\$4,959	-25A ROW DOGPATCH	GOOD
04/14/22	001-059-001-10	20220614	\$18,000	2.9	\$6,207	NO ROW	GOOD

total sales
5

MEAN	TOTAL \$	TOTAL ACRES	\$/ACRE
ST DEV	\$4,921	18	\$4,871
LOWER BOUND	801	MIN	\$4,158
UPPER BOUND	3,319	MAX	\$6,207
	\$6,522.76		

Baraga Twp Land Study 5-9 Acres

DATE	PID	LIBER/PAGE	SALE PRICE	NET ACRES	\$/ACRE	COMMENTS	OUTTLIER
06/16/22	042-583-065-40	20220931	\$19,900	7.12	\$2,795	-31A WADAGA	GOOD
10/12/22	002-029-014-90	20221533	\$30,000	9.5	\$3,158	NO ROW	GOOD
06/30/23	004-378-002-01	20230847	\$31,000	9.06	\$3,422	-5A DOGPATCH	GOOD
05/05/23	004-378-002-04	20230589	\$35,000	9.79	\$3,575	-2A DOGPATCH	GOOD
05/19/23	004-378-002-05	20230638	\$30,000	8.04	\$3,731	-27A DOGPATCH	GOOD
05/15/23	002-159-013-20	20230627	\$25,000	6.48	\$3,858	-142A ROW	GOOD
11/22/23	002-212-016-60	20231500	\$23,900	5.83	\$4,099	-83A ROW CADEAU	GOOD
10/04/23	MULTIPARCEL	20231281	\$41,000	7.12	\$5,758	-65A ROW US 41 002-064-003-65 & 002-064-003-60	OUTTLIER

total sales
8

MEAN	TOTAL \$	TOTAL ACRES	\$/ACRE
ST DEV	\$3,800	63	\$3,746
LOWER BOUND	890	MIN	\$2,795
UPPER BOUND	2,019	MAX	\$5,758
	\$5,580.36		

Baraga Twp Land Study 10-19 Acres									
DATE	PID	LIBER/PAGE	SALE PRICE	NET ACRES	\$/ACRE	COMMENTS	OUTLIER		
08/08/23	003-118-006-00	20231016	\$18,000	14.48	\$1,243	-5A ROW	GOOD		
09/27/22	001-168-015-22	20221458	\$34,000	13.6	\$2,500	-4A COLLINS	GOOD		
04/04/23	004-307-005-20	20230471	\$27,000	10	\$2,700	NO ROW	GOOD		
05/31/22	MULTIPARCEL	20220850	\$50,000	17.5	\$2,857	ROW ALREADY DEDUCTED	GOOD		

total sales
4

MEAN	\$2,325	TOTAL \$	TOTAL ACRES	\$/ACRE
ST DEV	736	\$129,000	55.58	\$2,321
LOWER BOUND	853		MIN	\$1,243
UPPER BOUND	\$3,797.00		MAX	\$2,857

Baraga Twp Land Study 20-29 Acres									
DATE	PID	LIBER/PAGE	SALE PRICE	NET ACRES	\$/ACRE	COMMENTS	OUTLIER		
01/12/24	004-353-002-06	20240121	\$30,000	26.66	\$1,125	NO ROW	GOOD		
06/30/22	001-217-004-05	20221006	\$59,500	27.21	\$2,187	-53A ROW PT ABBAYE	GOOD		
03/11/24	005-009-003-72	20240268	\$60,000	21.28	\$2,820				

total sales
3

MEAN	\$2,044	TOTAL \$	TOTAL ACRES	\$/ACRE
ST DEV	856	\$149,500	75.15	\$1,989
LOWER BOUND	331		MIN	\$1,125
UPPER BOUND	\$3,756.64		MAX	\$2,820

Baraga Twp Land Study 30-49 ACRES

DATE	PID	LIBER/PAGE	SALE PRICE	NET ACRES	\$/ACRE	COMMENTS	OUTLIER
12/02/22	001-131-002-00	20221847	\$48,200	40	\$1,205	NO ACCESS	GOOD
04/14/22	002-031-020-00	20220618	\$43,000	35.32	\$1,217	NO ROW	GOOD
10/05/22	005-009-004-00	20221513	\$55,000	40	\$1,375	NO ROW	GOOD
06/24/23	001-084-005-00	20230843	\$52,500	37.58	\$1,397	2.42A ROW	GOOD

total sales
4

MEAN	TOTAL \$	TOTAL ACRES	\$/ACRE
ST DEV	\$1,299	152.90	\$1,300
LOWER BOUND	101	MIN	\$1,205
UPPER BOUND	1,096	MAX	\$1,397
	\$1,501.50		

Baraga Twp Land Study 50+ Acres

DATE	PID	LIBER/PAGE	SALE PRICE	NET ACRES	\$/ACRE	COMMENTS	OUTLIER
10/02/23	004-054-002-00	20231233	\$72,500	80	\$906	Black bear no ROW	GOOD
02/07/23	MULTIPARCEL	20230176	\$500,000	480	\$1,042	NO ACCESS	GOOD
08/15/23	001-067-010-20	20231038	\$90,000	79	\$1,139	-1A ROW	GOOD
10/05/23	002-225-004-00	20231260	\$94,088	77.09	\$1,220	-1.44A ROW	GOOD
02/23/24	001-065-013-00	20240190	\$220,000	156	\$1,410	-4A ROW ST CYR & SKANEE	GOOD

total sales
5

MEAN	TOTAL \$	TOTAL ACRES	\$/ACRE
ST DEV	\$1,144	872.09	\$1,120
LOWER BOUND	190	MIN	\$906
UPPER BOUND	764	MAX	\$1,410
	\$1,522.74		