

		Burt Township Land Value Study (Agate Pointe 2)				
Parcel Number	Sale Date	Sale Price	Sale Price (Land)	Square Feet	Price/Square Foot	Comments
002-452-051-00	10/28/2020	\$16,500	\$16,500	33600	.49 (.98)	50% Adj (Erosion)
002-452-076-00	10/24/2020	\$25,000	\$25,000	20000	\$1.25	
		See Table for Agate Pointe 2				

		Burt Township Land Value Study (Inland Lake)				
Parcel Number	Sale Date	Sale Price	Sale Price (Land)	Front Feet	Price/Front Foot	Comments
002-560-019-00	9/30/2020	\$32,000	\$32,000	95	\$337.00	
002-278-001-10	5/21/2021	\$75,000	\$75,000	600	\$125.00	Over 500'
002-091-012-00	11/3/2020	\$158,000	\$75,375	330	\$228.00	up to 500'
002-278-005-10	10/30/2020	\$195,000	\$34,012	50 /Back Acreage	\$261.00	
			\$270/FF for 2023			

		Burt Township Land Value Study (Grand Marais Heights)				
Parcel Number	Sale Date	Sale Price	Sale Price (Land)	Square Feet	Price/Square Foot	Comments
002-522-060-00	1/21/2021	\$15,000	\$15,000	20000	\$0.75	Maryanne Dr.
002-521-005-00	7/23/2021	\$9,500	\$9,500	15000	\$0.63	Webb
002-522-050-00						
002-522-051-00	4/23/2021	\$28,000	\$28,000	40000	\$0.70	Valentine
002-522-038-00						
002-522-039-00	1/11/2022	\$36,000	\$36,000	41700	\$0.86	75% Adj
						Assessed Together
		See Table for Grand Marais Heights				

		Burt Township Land Value Study (Plats With View) 2023				
Parcel Number	Sale Date	Sale Price	Sale Price (Land)	Square Feet	Price/SquareFoot	Comments
002-540-013-00						
002-540-014-00	1/19/2022	\$65,000	\$65,000	10000	\$6.50	
002-579-001-00	10/20/2021	\$30,000	\$30,000	8900	\$3.37	50% Adj Unbuildable
002-530-023-00	9/18/2020	\$119,000	\$46,808	6200	\$7.50	
		See Table for (Plats With View)				

		Burt Township Land Value Study (Lake Superior)				
Parcel Number	Sale Date	Sale Price	Sale Price (Land)	Front Feet	Price/Front Foot	Comments
002-234-002-00	9/29/2020	\$82,500	\$82,500	339.53	(\$243) \$972	25% Adj Erosion
002-234-002-10	10/2/2020	\$92,500	\$92,500	338.53	(\$273.34) \$1093	25% Adj Erosion
002-106-036-00	12/10/2021	\$152,000	\$152,500	100	\$1,525	Grand Marais Ave.
002-234-006-40	1/10/2022	\$90,000	\$90,000	233	(\$386) \$1545	25% Adj Erosion
002-475-012-00						
002-475-011-00	11/21/2021	\$400,000	\$261,233	261.42	\$999	
002-234-006-30	5/7/2021	\$139,900	\$96,424	330	(\$292) \$1169	25% Adj Erosion
			2023 Front Foot Values			
			\$1300/FF up to 200'			
			\$950/FF up to 500'			
			\$625/FF over 500'			

		Burt Township Land Value Study (Acreage) 2023				
Parcel Number	Sale Date	Sale Price	Sale Price (Land)	Acres	Price/Acre	Comments
002-104-001-10	8/18/2020		\$20,000	8	\$2,500	Dr. Jacks Trail
002-560-026-00	9/23/2020		\$10,000	1.1	\$9,090	Nevin's Lake Area
002-103-011-00	2/3/2021		\$32,000	40	\$800	East H-58
002-118-031-00						
002-118-029-00	12/16/2020		\$22,500	20	\$1,125	
002-313-009-10	12/14/2020		\$29,500	20	\$1,475	H-58
002-376-011-53	11/10/2020		\$20,000	4.09	\$4,890	
002-324-011-00	6/16/2021		\$54,000	40	\$1,350	
002-600-018-00	7/6/2021		\$27,000	12.86	\$2,099	Ross Lake Area
002-181-002-00						
002-181-003-00						
002-181-004-00	10/20/2021		\$122,500	150.76	\$813	
			See Table (Acreage)			

		Burt Township Land Value Study (Town Acreage) 2023				
Parcel Number	Sale Date	Sale Price	Sale Price (Land)	Acres	Price/Acre	Comments
002-105-012-30	7/2/2020		\$81,000	2.27	\$35,683	With View
002-105-048-00	6/24/2020		\$75,000	2.48	\$30,242	With View
002-105-068-12	1/14/2021		\$80,500	1.46	\$55,136	With View
002-108-002-00	11/23/2020		\$43,000	20	\$2,150	Webb Road
002-118-013-00	2/24/2021		\$19,000	4.91	\$3,870	50% Adj wet
002-105-068-20	9/8/2021		\$82,500	1.5	\$55,000	Excellent View
002-106-068-00	9/10/2021		\$17,000	1	\$17,000	Wilson St.
002-151-022-20	5/20/2021		\$17,500	4.96	\$3,528	50% Adj Wet
002-162-005-20						25% Adj Wet
002-162-005-30	6/25/2021		\$19,000	4.9	\$3,877	Assessed Together
002-105-007-00	12/29/2021		\$28,500	0.67	\$42,537	With View
002-107-020-10	2/1/2022		\$42,500	3.01	\$14,120	Carpenter Rd
			See Table (Town Acreage)			

		Burt Township Land Value Study (Plats) 2023				
Parcel Number	Sale Date	Sale Price	Sale Price (Land)	Square Feet	Price/Square Foot	Comments
002-496-003-00	7/30/2020	\$140,000	\$14,000	5000	\$2.80	
002-530-019-00	4/28/2020	\$190,000	\$43,600	18200	\$2.40	
002-540-008-00	8/4/2020	\$105,000	\$42,817	10100	\$4.24	
002-574-009-50	12/29/2020	\$119,500	\$33,639	5000	\$6.73	
002-530-029-00	7/29/2021	\$139,000	\$38,128	9583	\$3.97	
002-540-055-00	9/1/2021	\$82,500	\$41,047	9200	\$4.46	
			See Table (Plats)			

		Burt Township Land Value Study (Condos) 2023				
Parcel Number	Sale Date	Sale Price	Price Site Value			Comments
002-475-023-17	11/6/2020	\$103,900	\$40,756			
002-475-023-26	10/9/2020	\$130,000	\$40,662			
002-475-023-11	8/30/2021	\$135,000	\$71,856			
002-475-023-27	6/10/2020	\$103,000	\$39,856			
		2023 Condo Site Value	\$48,500			