

# BATES TOWNSHIP

3070 US Hwy 2 E  
 Iron River, MI 49935  
 (906) 358-0504 (Assessor)

## 2023 Roll Average Land Value Guide

The following is a listing of general land values for property within our township. These values are general in nature. Each parcel should be considered on its own merits. The averages and ranges given are derived from an on-going two year sales study. This guide is available to the public upon request.

	<b>Range Value per acre (A) or front foot (ff)</b>	<b>Average Applied Value per acre (A) or front foot (ff)</b>
<b>Residential/Recreational</b>		
< 10A	\$1485 – 2979 / A	\$2985 / A
10 to < 40A	\$ 838 – 1842 / A	\$1470 / A
40 +	\$ 821 – 1699 / A	\$1195 / A
<b>Res / Rec Road Frontage</b>	\$34 – 91 / ff	\$44 / ff
<b>Forested / Timber Land</b>	\$938 – 1864 / A	\$1060 / A
<b>Town Lots</b>	\$16 – 52 / ff	\$32 / ff
US 2	\$25 – 67 / ff	\$50 / ff
<b>Commercial / Industrial Lots</b>	\$42 – 157 / ff	\$67 / ff
<b>Agricultural land</b>	\$850 – 2899 / A	\$1496 / A
<b>River Frontage</b>	\$66 – 151 / ff	\$92 / ff
<b>Lakes</b>		
Acreage	\$1152 – 6704 / A	\$1880 / A
Frontage	\$ 175 – 1456 / ff	
Sunset		\$745 / ff
Perch		\$450 / ff
Ice		\$365 / ff
Emily		\$451 / ff
Wildwood		\$245 / ff
Chicagon		\$930 / ff
Small Lakes	\$99 – 388 / ff	\$210 / ff

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Assmt.	Adj. Sa	Cur. Appraisal Land Residual	Land Value Dollars/Acre	Net Acres	Total Acres	ff	depth	\$/ft	Libers/Page
001-003-202-00	303 DEMBOSKI RD	12/18/20	\$46,000	\$46,000	\$11,065	45.67	\$42,017	\$1,157	39.94	39.94				171/552
001-004-009-00	FORSBERG RD	05/29/21	\$50,000	\$50,000	\$12,004	40.01	\$24,008	\$24,008	22.50	22.50				778/005
001-004-014-00	241 FORSBERG RD	12/21/20	\$173,000	\$173,000	\$57,698	33.35	\$115,396	\$19,115	\$2,249	8.50	8.50			
001-004-017-00	FORSBERG RD	07/29/20	\$19,250	\$19,250	\$13,279	68.98	\$24,174	\$14,767	\$850	17.38	17.38			759/036
001-016-004-00	167 BERGKSON RD	09/21/20	\$236,000	\$236,000	\$113,778	48.21	\$277,555	\$122,155	\$7,899	42.14	42.14			
001-005-003-00	LITTLE PINNACD RD	03/17/22	\$245,000	\$245,000	\$76,191	35.44	\$152,382	\$215,000	\$1,336	160.91	160.91			803/024
001-004-019-00	106 DEMBOSKI RD	11/12/20	\$82,000	\$82,000	\$54,406	66.35	\$108,811	\$3,576	\$4,745	2.40	2.40			768/419
001-009-015-00	104 FORSBERG RD	10/12/20	\$79,500	\$79,500	\$42,718	53.73	\$85,435	\$21,843	\$993	22.00	22.00			766/037
<b>Totals:</b>			<b>\$880,750</b>	<b>\$880,750</b>	<b>\$391,083</b>		<b>\$779,778</b>	<b>\$472,456</b>	<b>\$395,704</b>	<b>315.77</b>	<b>315.77</b>			
					<b>Sale. Ratio =&gt;</b>	<b>44.40</b>	<b>Average</b>				<b>per Net Act</b>	<b>\$188</b>	<b>per Net Act</b>	<b>1,496.19</b>
					<b>Std. Dev. =&gt;</b>	<b>13.33</b>	<b>per FF=&gt;</b>							

two ag sales  
 reviewed similar properties  
 and outside time frame  
 see lake 16 for waterfront values

**2023 Land Analysis**  
**Ag**

lake ff acreage range  
**\$188 \$1,496 850 to 2899**

Rates/Values for Neighborhood AG.AGRICULTURAL, Last Edited: 12/02/2022

Frontages:  
 Frontage 'A': Description: LAKE 16  
 Standard Frontage: 200  
 FF Rate: 162  
 Standard Depth: 250  
 Frontage 'B': Description: SMALL LAKE  
 Standard Frontage: 200  
 FF Rate: 118  
 Standard Depth: 400

Values for Acreage Table 1: 'AG RURAL'  
 1 Acre: 1,800 3 Acre: 4,800 10 Acre: 14,000 30 Acre: 35,250  
 1.5 Acre: 2,625 4 Acre: 6,200 15 Acre: 19,500 40 Acre: 45,000  
 2 Acre: 6,400 5 Acre: 7,500 20 Acre: 24,000 50 Acre: 53,750  
 2.5 Acre: 4,125 7 Acre: 10,150 25 Acre: 31,250 100 Acre: 102,500

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale Price	Cur. Assmt.	Ass./Adj. Sale	Appraisal	Residual	Land Value	Front Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre	Actual Front	Feet/Page	
001-001-002-00	3407 E HWY US 2	07/16/21	\$183,450	\$118,450	\$55,558	48.59	\$135,116	\$9,034	\$68,875	125.0	0.70	1.92	571	\$3,669	125.00	787/668	
001-001-003-00	425 REIMAN RD	09/25/20	\$30,000	\$30,000	\$32,353	107.84	\$64,706	\$3,407	\$7,348	133.6	1.08	0.27	275	\$12,879	149.00	666/489	
001-020-043-00	3308 E US HWY 2	07/30/21	\$95,000	\$95,000	\$50,009	52.64	\$100,018	\$13,060	\$13,750	193.6	4.00	2.30	567	\$5,691	250.00	788/333	
001-020-069-00	3187 E US HWY 2	08/21/20	\$36,000	\$36,000	\$30,764	85.46	\$61,528	\$4,986	\$8,521	154.9	2.06	0.76	532	\$6,586	160.00	761/535	
001-020-070-00	3183 E US HWY 2	12/27/21	\$60,000	\$60,000	\$29,435	48.56	\$58,778	\$8,571	\$8,571	154.9	1.40	0.79	579	\$11,163	160.00		
001-020-071-00	3181 E US HWY 2	08/28/20	\$62,500	\$62,500	\$36,461	58.34	\$72,921	\$5,154	\$6,075	109.5	1.18	0.40	400	\$47	\$12,910	80.00	763/551
001-021-037-00	3066 E US HWY 2	04/30/20	\$90,000	\$90,000	\$50,865	56.52	\$101,729	\$16,588	\$18,750	250.0	1.00	0.57	57	\$66	\$28,899	250.00	753/767
001-300-006-00	112 KELLSTROM RD	06/11/21	\$39,900	\$39,900	\$20,594	51.61	\$41,188	\$5,650	\$5,832	108.0	3.60	0.83	83	\$52	\$6,782	108.00	784/259
001-300-007-00	115 KELLSTROM RD	03/10/22	\$80,000	\$80,000	\$42,380	52.96	\$84,759	\$4,781	\$4,536	94.0	3.60	0.65	65	\$51	\$6,607	84.00	
001-330-024-00	102 SECOND ST ROGERS LAO	05/18/20	\$52,000	\$52,000	\$33,670	64.37	\$66,989	\$2,362	\$3,040	95.0	1.46	0.32	32	\$25	\$2,426	95.00	54/388
001-330-033-00	106 ROGERS AVENUE	10/30/20	\$85,000	\$85,000	\$46,094	54.23	\$92,187	\$13,387	\$14,519	468.4	1.49	1.61	161	\$29	\$8,310	468.35	766/221
001-330-047-00	130 BATES GAastra RD	10/21/20	\$12,000	\$12,000	\$12,176	101.47	\$24,352	\$1,230	\$2,496	78.0	1.42	0.25	25	\$16	\$4,842	78.00	766/554
<b>Totals:</b>			<b>\$760,850</b>	<b>\$760,850</b>	<b>\$441,859</b>	<b>58.07</b>	<b>\$863,712</b>	<b>\$85,963</b>	<b>\$100,213</b>	<b>1,955.0</b>	<b>10.67</b>	<b>10.67</b>	<b>Average</b>	<b>per Net A</b>	<b>8,055</b>		

Classes in tables effected by surrounding uses  
there is no Commercial / Industrial zone

Rate/Values for Neighborhood US2, US2 - TOWN AREA, Last Edited: 12/02/2022
Frontage 'A': Description: 'FRONTAGE ON US2', FF Rate: 50
Standard Frontage: 150, Standard Depth: 200
Frontage 'B': Description: 'SMALL TRACT', FF Rate: 50
Standard Frontage: 0, Standard Depth: 100
Frontage 'C': Description: 'COMMERCIAL US2', FF Rate: 67
Standard Frontage: 0, Standard Depth: 200
Frontage 'D': Description: 'TOWN LOTS', FF Rate: 32
Standard Frontage: 0, Standard Depth: 100

Values for Acreage Table 1: 'ACREAGE'			
1.0 Acre: 1,300	3 Acre: 3,900	10 Acre: 13,000	30 Acre: 30,600
1.5 Acre: 1,950	4 Acre: 5,200	15 Acre: 15,900	40 Acre: 40,000
2.0 Acre: 2,600	5 Acre: 6,500	20 Acre: 20,300	50 Acre: 50,000
2.5 Acre: 3,250	7 Acre: 8,100	25 Acre: 26,250	100 Acre: 100,000

average range \$44 16 to 67 /ft

hwy sm, lots \$42,465 \$26,910 \$83.4 3.66

sale, ratio = 58.07 /A

std. dev. => 20.96

Town / US2 hwy lots 201 301

\$6,600 3679 to 12910 \$7,344 4842 to 8310 \$28,889

### 2023 Land Analysis



Parcel Number	Street Address	Rate Group 1	Sale Date	Sale Price	Adj. Sale \$	Cur. Appraisal	Est. Land Value	Ext. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	Liber/Page	Other Parcels in Sale
001-016-001-40	134 ERICSSON DR	001	06/29/20	\$249,000	\$249,000	\$249,000	\$249,000	301.1	218.5	1.76	1.76	\$140	350.00	757/238	
001-016-001-50	134 ERICSSON DR	001	06/29/20	\$162,000	\$162,000	\$162,000	\$162,000	186.6	266.0	1.02	1.02	\$180	167.00	782/211	
001-016-001-60	134 ERICSSON DR	001	06/29/20	\$90,000	\$90,000	\$90,000	\$90,000	297.0	295.0	2.31	2.31	\$195	300.00	779/419	
001-016-001-70	134 ERICSSON DR	001	06/29/20	\$68,000	\$68,000	\$68,000	\$68,000	347.0	298.0	2.60	2.60	\$165	174.24	658/225	
001-028-001-44	270 WILLOW LANE	001	04/22/22	\$50,000	\$50,000	\$50,000	\$50,000	256.5	400.0	11.95	11.95	\$4185	212.00	805/497	
001-028-001-80	270 WILLOW LANE	001	10/28/22	\$799,000	\$799,000	\$799,000	\$799,000	447.4	950.0	15.03	15.03	\$536	374.00	818/371	
001-218-102-00	438 MARTEN LAKE RD	001	10/08/20	\$187,000	\$187,000	\$187,000	\$187,000	660.0	100.0	37.40	37.40	\$184	660.00	786/003	
001-218-102-10	438 MARTEN LAKE RD	001	10/08/20	\$118,958	\$118,958	\$118,958	\$118,958	492.5	400.0	62.45	62.45	\$225	400.00	778/396	
001-218-102-20	438 MARTEN LAKE RD	001	08/30/21	\$151,000	\$151,000	\$151,000	\$151,000	208.0	300.0	3.30	3.30	\$173	200.00	788/462	
<b>Totals:</b>				<b>\$2,766,900</b>	<b>\$2,766,900</b>	<b>\$2,766,900</b>	<b>\$2,766,900</b>	<b>327.87</b>	<b>5,415.3</b>	<b>327.87</b>	<b>327.87</b>	<b>\$208</b>	<b>374.00</b>	<b>818/371</b>	

## 2023 Land Analysis Small Lakes

lake	S/ff	range	\$/A	range	Sale Ratio =>	Average	per ff->
lake 15	\$388	145 to 180	\$1,859	1773 to 10,009 (29412)	50.32	\$3,489	\$3,489
lake 16	\$154	99 to 218	\$23,392		12.47	\$154	\$23,392
wildwood	\$245	99 to 218	\$7,792		ww	\$245	\$7,792
marten	\$164	99 to 388	\$3,943		m	\$164	\$3,943
other	\$210	99 to 388	\$2,276		ot	\$210	\$2,276
overall	\$211	99 to 388	\$3,489			\$211	\$3,489

Insufficient sales in time frame, expanded for setting individual lakes within the range reviewed historically

S/ff reflects assessing and buyer intent review M&B for pure influence of S/A

Frontage	Description	Area	Standard Depth	Standard Frontage	FF Rate
Frontage 'A'	'LAKE ON THREE'	664.54	0	0	FF Rate: 145
Frontage 'B'	'LAKE SIXTYEEN'	937.47	0	0	Standard Depth: 150
Frontage 'C'	'LAKE FIFTEEN'	1,050.79	165	165	Standard FF Rate: 190
Frontage 'D'	'WILLOW LAKE'	2,070.00	400	400	Standard Depth: 250
Frontage 'E'	'WILLOW LAKE'	692.46	400	400	FF Rate: 180
Frontage 'F'	'HAWAY WEBS'				Standard Depth: 400
Frontage 'G'	'OTHER SM LK'				FF Rate: 245
Frontage 'H'	'MARTEN (ROUND) LAKE'				Standard Depth: 150
Frontage 'I'	'MARTEN (ROUND) LAKE'				Standard Depth: 146
Frontage 'J'	'OFF CHISE TO ACREAGE'				Standard Depth: 146
Frontage 'K'	'OFF CHISE TO ACREAGE'				Standard Depth: 400

Values for Acreage Table 1: 'ACREAGE'

1 Acre: 2,000	30 Acre: 30,600
1.5 Acre: 3,000	40 Acre: 38,640
2 Acre: 4,000	50 Acre: 48,300
2.5 Acre: 5,500	100 Acre: 96,600

  

Values for Acreage Table 2: 'OFF CHISE TO ACREAGE'

1 Acre: 2,000	30 Acre: 30,600
1.5 Acre: 3,000	40 Acre: 38,640
2 Acre: 4,000	50 Acre: 48,300
2.5 Acre: 5,500	100 Acre: 96,600

Rates/Values for Neighborhood SM LK, SMALL LAKES, Last Edited: 12/02/2022



Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Assmt. \$	Adj. \$	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	\$/A	Net Acres	Total Acres	Dollars/F	Actual Front	Libert/ Page	Other Parcels in Sale	Rate Group 1		
001-074-004-00	1356 BATES AMASA RD	09/09/20	\$62,000	\$62,000	\$31,676	\$1,09	\$55,551	\$62,000	\$53,251	252.0	100.00	\$1,854	35.27	20.00	\$2,592	200.00	762/261	has a pond	SMALL LAGE		
001-011-007-00	BATES AMASA	02/26/21	\$35,000	\$35,000	\$17,500	50.00	\$36,801	\$35,000	\$36,801	0.0	0.0	\$1,015	34.49	0.00	\$1,015	0.00	775/516				
001-071-010-00	POLLACK RD	05/13/21	\$47,000	\$47,000	\$21,255	45.22	\$42,509	\$47,000	\$42,509	0.0	0.0	\$1,180	39.84	0.00	\$1,180	0.00	782/799				
001-034-005-00	BATES AMASA RD	06/28/21	\$37,500	\$37,500	\$23,340	56.91	\$42,688	\$37,500	\$42,688	0.0	0.0	\$539	49.00	0.00	\$539	0.00	785/562				
001-015-074-00	BATES AMASA RD	08/16/20	\$66,000	\$66,000	\$29,876	45.27	\$59,752	\$66,000	\$59,752	0.0	0.0	\$1,179	56.00	0.00	\$1,179	0.00	760/489	001-015-028-00			
001-034-015-00	NELSON RD	09/16/20	\$100,000	\$100,000	\$42,680	42.68	\$85,360	\$100,000	\$85,360	0.0	0.0	\$1,250	80.00	0.00	\$1,250	0.00	763/049	001-034-015-00			
001-005-003-00	LITTLE FINLAND RD	01/19/21	\$175,000	\$175,000	\$76,191	43.54	\$152,382	\$175,000	\$152,382	0.0	0.0	\$1,088	160.91	0.00	\$1,088	0.00	773/203				
001-060-003-00		06/09/21	\$280,000	\$280,000	\$109,340	39.05	\$231,680	\$280,000	\$231,680	0.0	0.0	\$1,000	280.00	0.00	\$1,000	0.00	784/346	001-060-003-00	001-081-004-00		
001-006-003-00		02/27/21	\$689,586	\$689,586	\$366,857	53.19	\$716,277	\$689,586	\$716,277	1,985.2	111.77	\$1,008	684.10	24.10	\$455	2,580.00	783/555	001-079-002-00	RIVER FRONTAGE		
<b>Totals:</b>													<b>\$1,480,792</b>	<b>\$1,480,792</b>	<b>1,847.2</b>	<b>\$808</b>	<b>1,408.61</b>	<b>588.61</b>	<b>per Net Acre</b>	<b>1,059.33</b>	

20+ acre parcels  
see M&B for river frontage  
see small lakes for lake frontage

Rates/Values for Neighborhood FORST.501 AND 502, Last Edited: 11/26/2022

Frontage: 'A': Description: RIVER FRONTAGE ' FT Rate: 92  
Standard Frontage: 400 ' Standard Depth: 400  
Frontage 'B': Description: SMALL LAKE ' Rate: 125  
Standard Frontage: 350 ' Standard Depth: 600

Values for Acreage Table 1: '20+ ACRES'

1 Acres: 10,000 3 Acres: 12,000 10 Acres: 18,000 30 Acres: 31,350  
1.5 Acres: 10,000 4 Acres: 13,000 15 Acres: 20,000 40 Acres: 41,500  
2 Acres: 10,000 5 Acres: 14,000 20 Acres: 20,000 50 Acres: 50,000  
2.5 Acres: 11,000 7 Acres: 15,000 25 Acres: 26,125 100 Acres: 95,000

2023  
Timber Cut-Over Land Analysis

average range  
\$/A \$1,059 938 to 1864

Sale Ratio = 48.03  
Std. Dev. => 5.71