

Burt Township 2024 Land Value Study Plats W/View						
Parcel Number	Sale Date	Sale Price	Sale Price Land	Square Feet	Price/Square Foot	Comments
002-579-001-00	10/20/2021	\$30,000	\$30,000	8900	\$3.37	50% Adjustment Not Buildable
002-530-023-00	9/18/2020	\$119,000	\$46,808	6200	\$7.55	
002-540-013-00	1/19/2022	\$65,000	\$65,000	10000	\$6.50	
002-540-014-00		Sale Included Above Parcel				
		See Attached "Plats W/View" Table for Values				

Burt Township 2024 Land Value Study Grand Marais Heights						
Parcel Number	Sale Date	Sale Price	Sale Price Land	Square Feet	Price/Square Foot	Comments
002-521-005-00	7/23/2021	\$9,500	\$9,500	15000	\$0.63	Vacant
002-522-050-00	4/23/2021	\$28,000	\$28,000	40000	\$0.70	Vacant
002-522-051-00		Sale Include W/Above Parcel				
002-522-038-00	1/11/2022	\$36,000	\$36,000	41700	\$0.86	Vacant
002-522-039-00		Sale Include W/Above Parcel				
002-522-040-00	6/27/2022	\$9,000	\$9,000	20500	\$0.44	Vacant
002-522-042-00	3/21/2023	\$25,000	\$25,000	20000	\$1.25	Vacant
		See Attached "Grand Marais Heights" Table for Values				

Burt Township 2024 Land Value Study Town Acreage						
Parcel Number	Sale Date	Sale Price	Sale Price Land	Acres	Price/Acre	Comments
002-151-022-20	5/20/2021	\$17,500	\$17,500	4.96	\$3,528	Vacant 50% Adjustment for Wetlands
002-105-068-20	5/20/2021	\$82,500	\$82,500	1.5	\$55,000	Vacant Excellent View
002-106-068-00	9/10/2021	\$17,000	\$17,000	1	\$17,000	Vacant
002-162-005-20	6/25/2021	\$19,000	\$19,000	4.9	\$3,877	Vacant 25% Adjusment for Wetlands
002-162-005-30		Sale Included Above Parcel				& Contiguous Parcel Ownership
002-105-007-00	12/29/2021	\$28,500	\$28,500	0.67	\$42,537	Vacant W/View
002-107-020-10	2/1/2022	\$42,500	\$42,500	3.01	\$14,119	Vacant
002-105-068-12	1/14/2021	\$80,500	\$80,500	1.46	\$55,136	Vacant W/View
002-105-002-00	9/30/2021	\$200,000	\$72,000	2.6	\$27,692	W/View
002-107-007-10	9/7/2022	\$250,000	\$31,000	16.96	\$1,827	
002-108-008-30	5/17/2021	\$115,100	\$10,100	1.13	\$8,938	
002-108-019-20	4/16/2021	\$146,070	\$35,070	9.9	\$3,542	
		See Attached "Town Acreage" Table for Values				

Burt Township 2024 Land Value Study Agate Pointe						
Parcel Number	Sale Date	Sale Price	Sale Price Land	Square Feet	Price/Square Foot	Comments
002-452-071-00	6/13/2022	\$25,000	\$25,000	20000	\$1.25	Vacant
002-452-091-00	5/10/2022	\$35,000	\$35,000	29000	\$1.20	Vacant
002-452-080-00	9/23/2022	\$76,750	\$76,750	60000	\$1.27	Vacant
002-452-081-00						
002-452-082-00		Sale Included Above 2 Parcels				
		See Attached "Agate Pointe" Table for Values				

Unit: 002 - Burt Township
Rates/Values for Neighborhood 10.PLATS W VIEW, Last Edited: 02/15/2024

Values for Acreage Table 1: 'LAKE VIEWS'

1 Acre: 44,000	3 Acre: 82,000	10 Acre: 93,000	30 Acre: 125,000
1.5 Acre: 58,000	4 Acre: 87,000	15 Acre: 108,000	40 Acre: 132,000
2 Acre: 70,000	5 Acre: 88,000	20 Acre: 116,000	50 Acre: 139,000
2.5 Acre: 75,000	7 Acre: 90,000	25 Acre: 121,000	100 Acre: 220,000

Values for Acreage Table 2: 'ACREAGE'

1 Acre: 16,000	3 Acre: 34,300	10 Acre: 42,000	30 Acre: 55,000
1.5 Acre: 20,500	4 Acre: 36,000	15 Acre: 46,000	40 Acre: 60,000
2 Acre: 26,000	5 Acre: 37,000	20 Acre: 49,000	50 Acre: 65,000
2.5 Acre: 32,000	7 Acre: 39,500	25 Acre: 52,000	100 Acre: 130,000

Values for Square Footage Table: 'PLATS W VIEW'

2,500 Sq Ft: 20,000	25,000 Sq Ft: 82,500	174,240 Sq Ft: 150,000
5,000 Sq Ft: 40,000	30,000 Sq Ft: 89,700	217,800 Sq Ft: 200,000
7,500 Sq Ft: 48,000	40,000 Sq Ft: 96,900	435,600 Sq Ft: 300,000
10,000 Sq Ft: 56,000	50,000 Sq Ft: 104,100	653,400 Sq Ft: 400,000
12,500 Sq Ft: 62,000	60,000 Sq Ft: 111,300	871,200 Sq Ft: 500,000
15,000 Sq Ft: 68,100	87,120 Sq Ft: 118,500	1,089,000 Sq Ft: 600,000
20,000 Sq Ft: 75,300	130,680 Sq Ft: 130,680	

Unit: 002 - Burt Township
Rates/Values for Neighborhood 2.ACREAGE, Last Edited: 02/15/2024

Sites:

Site 'A': Description: 'BLDG SITE/1AC ' Value: 11,000

Values for Acreage Table 1: 'ACREAGE VALUES'

1 Acre: 11,000	3 Acre: 15,000	10 Acre: 24,000	30 Acre: 35,000
1.5 Acre: 12,000	4 Acre: 17,000	15 Acre: 27,000	40 Acre: 42,000
2 Acre: 13,000	5 Acre: 19,000	20 Acre: 29,000	50 Acre: 50,000
2.5 Acre: 14,000	7 Acre: 21,000	25 Acre: 32,000	100 Acre: 100,000

Unit: 002 - Burt Township
Rates/Values for Neighborhood 3.LAKE SUPERIOR FRONTAGE, Last Edited: 02/15/2024

Sites:

Site 'A': Description: 'BAYVIEW CONDOS ' Value: 50,000

Values for Acreage Table 1: 'ACREAGE VALUES'

1 Acre: 11,000	3 Acre: 15,000	10 Acre: 24,000	30 Acre: 35,000
1.5 Acre: 12,000	4 Acre: 17,000	15 Acre: 27,000	40 Acre: 42,000
2 Acre: 13,000	5 Acre: 19,000	20 Acre: 29,000	50 Acre: 50,000
2.5 Acre: 14,000	7 Acre: 21,000	25 Acre: 32,000	100 Acre: 100,000

Values for Square Footage Table: 'PLATS W VIEW'

2,500 Sq Ft: 19,650	25,000 Sq Ft: 82,500	174,240 Sq Ft: 150,000
5,000 Sq Ft: 39,300	30,000 Sq Ft: 89,700	217,800 Sq Ft: 200,000
7,500 Sq Ft: 46,500	40,000 Sq Ft: 96,900	435,600 Sq Ft: 300,000
10,000 Sq Ft: 53,700	50,000 Sq Ft: 104,100	653,400 Sq Ft: 400,000
12,500 Sq Ft: 60,900	60,000 Sq Ft: 111,300	871,200 Sq Ft: 500,000
15,000 Sq Ft: 68,100	87,120 Sq Ft: 118,500	1,089,000 Sq Ft: 600,000
20,000 Sq Ft: 75,300	130,680 Sq Ft: 130,680	

Rates for Rate Table 'LAKE SUPERIOR FRONT', (Units)

UP TO 200 FF	: 1,350
UP TO 500 FF	: 975
OVER 500 FF	: 650
BACK ACREAGE	: 1,000

Unit: 002 - Burt Township
Rates/Values for Neighborhood 4.INLAND LAKE FRONTAGE, Last Edited: 02/15/2024

Values for Acreage Table 1: 'ACREAGE VALUES'

1 Acre: 11,000	3 Acre: 15,000	10 Acre: 24,000	30 Acre: 35,000
1.5 Acre: 12,000	4 Acre: 17,000	15 Acre: 27,000	40 Acre: 42,000
2 Acre: 13,000	5 Acre: 19,000	20 Acre: 29,000	50 Acre: 50,000
2.5 Acre: 14,000	7 Acre: 21,000	25 Acre: 32,000	100 Acre: 100,000

Rates for Rate Table 'INLAND LAKE FRONTAGE', (Units)

UP TO 250 FF	: 280
UP TO 500 FF	: 210
OVER 500 FF	: 140
BACK ACREAGE	: 1,000

Unit: 002 - Burt Township
Rates/Values for Neighborhood 5.GRAND MARAIS HEIGHTS, Last Edited: 02/15/2024

Values for Acreage Table 1: 'ACREAGE VALUES'

1 Acre: 11,000	3 Acre: 15,000	10 Acre: 24,000	30 Acre: 35,000
1.5 Acre: 12,000	4 Acre: 17,000	15 Acre: 27,000	40 Acre: 42,000
2 Acre: 13,000	5 Acre: 19,000	20 Acre: 29,000	50 Acre: 50,000
2.5 Acre: 14,000	7 Acre: 21,000	25 Acre: 32,000	100 Acre: 100,000

Values for Square Footage Table: 'GRAND MARAIS HEIGHTS'

2,500 Sq Ft: 2,500	25,000 Sq Ft: 18,000	174,240 Sq Ft: 36,000
5,000 Sq Ft: 5,000	30,000 Sq Ft: 20,000	217,800 Sq Ft: 40,000
7,500 Sq Ft: 7,500	40,000 Sq Ft: 25,000	435,600 Sq Ft: 45,000
10,000 Sq Ft: 10,000	50,000 Sq Ft: 28,000	653,400 Sq Ft: 55,000
12,500 Sq Ft: 12,000	60,000 Sq Ft: 30,000	871,200 Sq Ft: 65,000
15,000 Sq Ft: 14,000	87,120 Sq Ft: 32,000	1,089,000 Sq Ft: 75,000
20,000 Sq Ft: 16,000	130,680 Sq Ft: 34,000	

Unit: 002 - Burt Township
Rates/Values for Neighborhood 6.AGATE POINTE, Last Edited: 02/15/2024

Values for Acreage Table 1: 'ACREAGE VALUES'

1 Acre: 11,000	3 Acre: 15,000	10 Acre: 24,000	30 Acre: 35,000
1.5 Acre: 12,000	4 Acre: 17,000	15 Acre: 27,000	40 Acre: 42,000
2 Acre: 13,000	5 Acre: 19,000	20 Acre: 29,000	50 Acre: 50,000
2.5 Acre: 14,000	7 Acre: 21,000	25 Acre: 32,000	100 Acre: 100,000

Values for Square Footage Table: 'AGATE POINTE'

2,500 Sq Ft: 17,000	25,000 Sq Ft: 28,000	174,240 Sq Ft: 36,000
5,000 Sq Ft: 17,500	30,000 Sq Ft: 29,000	217,800 Sq Ft: 40,000
7,500 Sq Ft: 18,000	40,000 Sq Ft: 30,000	435,600 Sq Ft: 50,000
10,000 Sq Ft: 19,000	50,000 Sq Ft: 31,000	653,400 Sq Ft: 60,000
12,500 Sq Ft: 21,000	60,000 Sq Ft: 32,000	871,200 Sq Ft: 70,000
15,000 Sq Ft: 22,000	87,120 Sq Ft: 33,000	1,089,000 Sq Ft: 80,000
20,000 Sq Ft: 25,000	130,680 Sq Ft: 35,000	

Unit: 002 - Burt Township
Rates/Values for Neighborhood 7.TOWN ACREAGE, Last Edited: 01/16/2023

Sites:

Site 'A':	Description: 'BLDG SITE	'	Value: 16,000
Site 'B':	Description: 'BLDG SITE LAKE	'	Value: 44,000

Values for Acreage Table 1: 'LAKE VIEWS'

1 Acre: 44,000	3 Acre: 82,000	10 Acre: 93,000	30 Acre: 125,000
1.5 Acre: 58,000	4 Acre: 87,000	15 Acre: 108,000	40 Acre: 132,000
2 Acre: 70,000	5 Acre: 88,000	20 Acre: 116,000	50 Acre: 139,000
2.5 Acre: 75,000	7 Acre: 90,000	25 Acre: 121,000	100 Acre: 220,000

Values for Acreage Table 2: 'ACREAGE'

1 Acre: 16,000	3 Acre: 34,300	10 Acre: 42,000	30 Acre: 55,000
1.5 Acre: 20,500	4 Acre: 36,000	15 Acre: 46,000	40 Acre: 60,000
2 Acre: 26,000	5 Acre: 37,000	20 Acre: 49,000	50 Acre: 65,000
2.5 Acre: 32,000	7 Acre: 39,500	25 Acre: 52,000	100 Acre: 130,000

Unit: 002 - Burt Township
Rates/Values for Neighborhood 8.PLATS, Last Edited: 02/15/2024

Values for Acreage Table 1: 'LAKE VIEWS'

1 Acre: 44,000	3 Acre: 82,000	10 Acre: 93,000	30 Acre: 125,000
1.5 Acre: 58,000	4 Acre: 87,000	15 Acre: 108,000	40 Acre: 132,000
2 Acre: 70,000	5 Acre: 88,000	20 Acre: 116,000	50 Acre: 139,000
2.5 Acre: 75,000	7 Acre: 90,000	25 Acre: 121,000	100 Acre: 220,000

Values for Acreage Table 2: 'ACREAGE'

1 Acre: 16,000	3 Acre: 34,300	10 Acre: 42,000	30 Acre: 55,000
1.5 Acre: 20,500	4 Acre: 36,000	15 Acre: 46,000	40 Acre: 60,000
2 Acre: 26,000	5 Acre: 37,000	20 Acre: 49,000	50 Acre: 65,000
2.5 Acre: 32,000	7 Acre: 39,500	25 Acre: 52,000	100 Acre: 130,000

Values for Square Footage Table: 'PLATS'

2,500 Sq Ft: 12,000	25,000 Sq Ft: 38,000	174,240 Sq Ft: 60,000
5,000 Sq Ft: 20,000	30,000 Sq Ft: 39,000	217,800 Sq Ft: 70,000
7,500 Sq Ft: 27,000	40,000 Sq Ft: 40,000	435,600 Sq Ft: 80,000
10,000 Sq Ft: 33,000	50,000 Sq Ft: 41,000	653,400 Sq Ft: 90,000
12,500 Sq Ft: 35,000	60,000 Sq Ft: 42,000	871,200 Sq Ft: 100,000
15,000 Sq Ft: 36,000	87,120 Sq Ft: 44,000	1,089,000 Sq Ft: 110,000
20,000 Sq Ft: 37,000	130,680 Sq Ft: 50,000	

Unit: -
Rates/Values for Neighborhood -----, Last Edited: / /