

Commercial Vacant Land Values
4/1/2023 to 3/31/2025

0 to 5 acres

Parcel Number	Sale Date	Sale Price	Total Acres	Other Parcels in Sale	\$ Per Acre
52-05-009-017-00	1/3/2025	\$14,400	2.75	No	\$5,236
52-05-340-086-00	1/6/2023	\$9,000	0.32	No	\$28,125
	Total	\$23,400	3.07		\$7,622

Over 5 to 25 acres

Parcel Number	Sale Date	Sale Price	Total Acres	Other Parcels in Sale	\$ Per Acre
52-05-122-013-00	6/7/2023	\$150,000	11.95	Yes	\$12,552
52-14-108-001-30	5/8/2023	\$15,000	10	No	\$1,500
52-14-134-018-00	4/4/2023	\$55,000	12.27	No	\$4,482
	Total	\$220,000	34.22		\$6,429

Over 25 to 50 acres

Parcel Number	Sale Date	Sale Price	Total Acres	Other Parcels in Sale	\$ Per Acre
52-09-409-002-00	7/18/2022	\$60,000	40	No	\$1,500
52-03-212-002-10	12/7/2022	\$65,000	40	No	\$1,625
	Total	\$125,000	80		\$1,563

Over 50 to 100 acres

Parcel Number	Sale Date	Sale Price	Total Acres	Other Parcels in Sale	\$ Per Acre
52-01-113-003-00	12/21/2022	\$107,646	80	No	\$1,346
	Total	\$107,646	80		\$1,346

Acres	Ave Sale \$	\$/Acre
1	7600	7600
1.5	11175	7450
2	14600	7300
2.5	17875	7150
3	21000	7000
4	26800	6700
5	32000	6400
7	28000	4000
10	30000	3000
15	37500	2500
20	40000	2000
25	37500	1500
30	43500	1450
40	56000	1400
50	65000	1300
100	100000	1000

Inland Lakes Vacant Land**Values 4/1/2023 to 3/31/2025**

*Utilized in inland lakes and felin/perch lake tables

Parcel	Sale Date	Sale Price	Front Foot	Dollars/FF	Lake
52-03-003-042-00	12/15/23	\$75,000	100	\$750	Perch
52-03-208-038-38	01/24/24	\$40,000	167	\$240	Bilsky
52-12-324-002-00	02/07/25	\$90,000	280	\$321	Blue
52-19-032-024-00	07/31/24	\$70,000	100	\$700	Engman
52-19-033-008-30	12/12/23	\$60,000	80	\$750	Engman
	Total	\$335,000	727	\$461	

Small Wooded Lake Acreage Table 20+ Acres

Parcel	Sale Date	Sale Price	Front Foot	Acres	PP/Acre
52-09-421-065-00	11/14/24	\$178,000	500.0	120.00	\$1,483
52-05-135-014-20	06/06/23	\$69,000	526.0	50.00	\$1,380
52-06-220-007-00	01/06/25	\$40,000	435.0	39.70	\$1,008
	Total	\$287,000	1,461.0	209.70	\$1,369

Lake Michigamme Vacant Land Values
4/1/2023 to 3/31/25

Prime

Parcel Number	Sale Date	Sale Price	Effec. Front	Dollars/FF	Body of Water
52-09-326-014-00	09/18/2024	\$90,000	100.0	\$900	Lk Michigamme
52-09-330-056-10	10/20/2023	\$107,000	80.6	\$1,327	Lk Michigamme
52-11-165-031-60	06/18/2024	\$116,700	107.0	\$1,091	Lk Independence
52-11-172-016-50	09/29/2023	\$105,000	96.0	\$1,094	Lk Independence
52-12-304-003-11	08/16/2024	\$220,000	186.0	\$1,183	Lk Michigamme
	Total	\$638,700	569.6	\$1,121	

Average

Parcel Number	Sale Date	Sale Price	Effec. Front	Dollars/FF	Body of Water
52-09-510-080-00	07/23/2023	\$35,000	50.0	\$700	Lk Michigamme
52-09-600-002-00	10/16/2023	\$174,900	238.0	\$735	Lk Michigamme
52-09-600-013-00	4/27/2024	\$152,817	284.0	\$538	Lk Michigamme
52-11-172-038-00	11/20/2023	\$100,000	115.0	\$870	Lk Independence
	Total	\$462,717	687.0	\$674	

Low

Parcel Number	Sale Date	Sale Price	Effec. Front	Dollars/FF	Body of Water
52-09-330-048-00	1/24/2023	\$22,826	100.0	\$228	Lk Michigamme
52-09-605-003-00	08/07/2023	\$206,099	341.0	\$604	Lk Michigamme
52-11-172-017-25	09/23/2023	\$100,000	213.0	\$469	Lowmoor Lake
52-07-303-007-00	06/03/2024	\$115,000	315.0	\$365	Bear Lake
	Total	\$443,925	969.0	\$458	

Under 1 Acre

Parcel Number	Sale Date	Sale Price	Total Acres	Other Parcels in Sale	\$ Per Acre
52-09-500-051-00	03/26/24	\$3,000	0.15	No	\$20,000
52-05-127-009-70	05/12/23	\$7,200	0.93	No	\$7,742
52-05-460-008-00	06/16/23	\$7,500	0.48	No	\$15,560
Total		\$17,700	1.56		\$11,332

Over 1 to 5 Acres

Parcel Number	Sale Date	Sale Price	Total Acres	Other Parcels in Sale	\$ Per Acre
52-03-465-004-00	04/27/23	\$16,000	2.70	No	\$5,926
52-03-465-011-00	04/21/23	\$12,500	1.87	No	\$6,692
52-03-465-010-00	01/04/25	\$28,000	3.20	No	\$8,750
52-05-460-013-00	01/03/23	\$17,500	2.04	Yes	\$8,578
52-05-465-032-00	10/18/2024	\$39,000	5.01	Yes	\$7,784
52-16-233-015-10	06/06/24	\$18,400	1.47	No	\$12,517
Total		\$131,400	16.29		\$8,067

Over 5 to 10 Acres

Parcel Number	Sale Date	Sale Price	Total Acres	Other Parcels in Sale	\$ Per Acre
52-03-465-028-00	08/15/23	\$27,000	5.01	No	\$5,389
52-05-017-006-95	02/06/24	\$29,900	6.00	No	\$4,983
52-05-123-004-95	03/28/24	\$40,000	8.40	No	\$4,762
52-05-212-012-20	05/11/23	\$34,900	6.85	No	\$5,095
52-07-204-002-20	03/13/25	\$20,000	9.20	No	\$2,174
52-11-111-002-30	11/12/24	\$29,900	6.00	No	\$4,983
Total		\$181,700	41.46		\$4,383

Over 10 to 20 Acres

Parcel Number	Sale Date	Sale Price	Total Acres	Other Parcels in Sale	\$ Per Acre
52-03-202-004-22	10/25/2024	\$15,000	14.74	No	\$1,018
52-03-210-001-50	09/27/23	\$45,000	17.50	No	\$2,571
52-05-118-015-20	05/19/23	\$51,900	18.50	No	\$2,805
52-05-119-002-20	02/05/24	\$69,900	18.50	No	\$3,778
52-05-129-003-50	10/13/23	\$27,000	10.60	No	\$2,547
52-05-133-011-01	08/25/23	\$28,000	13.99	No	\$2,001
52-05-133-011-02	09/14/23	\$24,000	11.82	No	\$2,030
52-05-135-001-50	05/10/23	\$32,000	11.37	No	\$2,814
Total		\$292,800	117.02		\$2,502

Over 20 to 30 Acres

Parcel Number	Sale Date	Sale Price	Total Acres	Other Parcels in Sale	\$ Per Acre
52-05-133-012-00	10/09/24	\$30,000	20.00	No	\$1,500
52-05-217-003-00	01/04/24	\$55,000	30.00	No	\$1,833
52-07-224-001-70	08/28/24	\$47,000	20.00	No	\$2,350
52-51-716-004-10	04/21/23	\$60,000	27.00	No	\$2,222
52-12-101-002-00	11/11/23	\$50,000	25.00	No	\$2,000
Total		\$242,000	122.00		\$1,984

Over 30 to 50 Acres

Parcel Number	Sale Date	Sale Price	Total Acres	Other Parcels in Sale	\$ Per Acre
52-03-128-004-00	10/27/23	\$50,000	\$40.00	No	\$1,250
52-03-205-003-00	06/20/23	\$52,000	\$38.14	No	\$1,363
52-05-011-010-00	06/21/23	\$110,000	45.37	No	\$2,425
Total		\$212,000	123.51		\$1,716

Over 50 Acres

Parcel Number	Sale Date	Sale Price	Total Acres	Other Parcels in Sale	\$ Per Acre
52-01-236-009-50	12/23/2024	\$67,000	61.04	No	\$1,098
52-03-120-007-00	01/03/24	\$71,000	67.70	No	\$1,049
52-09-322-001-50	05/25/2023	\$660,000	320.00	Yes	\$2,063
52-05-005-009-00	12/01/23	\$129,500	70.00	Yes	\$1,850
52-05-126-006-00	04/23/24	\$130,000	120.00	No	\$1,083
52-05-266-004-00	11/06/24	\$113,400	126.00	No	\$900
Total		\$1,170,900	764.74		\$1,531

Per Acre	TCV	Price Per Acre
1	11300	11300
1.5	15750	10500
2	19000	9500
2.5	20000	8000
3	22500	7500
4	26000	6500
5	27500	5500
7	30100	4300
10	30000	3000
15	37500	2500
20	38000	1900
25	47500	1900
30	51000	1700
40	68000	1700
50	75000	1500
100	100000	1000

Under 1 Acre

Parcel Number	Sale Date	Sale Price	Total Acres	Other Parcels in Sale	\$ Per Acre
52-09-500-051-00	3/26/2024	\$3,000	0.15	No	\$20,000
52-09-500-091-00	8/29/2023	\$8,000	0.26	No	\$30,769
52-09-500-028-00	7/26/2024	\$27,000	0.408	Yes	\$66,176
52-05-460-008-00	6/16/2023	\$7,500	0.48	No	\$15,560
52-05-127-009-70	5/12/2023	\$7,200	0.93	No	\$7,742
	Total	\$52,700	2.23		\$23,632

Over 1 to 2 Acres

Parcel Number	Sale Date	Sale Price	Total Acres	Other Parcels in Sale	\$ Per Acre
52-05-460-013-00	1/3/2023	\$17,500	2.00	No	\$8,750
52-06-205-004-40	1/10/2022	\$16,500	1.40	No	\$11,786
52-10-700-033-00	8/24/2022	\$22,000	1.80	No	\$12,222
	Total	\$56,000	5.2		\$10,769

Over 2 to 5 Acres

Parcel Number	Sale Date	Sale Price	Total Acres	Other Parcels in Sale	\$ Per Acre
52-03-465-004-00	4/27/2023	\$16,000	2.70	No	5,926
52-03-465-005-00	4/27/2023	\$27,000	4.22	No	6,398
52-03-465-011-00	8/14/2024	\$12,000	2.02	No	5,941
52-03-465-014-00	2/12/2024	\$27,000	4.22	No	6,398
52-03-465-028-00	8/5/2023	\$27,000	5.01	No	5,389
	Total	109,000	18.17		5,999

Acres	TCV	Price Per Acre
1	23,632	23632
1.5	26,625	17750
2	21,538	10769
2.5	21,250	8500
3	21,000	7000
4	27,000	6750
5	29,995	5999
7	0	0
10	0	0
15	0	0
20	0	0
25	0	0
30	0	0
40	0	0
50	0	0
100	0	0

*Largest parcel in the Village of Michigamme Plat is 3.14 acres.