

Calumet Township Land Value

25880 Red Jacket Road

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GENERAL LAND VALUE GUIDE – 2025
AVERAGE MARKET VALUE
Concluded Rates per 2024 Land Value Analysis

PARCEL SIZE	\$ PER ACRE	RANGE
1 - 4.99 ACRES	4,377	2,000 - 7,481
5 - 14.99 ACRES	3,379	1,500 - 6,065
15-39.99 ACRES	2,175	1,423 - 2927
40+ ACRES	1,687	1,375 - 2,000

Average \$ Market Value of Timber Cutover

OFF TT (restricted)	815	396 - 1174
UNDER 40 ACRES	2,081	603 - 3700
OVER 40 ACRES	1,261	900 - 1875

Acreage sold at the AVERAGE MARKET VALUE has the following characteristics:

1. Frontage on a paved or gravel year round road.
2. Electric & Telephone service on property.
3. Typical road frontage for size of property.
4. Reasonably close to an urban area.
5. Without water or sewer service available.

Average \$ Market Value of Platted Lots

VILLAGE & LOCATIONS	Poor	58 /FF	23 - 103/FF
	Average	48 /FF	
	Prime	77 /FF	

Average \$ Market Value of Lake Superior Frontage

Good – Excellent Lake Superior Shoreline	1226	900 - 1,200/FF
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Average \$ Commercial and Industrial Frontage and Acreage

Average Lot	55 /FF	
Prime Lot	160/FF	26 – 200/FF
Under 40 Acre	2156	1002 - 3151
Over 40 Acre	1002	

The above General Land Values are an opinion of value and it should be noted by the user that some sales prices may differ

Location Rate Group Explanations:**Platted Poor-** Unbuildable, Low Lands, Easement Overlap, etc.**Platted Average-** Common Rd access, Average lengths and depths, etc.**Platted Prime-** Corner Lots, Borders Public Lands, excess length and depth, etc.**OFF TT (TC)-** Two Track Rd Access, Limited Utility Access, etc.**Comm. Prime-** Located along Main Rd, having excess land to expand, etc.

Commercial/ Industrial Frontages Concluded Values

Rate Group 'A'



Frontage

Description: **COM PRIME**

Front Foot Rate:

Standard Depth:

Depth Factor Curve...

Standard Frontage (Opt.):

Front Factor Curve...

Maximum Frontage Factor:

Sites

Description:

Site Value:

Close

Rate Group 'B'



Frontage

Description: **COMM SUBPRIME**

Front Foot Rate:

Standard Depth:

Depth Factor Curve...

Standard Frontage (Opt.):

Front Factor Curve...

Maximum Frontage Factor:

Sites

Description:

Site Value:

Close

Commercial/ Industrial Acreages Concluded Values (Interpolated)

Acreage Table 'A'



Description: **COMM/IND ACREAGE**

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre: 2,156	3 Acre: 6,468	10 Acre: 21,560	30 Acre: 64,680
1.5 Acre: 3,234	4 Acre: 8,624	15 Acre: 32,340	40 Acre: 40,080
2 Acre: 4,312	5 Acre: 10,780	20 Acre: 43,120	50 Acre: 50,100
2.5 Acre: 5,390	7 Acre: 15,092	25 Acre: 53,900	100 Acre: 100,200

Close

2025 CALUMET TOWNSHIP LAND VALUE ANALYSIS ACREAGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	and Residuat.	Land Val.	Effic. Front	Depth	Net Acres	Total Acres	Dollars/Acre
002-450-006-00	TRAPROCK VALLEY	11/08/23	\$5,000	QC	03-ARM'S LENGTH	\$5,000	\$5,000	\$4,000	200.0	250.0	1.15	1.15	\$4,355
002-080-006-50	WAAASA RD	10/26/22	\$5,000	WD	03-ARM'S LENGTH	\$5,000	\$5,000	\$11,000	0.0	0.0	2.50	2.50	\$2,000
002-080-008-00	WAAASA RD	09/27/23	\$5,000	WD	03-ARM'S LENGTH	\$5,000	\$5,000	\$11,000	0.0	0.0	2.50	2.50	\$2,000
002-005-002-00	COPPER CITY RD	03/19/24	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$30,000	\$22,005	0.0	0.0	4.01	4.01	\$7,481
002-234-001-00	25439 MAIN ST LA	08/17/23	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$20,000	\$7,200	120.0	1200.0	3.31	3.31	\$6,050
											1-4.99 ACRE		\$4,377
002-003-005-12	WOODBUSH RD	09/11/23	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$15,000	\$15,000	0.0	0.0	10.00	10.00	\$1,500
002-009-017-00	TRAPROCK VALLEY	04/27/23	\$29,500	WD	03-ARM'S LENGTH	\$29,500	\$29,500	\$15,000	0.0	0.0	10.00	10.00	\$2,950
002-003-005-13	WOODBUSH RD	09/02/22	\$90,000	WD	32-SPLIT VACANT	\$90,000	\$90,000	\$19,356	0.0	0.0	14.84	14.84	\$6,065
002-053-018-75	DEXTROM RD	09/16/22	\$30,000	WD	32-SPLIT VACANT	\$30,000	\$30,000	\$15,000	0.0	0.0	10.00	10.00	\$3,000
											5-14.99 ACRE		\$3,379
002-003-002-20	WOODBUSH RD	09/02/22	\$90,000	WD	32-SPLIT VACANT	\$90,000	\$90,000	\$0	0.0	0.0	30.75	30.75	\$2,927
044-074-002-00	75 5TH STREET	10/30/23	\$37,500	WD	03-ARM'S LENGTH	\$37,500	\$37,500	\$13,998	0.0	0.0	26.35	24.05	\$1,423
											15-39.99 ACRE		\$2,175
002-086-001-50	HIGHWAY MP26	05/17/22	\$74,000	WD	03-ARM'S LENGTH	\$74,000	\$74,000	\$46,719	0.0	0.0	53.82	53.82	\$1,375
002-068-002-00	22455 FISHERMAN	12/20/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$160,000	\$89,500	0.0	0.0	80.00	80.00	\$2,000
											40+ acre		\$1,687

2025 CALUMET TOWNSHIP LAND VALUE ANALYSIS PLATTED

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
002-560-011-45	ROCKLAND ST	11/14/22	\$3,000	CD	03-ARM'S LENGTH	\$3,000	\$3,000	130.7	145.9	0.44	0.44	\$23
041-142-009-00	SEVENTH ST	03/09/23	\$3,000	WD	03-ARM'S LENGTH	\$3,000	\$3,000	29.0	118.0	0.08	0.16	\$103
042-102-003-00	AHMEEK ST	07/23/22	\$5,500	WD	03-ARM'S LENGTH	\$5,500	\$5,500	112.2	100.0	0.12	0.12	\$49
											AVG \$/FF	\$58
						(Platted Average- Common Rd access, Average lengths and depths, etc.)						
002-560-010-30	STABLE ST	08/25/23	\$12,000	WD	03-ARM'S LENGTH	\$12,000	\$12,000	155.2	130.0	0.46	0.46	\$77
											PRIME \$/FF	\$77

(Platted Prime- Corner Lots, Borders Public Lands, excess length and depth, etc.)

002-540-002-75	TUNNEL ST	08/28/23	\$3,000	CD	03-ARM'S LENGTH	\$3,000	\$3,000	100.0	145.0	0.33	0.33	\$30
002-145-022-00	SECOND ST	07/11/22	\$3,000	WD	03-ARM'S LENGTH	\$3,000	\$3,000	150.0	112.0	0.39	0.39	\$20
002-500-002-05	25555 UPPER ST	11/03/23	\$7,000	WD	03-ARM'S LENGTH	\$7,000	\$7,000	75.0	125.0	0.22	0.22	\$93
002-560-010-30	26282 STABLE ST	08/25/23	\$12,000	WD	03-ARM'S LENGTH	\$12,000	\$12,000	155.2	130.0	0.46	0.46	\$77
042-116-003-00	SENECA ST	09/14/23	\$1,000	QC	03-ARM'S LENGTH	\$1,000	\$1,000	50.0	100.0	0.12	0.12	\$20
041-144-026-00	NINTH ST	06/23/22	\$2,650	QC	03-ARM'S LENGTH	\$2,650	\$2,650	58.0	118.0	0.16	0.16	\$46
											POOR \$/FF	\$48

(Platted Poor- Unbuildable, Low Lands, Easement Overlap, etc.)

2025 CALUMET TOWNSHIP LAND VALUE ANALYSIS COMMERCIAL/ INDUSTRIAL

[illegible]

Commercial/Industrial Acreage

[illegible]

2025 CALUMET TOWNSHIP LAND VALUE ANALYSIS LAKE SUPERIOR

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
002-055-001-28	59881 N LAKESHORE DR	10/04/22	\$147,000	GD	03-ARM'S LENGTH	\$147,000	129.5	205.0	0.64	0.64	\$1,135
002-055-001-32	59969 N LAKESHORE DR	06/27/22	\$79,300	CD	03-ARM'S LENGTH	\$79,300	30.0	261.0	0.66	0.84	\$2,643
002-055-001-11	N LAKESHORE DR	09/11/23	\$174,000	CD	03-ARM'S LENGTH	\$174,000	164.0	270.0	1.02	1.02	\$1,061
002-055-001-04	59413 N LAKESHORE DR	09/25/23	\$190,000	CD	03-ARM'S LENGTH	\$190,000	200.0	267.0	1.23	1.23	\$950
102-32-150-032	N LAKESHORE	6/27/2022	\$42,700	CD	03-ARM'S LENGTH	\$42,700	126	250	0.72	0.72	\$339
									Lake Superior	\$/FF	\$1,226

2025 CALUMET TOWNSHIP LAND VALUE ANALYSIS TIMBER CUTOVER -W- HOUGHTON & KEWEENAW COUNTY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Net Acres	Total Acres	Dollars/Acre
010-074-001-00	BEAR CREEK RD	10/13/23	\$36,000	WD	03-ARM'S LENGTH	\$36,000	40.00	40.00	\$900.00
002-081-004-25	WAAASA RD	1/14/2019	\$75,000	WD	03-ARM'S LENGTH	\$75,000	40	40	\$1,875.00
012-009-003-00	SCHOOLCRAFT TWP	06/20/23	\$49,000	WD	03-ARM'S LENGTH	\$49,000	40.00	40.00	\$1,225
002-058-001-00	CALUMET WATERWORKS RD	08/10/22	\$210,500	CD	19-MULTI PARCEL ARM'S LENGTH	\$210,500	201.29	220.93	\$1,046
								40+ \$/ACRE	\$1,261.44
002-058-001-10	CALUMET WATERWORKS RD	1/26/2021	\$2,000	CD	32-SPLIT VACANT	\$2,000	1	1	\$2,000.00
002-007-002-12		12/29/2021	\$104,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$104,000	27.93	27.93	\$3,723.59
002-003-002-10	WOODBUSH RD	3/17/2022	\$19,000	WD	32-SPLIT VACANT	\$19,000	9.5	9.5	\$2,000.00
002-003-002-00	WOODBUSH RD	03/17/22	\$19,000	WD	32-SPLIT VACANT	\$19,000	31.50	31.50	\$603
								40+ \$/ACRE	\$2,081.65
310-35-400-000	MANDAN RD	07/18/22	\$184,000	WD	03-ARM'S LENGTH	\$184,000	156.79	156.79	\$1,174
303-34-100-500		05/28/19	\$95,000	WD	03-ARM'S LENGTH	\$95,000	240.00	240.00	\$396
302-14-350-003		11/30/19	\$140,000	WD	03-ARM'S LENGTH	\$140,000	160.00	160.00	\$875

OFF TT AVERAGE \$815

(OFF TT (TC)- Two Track Rd Access, Limited Utility Access, etc.)