

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Liber/Page	net Parcels in S
06-22-200-110	4391 MARIONELLA RD	04/23/22	\$25,900	\$25,900	\$54,750	\$19,500	\$54,750	40.00	40.00	\$646	657/531	
06-28-200-200		03/10/23	\$42,000	\$42,000	\$54,750	\$42,000	\$54,750	40.00	40.00	\$1,050	674/150	
01 324 001 00		11/25/22	\$47,000	\$47,000	\$57,000	\$47,000	\$57,000	80.00	80.00	\$588	2022 2307	
06-38-200-100		01/22/23	\$59,000	\$59,000	\$65,700	\$59,000	\$65,700	40.00	40.00	\$1,475	673-84	
Totals:			\$267,800	\$267,800	\$319,506	\$235,694	\$287,400	240.20	240.20			
										Average		
										per Net Acre=>	981.24	

Bergland
 Timber Cutover
 land value analysis for 2024 roll

average range
 \$/A \$981 498 to 1686
 >19A

all WD, arms length sales
 not bought or sold by s/or ff
 allocation method of analysis used
 insufficient sales, looked to neighboring unit
 see lakes for lake frontage

Frontages:
 Frontage 'A': Description: *LAKEFRONT * FF Rate: 625
 Standard Frontage: 100 Standard Depth: 200

Values for Acreage Table 1: *ACREAGE 19* A*

1 Acre: 24,000	3 Acre: 24,000	10 Acre: 24,000	30 Acre: 30,000
1.5 Acre: 24,000	4 Acre: 24,000	15 Acre: 24,000	40 Acre: 31,800
2 Acre: 24,000	5 Acre: 24,000	20 Acre: 26,000	50 Acre: 40,000
2.5 Acre: 24,000	7 Acre: 24,000	25 Acre: 27,500	100 Acre: 75,000

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Acq./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Libers/Page	Other Parcels to Sale	Class
09 004 028 00		05/27/21	\$85,000	\$85,000	\$26,150	37.85	\$39,461	\$30,373	\$8,820	179.40	39.00	\$280	2021 2048	01 03 0003 00 01 004 018 00 01 004 018 00 01 004 018 00	401
09 104 084 00	23393 BERK RD	12/02/23	\$155,000	\$155,000	\$29,000	41.82	\$29,987	\$31,680	\$28,306	38.00	39.00	\$510	2021 2514		401
01 107 016 00	22349 M-64	06/29/22	\$200,000	\$200,000	\$39,600	19.80	\$124,959	\$54,418	\$34,000	40.00	40.00	\$1,360	2022 1362		401
01 129 007 00	19345 M-64	08/18/21	\$120,000	\$120,000	\$56,900	47.42	\$152,920	\$45,545	\$58,040	76.53	76.53	\$595	2021 1761		401
01 213 010 00	38265 M-64	07 2022	\$33,000	\$33,000	\$18,300	55.26	\$38,500	\$42,910	\$42,910	30.00	30.00	\$564	2022 1211	01 131 002 00	401
01 209 015 00	27816 M-64	05/19/22	\$10,000	\$10,000	\$13,000	22.80	\$33,225	\$6,727	\$8,250	5.00	5.00	\$1,774	2022 1308		401
01 211 027 00	15993 M-64	08/12/22	\$29,900	\$29,900	\$5,950	19.90	\$15,166	\$23,560	\$11,950	11.00	11.00	\$2,142	2022/1662		401
01 213 043 00		08/06/21	\$20,000	\$20,000	\$5,000	25.00	\$11,000	\$20,000	\$11,000	10.00	10.00	\$2,000	2021 1699		402
Totals:			\$1,039,900	\$996,900	\$366,200		\$1,036,200	\$281,818	\$281,410	440.93	280.53				

Sale Ratio =>

39.09

Average

639.14

Std. Dev. =>

13.04

per Net Acre =>

375.93

\$197,802 \$526
\$84,016 \$1,293 65.00

Bergland
Rural Properties
land value analysis for 2024 roll

average range

\$/A **\$639** 280 to 2142

0 to 40A **\$1,293** 810 to 2124

40+ **\$526** 280 to 1360

all WD, arms length sales

not bought or sold by sf or ff

allocation method of analysis used

Values for Address Table	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
1 Acres: 2,950	3 Acres: 5,900	4 Acres: 7,800	5 Acres: 9,750	6 Acres: 11,700	7 Acres: 13,650	8 Acres: 15,600	9 Acres: 17,550	10 Acres: 19,500	11 Acres: 21,450	12 Acres: 23,400	13 Acres: 25,350	14 Acres: 27,300	15 Acres: 29,250	16 Acres: 31,200	17 Acres: 33,150	18 Acres: 35,100	19 Acres: 37,050	20 Acres: 39,000	21 Acres: 40,950	22 Acres: 42,900	23 Acres: 44,850	24 Acres: 46,800	25 Acres: 48,750	26 Acres: 50,700	27 Acres: 52,650	28 Acres: 54,600	29 Acres: 56,550	30 Acres: 58,500	31 Acres: 60,450	32 Acres: 62,400	33 Acres: 64,350	34 Acres: 66,300	35 Acres: 68,250	36 Acres: 70,200	37 Acres: 72,150	38 Acres: 74,100	39 Acres: 76,050	40 Acres: 78,000		

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Aid. w/bk Sold	Aid/Asl. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Flt./Ft. Front	Depth	Net Acres	Total Acres	Distric/UF	Sale Group 1	Dollars/Acre	Actual Net	Usage/Restrict	Periods in Sa	Class
0113302500	30124 W 28th St	10/21/21	522,000	522,000	24,250	25.72	462,300	232,000	230,900	117.7	150.0	7.43	1.63	30	BERGLAND SOUTH	51,000	1,300,000	2021	01	402
0120508300	407 WHEATLEY	06/29/21	522,000	524,800	1,050	16.00	547,700	234,971	233,850	200.0	240.0	8.60	0.81	328	BERGLAND NORTH	52,575	2,000,000	2021	01	402
01 802 002 00	206 CEDAR ST	06/29/21	502,000	502,000	22,450	36.21	480,250	22,288	52,180	95.0	240.0	0.31	0.31	324	BERGLAND SOUTH	57,160	95,000	2021	1420	401
01 204 009 50	201 BIRCH ST	11/21/22	530,000	530,000	14,800	49.33	534,310	61,259	52,206	95.9	100.0	0.23	0.23	320	BERGLAND SOUTH	58,469	89,460	2022	2263	401
01 205 006 00	104 W 4th St	05/25/22	512,000	512,000	54,831	26.44	546,731	272,200	52,300	100.0	144.0	0.35	0.35	330	BERGLAND SOUTH	59,467	1,000,000	2022	01	402
01 205 009 00	341 E 1st St	09/02/22	525,500	525,500	24,090	48.64	549,590	33,460	52,244	200.0	100.0	0.47	0.47	325	BERGLAND SOUTH	53,586	5,000,000	2022	01	402
01 604 009 10	NORTH ST	10/05/21	1,170,000	1,170,000	57,500	40.86	1,187,500	51,750	11,807	58.3	150.0	0.17	0.17	330	Hwy FRONTAGE	510,174	30,000	2021	2186	402
01 005 030 00	34609 M-28	04/28/21	529,000	529,000	17,400	37.62	520,210	526,790	523,650	489.1	600.0	4.36	1.93	357	Hwy FRONTAGE	66,336	402.50	2021	1100 01 000 0150 00 01	401
01 005 046 00	M-28	11/09/21	540,000	540,000	22,500	48.28	542,500	540,000	54,900	630.0	160.0	29.24	0.36	363	Hwy FRONTAGE	51,285	725,000	2022	25 01 00 01 00 01 00 01	402
01 005 049 00	3201 W 28th	09/22/22	525,500	525,500	11,990	36.00	537,490	25,500	54,400	190.0	250.0	0.92	0.42	345	Hwy FRONTAGE	38,349	2,000,000	2022	01	402
01 12 013 00	34172 M-28	08/01/22	522,185	522,000	111,500	52.27	535,984	52,552	53,654	116.0	300.0	0.34	0.17	325	Hwy FRONTAGE	38,561	80,000	2022	105 01 132 010 00	401
01 201 010 10	35122 M-28	05/17/22	553,000	553,000	53,040	57.36	575,500	55,083	52,280	234.8	393.0	1.99	1.99	322	Hwy FRONTAGE	52,352	39,511	2022	1114	401
01 212 023 10	35122 M-28	11/22/21	530,000	530,000	53,040	57.36	575,500	55,083	52,280	234.8	393.0	1.99	1.99	322	Hwy FRONTAGE	52,352	39,511	2021	1114	401
02 024 012 25	3008 NORTH ST	03/04/22	540,000	540,000	22,800	45.74	538,400	52,000	52,300	37.7	100.0	0.06	0.06	326	Hwy FRONTAGE	51,778	50,000	2022	01	402
Totals:			\$739,835	\$732,450	\$264,700	39.69	\$782,238	\$187,795	\$132,492	3,840.3	48.15	46.85	46.85							
			Sale Ratio =	99.76%			Average	per Ft=	\$28			Average	per Net Acre =	2,238.86						
			Std. Dev. =	43.72																

central

Bergland
Central Properties
land value analysis for 2024 roll

S/ff	average	range
North / Merri	\$16,537	\$10 1,583.20
South	\$7,820	\$23 340.90
road	\$83,438	\$43 1,925.16

all WD, arms length sales
not bought or sold by sf
allocation method of analysis used
all WD, arms length sales
larger acreage parcels reviewed with M&B

\$/A 2,239 1345 to 10,174

Values for Acreage Table 1: "BACK ADJUST"

1	Acres	2,000	3	Acres	5,000	30	Acres	14,000	30	Acres	31,000	100	Acres	61,000
1.0	Acres	2,000	4	Acres	7,000	25	Acres	19,000	40	Acres	44,000	50	Acres	59,000
2.0	Acres	1,500	5	Acres	8,000	20	Acres	25,000	50	Acres	50,000	60	Acres	65,000
2.0	Acres	4,750	7	Acres	12,500	25	Acres	31,000	100	Acres	61,000			

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Acq. when Sold	Acq./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Actual Front	Linear/Perch
01 506 01 00	205 MAPLE ST	11/08/22	\$1,524,650	\$1,889,650	\$399,400	16.39	\$508,088	\$70,437	\$23,473	234.7	144.0	0.99	0.99	\$300	\$71,005	300.00	2022 2306
Totals:			\$1,914,650	\$1,889,650	\$399,400		\$581,693	\$104,583	\$64,826	1,190.8		27.58	27.58		3,792.61		

Sale. Ratio =>

21.14

Average

Average

Std. Dev. =>

18.54

per FF=>

\$88

per Net Acre=>

3,792.61

ff

\$89,425

**Bergland
Commercial & Industrial
land value analysis for 2024 roll**

\$/ff

average range
\$88 20 to 300

\$/A

3,792.61 588 to 71,005

Frontage:	Description:	FF Rate:
Frontage 'A':	'LAKE GOVERNOR FR'	675
Standard Frontage:	500	Standard Depth:
Frontage 'B':	'TOWN IN TOWN'	58
Standard Frontage:	200	Standard Depth:
Frontage 'C':	'HUFF CUP OF TOWN'	48
Standard Frontage:	0	Standard Depth:
Frontage 'D':	'1/2 TOWN LOTS'	81
Standard Frontage:	0	Standard Depth:
Frontage 'E':	'LAND INFLUENCE'	370
Standard Frontage:	100	Standard Depth:

Values for acreage Table 1:	'ACREAGE'		
1 Acres: 2,900	2 Acres: 3,500	10 Acres: 13,800	30 Acres: 59,700
1.5 Acres: 3,940	4 Acres: 7,120	15 Acres: 19,500	40 Acres: 45,600
2 Acres: 3,940	5 Acres: 8,480	20 Acres: 26,800	50 Acres: 54,100
2.5 Acres: 4,700	7 Acres: 10,360	25 Acres: 32,000	100 Acres: 100,000

all WD, arms length sales

not bought or sold by ff

no other parcels in sales (exc PP, values adjusted as necessary)

allocation method of analysis used

parcels valued by ff not as relevant for \$/A

01 506 001 00 -rental return purchase concept

see lake table for water \$/ff analysis

see T Central for further road frontage analysis

review of rural for relative acreage analysis

There is no Agricultural Class