

Unit: 01 - BERGLAND

Rates/Values for Neighborhood 00001.TOWNSHIP, Last Edited: 02/10/2026

Values for Acreage Table 1: 'ACREAGE'

1 Acre: 3,000	3 Acre: 7,500	10 Acre: 19,000	30 Acre: 43,000
1.5 Acre: 4,400	4 Acre: 9,600	15 Acre: 22,000	40 Acre: 57,000
2 Acre: 5,400	5 Acre: 11,500	20 Acre: 29,000	50 Acre: 70,000
2.5 Acre: 6,500	7 Acre: 15,500	25 Acre: 36,000	100 Acre: 138,000

Unit: 01 - BERGLAND

Rates/Values for Neighborhood 00004.LAKEFRONT, Last Edited: 02/13/2026

Frontages:

Frontage 'A': Description: 'LAKEFRONT'	FF Rate: 765
Standard Frontage: 100	Standard Depth : 200
Frontage 'B': Description: 'LAKE INFLUENCE'	FF Rate: 375
Standard Frontage: 100	Standard Depth : 200
Frontage 'C': Description: 'HWY FRONTAGE'	FF Rate: 60
Standard Frontage: 100	Standard Depth : 200

Values for Acreage Table 1: 'BACK ACREAGE'

1 Acre: 3,700	3 Acre: 9,000	10 Acre: 22,000	30 Acre: 54,600
1.5 Acre: 5,250	4 Acre: 11,600	15 Acre: 32,250	40 Acre: 66,000
2 Acre: 6,400	5 Acre: 14,000	20 Acre: 42,000	50 Acre: 77,500
2.5 Acre: 7,750	7 Acre: 16,100	25 Acre: 50,000	100 Acre: 145,000

Unit: 01 - BERGLAND

Rates/Values for Neighborhood 00005.TIMBER CUTOVER, Last Edited: 02/05/2026

Frontages:

Frontage 'A': Description: 'LAKEFRONT'	FF Rate: 750
Standard Frontage: 100	Standard Depth : 200

Values for Acreage Table 1: 'ACREAGE 19+ A'

1 Acre: 2,250	3 Acre: 7,000	10 Acre: 22,000	30 Acre: 40,000
1.5 Acre: 3,375	4 Acre: 9,000	15 Acre: 25,500	40 Acre: 42,000
2 Acre: 4,500	5 Acre: 11,250	20 Acre: 32,500	50 Acre: 50,000
2.5 Acre: 5,625	7 Acre: 14,000	25 Acre: 37,500	100 Acre: 80,000

Unit: 01 - BERGLAND

Rates/Values for Neighborhood 00010.BERGLAND/MERRIWEATHER, Last Edited: 01/20/2026

Frontages:

Frontage 'A': Description: 'BERGLAND SOUTH'	FF Rate: 31
Standard Frontage: 0	Standard Depth : 144
Frontage 'B': Description: 'BERGLAND NORTH'	FF Rate: 30
Standard Frontage: 0	Standard Depth : 142
Frontage 'C': Description: 'MERRIWEATHER'	FF Rate: 30
Standard Frontage: 0	Standard Depth : 144
Frontage 'G': Description: 'HWY FRONTAGE'	FF Rate: 35
Standard Frontage: 0	Standard Depth : 200

Values for Acreage Table 1: 'BACK ACREAGE'

1 Acre: 3,000	3 Acre: 7,500	10 Acre: 19,000	30 Acre: 42,900
1.5 Acre: 4,350	4 Acre: 9,600	15 Acre: 21,900	40 Acre: 56,800
2 Acre: 5,400	5 Acre: 11,500	20 Acre: 29,000	50 Acre: 70,000
2.5 Acre: 6,500	7 Acre: 15,400	25 Acre: 36,000	100 Acre: 138,000

Unit: 01 - BERGLAND
Rates/Values for Neighborhood 00011.COMMERCIAL/INDUSTRIAL, Last Edited: 02/17/2026

Frontages:
Frontage 'A': Description: 'LAKE GOGEBIC FR' FF Rate: 625
 Standard Frontage: 0 Standard Depth : 200
Frontage 'B': Description: 'HWY IN TOWN ' FF Rate: 90
 Standard Frontage: 200 Standard Depth : 200
Frontage 'C': Description: 'HWY OUT OF TOWN' FF Rate: 40
 Standard Frontage: 0 Standard Depth : 200
Frontage 'D': Description: 'IN TOWN LOTS ' FF Rate: 85
 Standard Frontage: 0 Standard Depth : 144
Frontage 'F': Description: 'LAKE INFLUENCE ' FF Rate: 490
 Standard Frontage: 100 Standard Depth : 200

Values for Acreage Table 1: 'ACREAGE'
1 Acre: 2,000 3 Acre: 5,520 10 Acre: 13,800 30 Acre: 59,700
1.5 Acre: 2,940 4 Acre: 7,120 15 Acre: 19,500 40 Acre: 45,600
2 Acre: 3,840 5 Acre: 8,400 20 Acre: 25,800 50 Acre: 54,500
2.5 Acre: 4,700 7 Acre: 10,360 25 Acre: 32,000 100 Acre: 95,000

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

**LAKE SUPERIOR - LAKE GOGEBIC FRONTAGE
LAND VALUE STUDIES**

ALL PARCELS 2021-2025

LAKE GOGEBIC - LAKEFRONT - THE SHORES - LIMITED ACCESS

<u>Parcel #</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>EFF</u>	<u>Depth</u>	<u>Dollars/FF</u>
09 131 002 16	6/2/2021	\$ 140,000		200	200 \$ 700
09 135 010 00	6/5/2021	\$ 120,000		300	200 \$ 400
09 071 032 00	8/19/2021	\$ 130,000		202.1	200 \$ 643
09 135 014 00	11/12/2021	\$ 165,500		240.8	200 \$ 687
09 071 025 00	12/14/2021	\$ 192,000		202.3	200 \$ 949
09 070 002 04	1/12/2022	\$ 169,950		203	200 \$ 837
09 135 013 00	1/27/2022	\$ 155,000		179	200 \$ 866
09 283 007 30	1/27/2022	\$ 81,000		150	200 \$ 540
09 283 005 50	8/9/2022	\$ 129,000		158	200 \$ 816
09 060 081 00	8/29/2022	\$ 150,000		200.7	200 \$ 747
09 071 035 00	10/31/2022	\$ 178,000		207.3	200 \$ 860
09 071 024 00	2/21/2023	\$ 199,000		200	200 \$ 995
09 135 013 10	3/24/2023	\$ 153,000		237	200 \$ 646
09 060 001 03	4/11/2023	\$ 600,000		992.77	200 \$ 604
01 020 047 00	6/30/2023	\$ 116,250		125.5	200 \$ 926
09 306 004 00	9/20/2023	\$ 52,500		70.59	200 \$ 744
01 004 017 10	11/1/2023	\$ 275,000		384.25	200 \$ 716
09 071 023 00	12/13/2023	\$ 187,000		200	200 \$ 935
09 131 007 40	3/20/2024	\$ 215,000		215	200 \$ 1,000
01 033 006 30	3/28/2024	\$ 152,000		175.49	200 \$ 866
09 166 014 00	4/19/2024	\$ 175,000		200.29	200 \$ 874
09 135 011 00	8/13/2024	\$ 200,000		224.65	200 \$ 890
09 070 002 06	9/17/2024	\$ 364,900		404	200 \$ 903
09 283 004 00	9/25/2024	\$ 165,000		150	200 \$ 1,100
09 070 002 07	1/28/2025	\$ 164,950		200	200 \$ 825

TOTALS		\$ 4,630,050	6022.74		\$ 20,070
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AVERAGE =	\$ 769	\$ 803
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**LAKE SUPERIOR - LAKE GOGEBIC FRONTAGE
LAND VALUE STUDIES**

ALL PARCELS 2023-2025

LAKE GOGEBIC - LAKEFRONT - THE SHORES - LIMITED ACCESS

<u>Parcel #</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>EFF</u>	<u>Depth</u>	<u>Dollars/FF</u>
09 071 024 00	2/21/2023	\$ 199,000	200	200	\$ 995
09 135 013 10	3/24/2023	\$ 153,000	237	200	\$ 646
09 060 001 03	4/11/2023	\$ 600,000	992.77	200	\$ 604
01 020 047 00	6/30/2023	\$ 116,250	125.5	200	\$ 926
09 306 004 00	9/20/2023	\$ 52,500	70.59	200	\$ 744
01 004 017 10	11/1/2023	\$ 275,000	384.25	200	\$ 716
09 071 023 00	12/13/2023	\$ 187,000	200	200	\$ 935
09 131 007 40	3/20/2024	\$ 215,000	215	200	\$ 1,000
01 033 006 30	3/28/2024	\$ 152,000	175.49	200	\$ 866
09 166 014 00	4/19/2024	\$ 175,000	200.29	200	\$ 874
09 135 011 00	8/13/2024	\$ 200,000	224.65	200	\$ 890
09 283 004 00	9/25/2024	\$ 165,000	150	200	\$ 1,100

TOTALS		\$ 2,489,750	3175.54		\$ 10,296
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AVERAGE =		\$ 784			\$ 858
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**LAKE SUPERIOR - LAKE GOGEBIC FRONTAGE
LAND VALUE STUDIES**

**LAKE GOGEBIC & LAKE SUPERIOR
LAKE GOGEBIC - LAKEFRONT 2021-2025**

Parcel #	Sale Date	Sale Price	EFF	Depth	Dollars/FF
09 131 002 16	6/2/2021	\$ 140,000	200	200	\$ 700
09 135 010 00	6/5/2021	\$ 120,000	300	200	\$ 400
09 135 014 00	11/12/2021	\$ 165,500	240.8	200	\$ 687
09 135 013 00	1/27/2022	\$ 155,000	179	200	\$ 866
09 283 007 30	1/27/2022	\$ 81,000	150	200	\$ 540
09 283 005 50	8/9/2022	\$ 129,000	158	200	\$ 816
09 135 013 10	3/24/2023	\$ 153,000	237	200	\$ 646
01 020 047 00	6/30/2023	\$ 116,250	125.5	200	\$ 926
09 306 004 00	9/20/2023	\$ 52,500	70.59	200	\$ 744
01 004 017 10	11/1/2023	\$ 275,000	384.25	200	\$ 716
09 131 007 40	3/20/2024	\$ 215,000	215	200	\$ 1,000
01 033 006 30	3/28/2024	\$ 152,000	175.49	200	\$ 866
09 135 011 00	8/13/2024	\$ 200,000	224.65	200	\$ 890
09 283 004 00	9/25/2024	\$ 165,000	150	200	\$ 1,100

TOTALS		\$ 2,119,250	\$ 2,810		\$ 10,897
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AVERAGE =		\$ 754			\$ 778
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**LAKE SUPERIOR - LAKE GOGEBIC FRONTAGE
LAND VALUE STUDIES**

LAKE GOGEBIC & LAKE SUPERIOR

LAKE GOGEBIC - LAKEFRONT 2023-2025

<u>Parcel #</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>EFF</u>	<u>Depth</u>	<u>Dollars/FF</u>
09 135 013 10	3/24/2023	\$ 153,000	237	200	\$ 646
01 020 047 00	6/30/2023	\$ 116,250	125.5	200	\$ 926
09 306 004 00	9/20/2023	\$ 52,500	70.59	200	\$ 744
01 004 017 10	11/1/2023	\$ 275,000	384.25	200	\$ 716
09 131 007 40	3/20/2024	\$ 215,000	215	200	\$ 1,000
01 033 006 30	3/28/2024	\$ 152,000	175.49	200	\$ 866
09 135 011 00	8/13/2024	\$ 200,000	224.65	200	\$ 890
09 283 004 00	9/25/2024	\$ 165,000	150	200	\$ 1,100

TOTALS		\$ 1,328,750	1582.48		\$ 6,888
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AVERAGE =	\$ 840	\$ 861
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**LAKE SUPERIOR - LAKE GOGEBIC FRONTAGE
LAND VALUE STUDIES**

**LAKE SUPERIOR
LAKEFRONT 2021-2025**

Parcel #	Sale Date	Sale Price	EFF	Depth	Dollars/FF
09 131 002 16	6/2/2021	\$ 140,000	200	200	\$ 700
09 135 010 00	6/5/2021	\$ 120,000	300	200	\$ 400
09 135 014 00	11/12/2021	\$ 165,500	240.8	200	\$ 687
09 135 013 00	1/27/2022	\$ 155,000	179	200	\$ 866
09 283 007 30	1/27/2022	\$ 81,000	150	200	\$ 540
09 283 005 50	8/9/2022	\$ 129,000	158	200	\$ 816
09 135 013 10	3/24/2023	\$ 153,000	237	200	\$ 646
09 306 004 00	9/20/2023	\$ 52,500	70.59	200	\$ 744
09 131 007 40	3/20/2024	\$ 215,000	215	200	\$ 1,000
09 135 011 00	8/13/2024	\$ 200,000	224.65	200	\$ 890
09 283 004 00	9/25/2024	\$ 165,000	150	200	\$ 1,100

TOTALS		\$ 1,576,000	\$ 2,125		\$ 8,389
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AVERAGE =	\$ 742	\$ 763
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**LAKE SUPERIOR - LAKE GOGEBIC FRONTAGE
LAND VALUE STUDIES**

**LAKE SUPERIOR
LAKEFRONT 2023-2025**

<u>Parcel #</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>EFF</u>	<u>Depth</u>	<u>Dollars/FF</u>
09 135 013 10	3/24/2023	\$ 153,000	237	200	\$ 646
09 306 004 00	9/20/2023	\$ 52,500	70.59	200	\$ 744
09 131 007 40	3/20/2024	\$ 215,000	215	200	\$ 1,000
09 135 011 00	8/13/2024	\$ 200,000	224.65	200	\$ 890
09 283 004 00	9/25/2024	\$ 165,000	150	200	\$ 1,100

TOTALS		\$ 785,500	897.24		\$ 4,380
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AVERAGE =		\$ 875			\$ 876
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**LAKE SUPERIOR - LAKE GOGEBIC FRONTAGE
LAND VALUE STUDIES**

LAKE GOGEBIC

LAKE GOGEBIC

Parcel #	Sale Date	Sale Price	EFF	Depth	Dollars/FF
01 020 047 00	6/30/2023	\$ 116,250	125.5	200	\$ 926
01 004 017 10	11/1/2023	\$ 275,000	384.25	200	\$ 716
01 033 006 30	3/28/2024	\$ 152,000	175.49	200	\$ 866

TOTALS		\$ 543,250	685.24		\$ 2,508
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AVERAGE =		\$ 793			\$ 836
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**TIMBER CUTOVER
ONTONAGON COUNTY**

	Sale Date	Sale Price	Acres	\$ Per Acre	Parcel Code
<25					
	9/12/2024	\$40,000	20	\$2,000	09 028 005 00
	3/31/2025	\$30,000	15	\$2,000	04 323 005 00
	3/31/2025	\$30,000	15	\$2,000	04 323 004 10
	TOTALS	\$100,000	50	\$2,000	
25-40					
	4/25/2023	\$ 36,000	38.86	\$926	11 216 005 00
	6/22/2023	\$ 32,000	40	\$800	09 020 006 00
	7/7/2023	\$ 35,000	39	\$897	04 222 010 00
	8/22/2023	\$ 51,000	38	\$1,342	03 018 001 80
	10/9/2023	\$ 50,001	39	\$1,282	05 227 008 00
	12/1/2023	\$ 30,000	39	\$769	01 133 003 00
	2/16/2024	\$ 54,900	39	\$1,408	07 015 002 00
	3/15/2024	\$ 45,000	39	\$1,154	05 227 004 00
	3/15/2024	\$ 45,000	39	\$1,154	05 227 004 00
	3/18/2024	\$ 29,000	34.68	\$836	04 204 009 00
	5/21/2024	\$ 40,000	40	\$1,000	04 226 002 00
	7/24/2024	\$ 50,000	39	\$1,282	05 227 004 00
	9/12/2024	\$ 30,000	40	\$750	09 134 008 00
	9/13/2024	\$ 57,000	39	\$1,462	05 007 002 00
	10/16/2024	\$ 32,000	39	\$821	04 234 012 00
	11/2/2024	\$ 57,000	40	\$1,425	03 071 002 00
	12/19/2024	\$ 52,000	40	\$1,300	11 220 001 00
	2/20/2025	\$ 28,000	37	\$757	05 127 006 00
	3/27/2025	\$ 45,000	40	\$1,125	07 002 003 00
	4/9/2025	\$ 59,000	37	\$1,595	04 033 015 00
	TOTALS	\$857,901	776.54	\$1,104	
41-80					
	1/29/2024	\$56,976	71.22	\$800	06 102 001 00 & other
	3/12/2024	\$72,000	79	\$911	07 136 008 10
	8/26/2024	\$51,000	57.22	\$891	09 337 001 30
	1/10/2025	\$105,000	76.5	\$1,373	10 004 003 30
	TOTALS	\$284,976	283.94	\$994	

**TIMBER CUTOVER
ONTONAGON COUNTY**

>80

5/25/2023	\$135,000	187.3	\$721	09 230 004 00 & others
7/12/2023	\$149,900	275.5	\$544	09 099 007 00 & others
11/14/2023	\$76,300	166.86	\$457	03 017 001 30
11/17/2023	\$54,000	86.3	\$626	03 023 001 40
12/19/2023	\$150,000	95	\$1,579	03 014 006 00
5/23/2024	\$105,000	119.8	\$876	09 175 003 00 & others
9/10/2024	\$150,000	160	\$938	04 203 004 00

TOTALS	\$820,200	1090.76	\$820	
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HIGHWAY FRONTAGE - IN TOWN
COMMERCIAL-INDUSTRIAL
BERGLAND-MCMILLAN-ONTONAGON-STANNARD

2026 Tax Year

Parcel #	Sale Date	Instr.	Adj. Sale \$	Land Resid.	EFF	Depth	\$/FF
01 133 014 00	04/04/12	WD	\$12,575	\$12,575	208.4	140.0	\$60
01 005 002 00	03/12/13	WD	\$15,000	\$15,000	255.5	80.0	\$59
08 501 003 00	04/18/13	WD	\$11,000	\$11,000	99.6	119.0	\$110
41 581 004 10	12/01/15	WD	\$50,000	\$50,000	425.9	400.0	\$117
41 561 016 20	02/21/18	WD	\$55,000	\$55,000	309.7	276.9	\$178
11 227 009 30	03/07/18	WD	\$50,000	\$50,000	612.4	300.0	\$82
2/14/2021 41 561 016 01	01/20/21	WD	\$17,500	\$17,500	296.5	145.0	\$59
Totals:			\$211,075	\$211,075	2,208.0		
							\$96

Acreage Rates
Residential - Commercial - Industrial

Acres	Date of Sale	Sale Price	Acres	Price per Acre	Parcel Code
0-5	7/21/2023	\$9,000	1.50	\$6,000	09 324 009 01
	11/1/2023	\$9,000	2.00	\$4,500	04 315 009 00
	12/26/2023	\$4,500	5.00	\$900	09 109 002 15
	2/14/2024	\$25,000	4.95	\$5,051	09 204 017 10
	2/14/2024	\$25,000	4.75	\$5,263	09 204 017 10
	9/5/2024	\$9,000	5.00	\$1,800	06 112 025 00
TOTALS		\$81,500	23.20	\$3,513	Total Avg
				\$3,919	Average

5.01-10	5/10/2024	\$39,900	9.80	\$4,071	09 141 001 40
	8/15/2024	\$15,000	9.92	\$1,512	09 055 007 00
	8/15/2024	\$15,000	10.00	\$1,500	09 055 007 00
	2/26/2025	\$18,000	9.00	\$2,000	04 209 014 00
	12/31/2024	\$8,000	7.50	\$1,067	11 227 010 00
TOTALS		\$95,900	46.22	\$2,075	Total Avg
				\$2,030	Average

10.01-38	5/17/2023	\$39,900	18.52	\$2,154	11 236 001 00
	10/7/2024	\$35,000	20.00	\$1,750	01 133 023 00
	8/2/2024	\$18,000	19.50	\$923	09 132 005 10
	10/8/2024	\$48,500	27.56	\$1,760	04 033 010 01
	6/7/2023	\$29,500	35.00	\$843	04 226 007 00
	11/22/2024	\$65,000	35.76	\$1,818	03 014 007 11
TOTALS		\$235,900	\$156	\$1,509	Total Avg
				\$1,541	Average

38.01-40	12/18/2024	\$39,000	38.90	\$1,003	09 155 014 00
	1/24/2025	\$45,000	40.00	\$1,125	09 205 009 30
	5/9/2023	\$53,000	46.43	\$1,142	04 033 010 03
	6/15/2023	\$56,000	40.00	\$1,400	04 211 013 00
	6/27/2023	\$46,000	38.00	\$1,211	04 315 008 00
	12/28/2023	\$48,500	39.00	\$1,244	04 222 011 00
	1/4/2024	\$30,000	40.00	\$750	04 216 020 00
TOTALS		\$317,500	282.33	\$1,125	Total Avg
				\$1,125	Average

41-80	2/5/2024	\$87,500	76.00	\$1,151	02 424 018 00
	8/28/2024	\$55,000	78.00	\$705	11 221 010 00
	7/25/2024	\$50,000	58.00	\$862	09 153 011 00
	4/14/2023	\$48,000	63.34	\$758	04 229 001 00
TOTALS		\$240,500	275.34	\$873	Total Avg
				\$869	Average

Vacant Land Sales

Acreage Rates

Residential - Commercial - Industrial

over 70	4/29/2024	\$85,000	111.86	\$760	07 020 006 11
	2/5/2024	\$87,500	76.00	\$1,151	02 424 018 00
	8/28/2024	\$55,000	78.00	\$705	11 221 010 00
	TOTALS	\$227,500	265.86	\$856	Total Avg
				\$872	Average

Vacant Land Sales
Highway Frontage "Township 2"
Residential

Date	Sales Price	Acres	\$\$/Acre	Parcel Code
1/19/2024	\$5,000	1.85	\$2,703	03 012 024 00
3/6/2024	\$10,000	3.78	\$2,646	11 224 015 00
5/13/2024	\$24,900	5.79	\$4,301	09 152 028 00
6/28/2023	\$15,000	7	\$2,143	04 327 004 00
12/16/2024	\$12,500	7.04	\$1,776	11 222 005 30
3/25/2025	\$10,000	9.53	\$1,049	04 327 011 10
7/5/2024	\$17,000	18.5	\$919	11 222 047 00
5/22/2024	\$54,900	19.92	\$2,756	01 212 052 10
4/4/2024	\$26,000	29.38	\$885	03 007 032 20 & other
3/31/2025	\$40,000	36	\$1,111	09 097 005 00
4/25/2023	\$70,000	65	\$1,077	03 019 002 20

\$285,300	\$204	\$1,400	Totals Avg
			\$1,942 Average

\$3,216	0-6 Acres
\$1,656	6.01-10 Acres
\$1,837	10.01-20 Acres
\$998	20.01-40 Acres
\$1,094	> 30 Acres