

2026 Ag Land-Yankee Springs

PCL NUMBER	ADDRESS	S/P	DATE	SITE + IMP VAL	RES. LAND	Gross ACRES LAND-Site	\$/Acre	Net Acres	\$/Net Ac.
03-24-008-003-10	133RD AVE	\$440,000	5/25/2023	0	\$440,000	42.8	\$10,280	41.8	\$10,526
14-012-005-00	6115 MOE RD	\$690,000	8/31/2023	305287	\$384,713	39.8	\$9,666	36.46	\$10,552
13-026-007-00	BIDDLE RD	\$275,000	6/18/2024	\$0	\$275,000	39.19	\$7,017	39.19	\$7,017
14-031-004-00+	DAVIS RD	\$750,000	12/19/2024	\$0	\$750,000	106.480	\$7,044	105.64	\$7,100
					\$1,849,713	228.27	\$8,103	223.09	\$8,291
								USED:	\$8,200

Non-Tillable

PCL NUMBER	ADDRESS	ADJ S/P	DATE	SITE + IMP VAL	RES. LAND	Gross ACRES LAND-Site	\$/Acre	Net Acres	\$/Net Ac.
08-010-009-00	WOOD SCHOOL RD	\$475,000	9/7/2023	0	\$475,000	117.98	\$4,026	117.08	\$4,057
13-015-021-00+		\$319,980	9/15/2023	0	\$319,980	63.9	\$5,008	59.7	\$5,360
03-24-010-008-20		\$617,000	2/7/2025	0	\$617,000	71.66	\$8,610	70.05	\$8,808
					\$1,411,980	253.54	\$5,569	246.83	\$5,720
								USED:	\$5,700

2026 VS COMM/IND

PCL NUMBER	ADDRESS	ADJUSTED S/P	DATE	IMP VALUE	RES. LAND	Gross ACRES LAND	Net Acres	\$/Net Ac.	FF	\$/FF	
SMALL COMM											
41-027-110-00	215 BRROADWAY	\$115,000	3/9/2024	\$0	\$115,000	0.803	0.803	143,213	174.90	657.52	
16-019-033-00	M-179	\$55,000	4/9/2021	\$0	55,000	0.363	0.293	187,713	90.00	611.11	
16-019-033-00	M-179	\$55,000	12/30/2025	\$0	50,000	0.363	0.293	170,648	90.00	555.56	
					220,000				354.90	619.89	
									Used \$600/FF for 2026		
STATE HWY											
16-020-013-01	m-179 hwy	\$420,000	12/30/2022	\$0	\$420,000	15.421	15.156	\$27,712	350.00	\$1,200	m-179-n 300' comm-rest rur/ag
16-019-031-10	M-179	\$260,000	11/15/2023	\$0	260,000	3.850	3.850	67,532	400.00	650.00	
16-020-023-00	11332 w m-179 hwy	\$300,000	10/20/2023	\$184,044	\$115,956	1.186	1.093	\$106,090	123.00	\$943	m-179
16-019-005-20+006-20	12175 w m-179 hwy	\$1,600,000	8/30/2024	\$767,775	\$832,225	14.187	13.795	\$60,328	510.00	1631.81	m-179
16-020-005-00	11446 w m-179 hwy	\$210,000	2/23/2024	\$76,879	\$133,121	1.433	1.281	\$103,920	165.62	\$804	m-179 (equiv ff)
					\$1,761,302				1,548.62	\$4,137	
									Used \$1,100/FF for 2026		
16-019-005-20+006-20	12175 w m-179 hwy	\$1,600,000	8/30/2024	\$767,775	\$832,225	14.187	13.795	\$60,328	510.00	1631.81	m-179
16-019-031-10	vac w m-179 hwy	\$260,000	11/15/2023		\$260,000	3.802	3.499	\$74,307	400	\$650	large ff
13-014-007-01	vacant land	\$165,000	8/31/2021	\$0	165,000	4.240	4.240	38,915	0.00		flag lot no road frontage
16-025-003-00	2369 s yankee springs rd	\$442,750	11/5/2020	\$9,492	433,258	75.220	74.652	5,804	0.00		average parcel out in twp
16-020-013-01	m-179 hwy	\$420,000	12/30/2022	\$0	\$420,000	15.421	15.156	\$27,712	350.00	\$1,200	m-179-n 300' comm-rest rur/ag

BARLOW LAKEFRONT

PCL NUMBER	ADDRESS	S/P	DATE	IMP VAL	RES. LAND	FF - LAND	\$/FF	SQFT LAND	\$/SQFT
050-011-00	1657 MANITOU	\$700,000	6/5/2025	\$273,965	\$426,035	50.00	\$8,520.70	5,000.00	\$85.21
045-010-00	726 PERCH COVE	\$364,640	12/6/2022	\$89,347	\$275,293	47.00	\$5,857.30	6,534.00	\$42.13
050-003-00	1539 MANITOU	\$487,600	1/12/2023	\$198,110	\$289,490	51.00	\$5,676.27	5,100.00	\$56.76
055-035-00	541 BLUFF	\$847,000	6/27/2023	\$466,611	\$380,389	100.00	\$3,803.89	11,000.00	\$34.58
008-011-00	364 BARLOW COVE	\$390,000	9/8/2023	\$88,465	\$301,535	50.00	\$6,030.70	6,200.00	\$48.63
					\$1,672,742	298.00	\$5,613.23	16,634.00	\$100.56
							USED:		
							\$5,600		

BARLOW LAKE BACKLOT

PCL NUMBER	ADDRESS	S/P	DATE	IMP VAL	RES. LAND	FF - LAND	\$/FF	SQFT LAND	\$/SQFT
118-010-00	1647 N BRIGGS	\$379,500	1/27/2022	\$218,544	\$160,956	150.00	\$1,073.04	22,520.52	\$7.15
200-004-00	1292 MANITOU	\$493,960	6/10/2022	\$367,006	\$126,954	110.00	\$1,154.13	13,750.00	\$9.23
118-001-20	1734 MANITOU	\$127,200	7/28/2022	\$68,304	\$58,896	141.10	\$417.41	21,475.08	\$2.74
008-220-00	674 BLUFF	\$392,200	9/15/2022	\$299,478	\$92,722	105.45	\$879.30	21,475.08	\$4.32
118-039-00	1518 MANITOU	\$241,680	2/16/2023	\$111,481	\$130,199	78.75	\$1,653.32	17,119.08	\$7.61
					\$569,727	585.30	\$973.39	96,339.76	\$5.91
							USED:		
							\$975		

NOT USED

200-035-00	1480 MANITOU	\$271,500	10/31/2023	\$150,468	\$121,032	50.00	\$2,420.64	6,250.00	\$19.37
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BASSETT LAKEFRONT

PCL NUMBER	ADDRESS	S/P	DATE	IMP VAL	RES. LAND	FF - LAND	SQFT LAND	\$/FF	\$/SQFT	NOTES
135-003-00	10047 DEERSIGHT	\$261,000	4/29/2025	\$142,509	\$118,491	60.00	9,660.00	\$1,974.85	\$12.27	INC BACKLOT FACTORED OUT
135-003-00	10031 DEERSIGHT	\$495,000	9/16/2024	\$297,530	\$197,470	60.00	9,660.00	\$3,291.17	\$20.44	INC BACKLOT FACTORED OUT
135-005-00	847 BRUCE	\$445,000	7/16/2024	\$161,183	\$283,817	112.55	9,660.00	\$2,521.70	\$29.38	EQUIV FF
180-012-00	905 BRUCE DR	\$370,300	6/16/2021	\$124,971	\$245,329	125.00	38,724.84	\$1,962.63	\$6.34	TIME ADJ
180-005-00	10031 DEER SIGHT DR	\$400,000	3/13/2020	\$173,908	\$226,092	60.00	9,660.00	\$3,768.20	\$23.40	TIME ADJ
135-005-00	10063 DEER SIGHT DR	\$354,200	7/2/2021	\$177,569	\$176,631	79.00	19,829.00	\$2,235.84	\$8.91	TIME ADJ
135-001-00+						496.55	97,193.84	\$2,513.00	\$12.84	
						USED:		\$2,500		

BASSETT BACKLOTS

PCL NUMBER	ADDRESS	S/P	DATE	IMP VAL	RES. LAND	FF - LAND	SQFT LAND	\$/FF	\$/SQFT	NOTES
180-020-00	835 BRUCE	\$292,500	8/10/2022	\$214,290	\$78,210	50.00	5,600.00	\$1,564.20	\$13.97	TIME ADJ
180-020-00	835 BRUCE	\$206,250	6/29/2020	\$150,502	\$55,748	50.00	5,600.00	\$1,114.97	\$9.96	TIME ADJ
135-010-00	10126 DEER SIGHT DR	\$203,150	6/23/2023	\$98,921	\$104,229	120.00	12,720.00	\$868.58	\$8.19	
180-014-00	837 BRUCE DR	\$225,000	12/2/2020	\$71,155	\$153,845	177.50	28,400.00	\$866.73	\$5.42	TIME ADJ
						347.50	46,720.00	\$903.09	\$6.72	
						USED:		\$900		

TURNER LAKEFRONT

PCL NUMBER	ADDRESS	S/P	DATE	IMP VAL	RES. LAND	FF - LAND	SQFT LAND	\$/FF	\$/SQFT	NOTES
240-005-00	8293 WILLSON	\$376,200	9/27/2016	\$188,634	\$187,566	91.50	10,888.50	\$2,049.91	\$17.23	TIME ADJ
240-008-00	8315 WILLSON	\$321,100	10/25/2016	\$125,571	\$195,529	113.00	16,385.00	\$1,730.34	\$11.93	TIME ADJ
						204.50	27,273.50	\$1,873.33	\$14.05	
						USED:		\$1,800		

NOTES

PCL NUMBER	ADDRESS	S/P	DATE	IMP VAL	RES. LAND	FF - LAND	S/FF	SOFT LAND	\$/SOFT
COBB LAKEFRONT									
090-011-00	12538 TERRY	\$725,000	3/31/2025	\$460,990	\$264,010	91.00	\$2,901.21	9,539.64	\$77.68
140-006-00	12475 OAKWOOD SHORES	\$487,000	5/29/2024	\$207,655	\$279,345	90.00	\$3,103.83	9,000.00	\$31.04
140-016-60	12645 OAKWOOD SHORES	\$325,000	5/29/2020	\$104,096	\$220,904	60.00	\$3,681.73	6,132.00	\$36.02
140-016-10	VAC OAKWOOD SHORES	\$137,500	6/29/2020	\$0	\$137,500	60.00	\$2,291.67	5,924.16	\$23.21
140-024-00	12635 OAKWOOD SHORES	\$642,000	8/16/2023	\$314,861	\$327,139	92.00	\$3,555.86	12,880.00	\$25.40
140-005-00	12455 OAKWOOD SHORES	\$776,250	10/22/2021	\$349,956	\$426,294	120.00	\$3,552.45	11,891.88	\$35.85
					\$1,111,837	332.00	\$3,348.91	36,828.04	\$30.19
							USED:		
							\$3,300		

NOT USED

060-011-00	165 EVANS LN	\$400,000	9/30/2021	\$162,168	\$237,832	60.00	\$3,963.87	5,924.16	\$40.15
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NOTES

PCL NUMBER	ADDRESS	S/P	DATE	IMP VAL	RES. LAND	FF - LAND	S/FF	SOFT LAND	\$/SOFT
COBB LAKE CHANNEL									
145-050-00	12215 OAKWOOD SHORES	\$435,000	7/23/2024	\$165,026	\$269,974	62.00	\$4,354.42	11,904.00	\$22.68
145-003-00	12325 OAKWOOD SHORE	\$438,310	5/25/2022	\$201,594	\$236,716	184.89	\$1,280.31	11,904.00	\$19.89
145-050-00	12215 OAKWOOD SHORES	\$275,500	6/24/2021	\$127,223	\$148,277	62.00	\$2,391.56	11,891.88	\$12.47
					\$654,967	308.89	\$2,120.39	35,699.88	\$18.35
							USED:		
							\$2,100		

NOTES

PCL NUMBER	ADDRESS	S/P	DATE	IMP VAL	RES. LAND	FF - LAND	S/FF	SOFT LAND	\$/SOFT
COBB LAKE BACKLOT									
090-015-00	12507 TERRY L	\$201,250	6/8/2021	\$136,484	\$64,766	150.00	\$431.77	24,001.56	\$2.70
150-001-10	225 LAKEVIEW	\$253,000	9/22/2021	\$88,718	\$164,282	235.00	\$699.07	87,642.72	\$1.87
150-035-00	123 S PATTERSON	\$331,800	4/5/2022	\$247,847	\$83,953	100.00	\$839.53	22,550.00	\$3.72
					\$313,001	485.00	\$645.36	134,194.28	\$2.33
							USED:		
							\$600		

NOT USED

060-022-00	170 EVANS LN	\$175,000	8/24/2020	\$88,657	\$86,343	40.00	\$2,158.58	7,187.40	\$12.01
090-005-00	12511 TERRY LN	\$217,200	4/23/2021	\$129,838	87,362	71.05	\$1,229.58	10,933.56	\$7.99

GUN LAKEFRONT

PARCEL	ADDRESS	S/P	DATE	IMP VAL	RES. LAND	FF - LAND	\$/FF	SOFT LAND	\$/SOFT
160-011-00	2246 PARKER	\$600,000	4/28/2023	\$218,523	\$381,477	40.00	\$9,536.93	4,880.00	\$78.17
110-012-00	2069 ARCHWOOD	\$630,000	6/5/2023	\$276,554	\$353,446	40.00	\$8,836.15	6,680.00	\$52.91
195-027-00	10745 GUN LAKE RD	\$780,000	8/17/2023	\$293,668	\$486,332	50.00	\$9,726.64	4,000.00	\$121.58
080-052-00	11798 ENGLISH CT	\$675,000	1/12/2024	\$193,368	\$481,632	73.00	\$6,597.70	8,614.00	\$55.91
070-056-00	3104 ELMWOOD BEACH	\$895,000	2/16/2024	\$388,831	\$506,169	70.00	\$7,230.99	9,870.00	\$51.28
190-011-00	2906 BEATRICE	\$900,000	4/4/2024	\$436,335	\$463,665	50.00	\$9,273.30	5,000.00	\$92.73
160-006-00	2230 PARKER	\$900,000	8/30/2024	\$564,792	\$335,208	40.00	\$8,380.20	4,000.00	\$83.80
205-009-00	3169 SANDY BEACH	\$870,000	9/26/2024	\$464,381	\$405,619	50.00	\$8,112.38	8,232.84	\$49.27
230-019-00	12676 PARK	\$730,000	11/7/2024	\$218,349	\$511,651	70.00	\$7,309.30	10,236.60	\$49.98
215-033-00	11317 W OAKLEIGH	\$983,500	11/27/2024	\$670,709	\$312,791	44.00	\$7,108.89	10,497.96	\$29.80
160-003-00	2234 PARKER	\$600,000	2/4/2025	\$194,986	\$405,014	50.00	\$8,100.28	6,500.00	\$62.31
080-003-00	11832 ENGLISH CT	\$675,000	2/12/2025	\$8,000	\$667,000	79.55	\$8,384.66	20,429.64	\$32.65
					\$5,310,004	656.55	\$8,087.74	98,941.04	\$53.67
						USED:	\$8,000		

WESTWOOD LANE

PARCEL	ADDRESS	S/P	DATE	IMP VAL	RES. LAND	FF - LAND	\$/FF	SOFT LAND	\$/SOFT
031-007-00	3493 SANDY BEACH	\$380,000	5/1/2023	\$58,270	\$321,730	73.00	\$4,407.26	15,257.00	\$21.09
110-011-00*	2061 ARCHWOOD	\$652,000	7/31/2024	\$166,824	\$485,176	40.00	\$12,129.40	6,400.00	\$75.81
205-014-00	3203 SANDY BEACH	\$1,120,000	12/2/2024	\$651,754	\$468,246	40.00	\$11,706.15	6,621.12	\$70.72
									\$21.09
									\$75.81
									\$70.72
									OUTLIER

\$21.09 LESSER QUALITY FRGTG
\$75.81 OUTLIER
\$70.72 OUTLIER

GUN LAKE CHANNEL FRONTAGE

PCL NUMBER	ADDRESS	S/P	DATE	IMP VAL	RES. LAND	FF - LAND	\$/FF	SQFT LAND	\$/SQFT
217-028-00	12651 PARK	\$385,000	5/30/2023	\$180,944	\$204,056	79.00	\$2,582.99	11,060.00	\$18.45
220-050-00	12814 THERIS	\$639,410	1/19/2024	\$392,792	\$246,618	94.00	\$2,623.60	11,761.20	\$20.97
220-075-00	12971 THERIS	\$650,000	5/13/2024	\$304,532	\$345,468	92.60	\$3,730.76	16,204.32	\$21.32
225-034-00	12799 VALLEY	\$365,000	8/28/2024	\$131,455	\$233,545	62.00	\$3,766.85	11,160.00	\$20.93
220-057-00	12728 THERIS	\$700,000	10/11/2024	\$394,269	\$305,731	94.03	\$3,251.59	11,160.00	\$27.40
225-031-00	12823 VALLEY	\$360,000	12/6/2024	\$94,050	\$265,950	105.00	\$2,532.86	11,160.00	\$23.83
235-013-00	2061 S PATTERSON	\$555,000	1/22/2025	\$270,036	\$284,964	80.00	\$3,562.05	9,360.00	\$30.44
					\$1,886,332	606.63	\$3,109.55	81,865.52	\$23.04

USED:

\$3,100

NOT USED									
220-042-00	12979 CANAL VIEW	\$750,000	7/24/2023	\$389,748	\$360,252	85.14	\$4,231.29	21,475.08	\$16.78
175-001-00	VAC 1871 edwin dr	\$240,000	8/1/2022	\$0	\$240,000	50.00	\$4,800.00	6,400.00	\$37.50

GUN LAKE - Backlots

PCL NUMBER	ADDRESS	S/P	DATE	IMP VAL	RES. LAND	FF - LAND	\$/FF	SOFT LAND	\$/SOFT
177-002-00	EDWIN DR	\$85,000	6/5/2023	\$0	\$85,000	77.00	\$1,103.90	15,356.11	\$5.54
205-419-00	12937 SWEETLAND	\$230,000	9/14/2023	\$180,928	\$49,072	50.00	\$981.44	7,312.50	\$6.71
080-051-00	ENGLAND DR	\$150,000	6/21/2024	\$0	\$150,000	80.00	\$1,875.00	12,000.00	\$12.50
080-053-00	4028 ENGLAND DR	\$399,900	6/28/2024	\$265,282	\$134,618	78.00	\$1,725.87	11,717.64	\$11.49
095-007-00	3702 ENGLAND DR	\$375,000	10/16/2024	\$231,984	\$143,016	158.00	\$905.16	11,717.64	\$12.21
080-050-00	3968 ENGLAND DR	\$235,000	11/8/2024	\$138,823	\$96,177	53.00	\$1,814.66	8,056.00	\$11.94
175-012-00	1735 EDWIN DR	\$370,000	12/19/2024	\$250,973	\$119,027	64.00	\$1,859.80	8,192.00	\$14.53
019-009-50	2679 RUSSELL	\$232,000	4/8/2024	\$114,303	\$117,697	96.36	\$1,221.43	19,209.96	\$6.13
					\$894,607	656.36	\$1,362.98	93,561.85	\$9.56
						USED:	\$1,350		

PAYNE LAKEFRONT

PCL NUMBER	ADDRESS	S/P	DATE	IMP VAL	RES. LAND	FF - LAND	S/FF	SOFT LAND	\$/SOFT	NOTES
130-004-00	11554 W.M-179	\$403,000	10/28/2022	\$210,172	\$192,828	50.00	\$3,856.56	10,500.00	\$18.36	
130-020-00	1288 LYNN	\$470,000	11/19/2024	\$155,343	\$314,657	61.00	\$5,158.31	7,143.84	\$44.05	
130-006-00	1426 LYNN	\$545,000	7/29/2024	\$319,328	\$225,672	50.00	\$4,513.44	5,000.00	\$45.13	backlot factored out
017-015-00	599 PAYNE RIDGE	\$475,000	6/29/2023	\$43,174	\$431,826	90.00	\$4,798.07	2,184.00	\$197.72	hse demo d-backlot factored out
130-021-00	1278 LYNN	\$460,000	10/13/2023	\$251,801	\$208,199	50.00	\$4,163.98	5,000.00	\$41.64	
NOT USED						301.00	\$4,562.07	29,827.84	\$46.04	
130-022-00	1268 LYNN	\$1,460,000	8/25/2023	\$900,875	\$559,125	50.00	\$11,182.50	10,500.00	\$53.25	backlot factored out

PAYNE LAKE BACKLOT

PCL NUMBER	ADDRESS	S/P	DATE	IMP VAL	RES. LAND	FF - LAND	S/FF	SOFT LAND	\$/SOFT	NOTES
100-014-00	11384 HYDEAWAY	\$236,500	2/16/2022	\$145,836	\$90,664	117.21	\$773.52	15,471.72	\$5.86	TIME ADJ
085-005-00	809 EDGE CREEK	\$137,390	3/9/2022	\$62,039	\$75,351	75.00	\$1,004.68	11,543.40	\$6.53	TIME ADJ
085-012-00	824 EDGE CREEK	\$262,000	5/18/2023	\$156,532	\$105,468	100.00	\$1,054.68	15,000.00	\$7.03	
130-005-50	1434 LYNN	\$352,000	3/7/2022	\$269,961	\$82,039	75.00	\$1,093.85	22,781.88	\$3.60	TIME ADJ
NOT USED						367.21	\$962.72	64,797.00	\$5.46	
100-011-00	11438 HYDEAWAY	\$265,000	8/72/2023	\$156,154	\$108,846	50.00	\$2,176.92	6,600.00	\$16.49	
085-004-02	840 EDGE CREEK	\$299,900	8/11/2023	\$136,360	\$163,540	123.00	\$1,329.59	20,418.00	\$8.01	

USED:

\$950

USED:

\$4,500

PLATTED PARCELS

PARCEL	ADDRESS	S/P	SALE DATE	IMP VAL	LAND RESIDUAL	FF	\$/FF	\$/ACRE
16-265-003-00	ABBAY RD	\$42,900	5/28/2021	0	\$39,000	85.00	\$458.82	\$114,208
16-275-015-00+	PINE MEADOWS	\$66,000	10/8/2021	0	\$66,000	160.00	\$412.50	\$193,275
16-275-010-00	PINE MEADOWS	\$60,500	11/16/2021	0	\$60,500	80.00	\$756.25	\$177,168
16-275-015-00	12154 PINE MEADOWS	\$327,000	10/8/2021	251694	\$75,306	90.00	\$836.73	\$260,574
16-270-003-00	12806 VALLEY DR	\$335,000	2/11/2022	228087	\$106,913	139.26	\$767.72	\$237,584
16-275-014-00	12142 PINE MEADOWS	\$34,000	5/4/2022	0	\$34,000	90.00	\$377.78	\$117,647
16-185-012-00	1803 S PATTERSON	\$315,000	2/8/2023	212088	\$102,912	120.00	\$857.60	\$201,788
16-185-002-00	1629 S PATTERSON	\$71,000	12/8/2021	0	\$71,000	240.00	\$295.83	\$69,676
					\$555,631	1004.26	\$553.27	\$155,141
						USED:	\$530.00	

