

2026 Ely Township Residential Land Table *Vacant Land Sales*	1 Acre & Under		
	Parcel Number	Sale Date	Sale Price
Average Per Acre Values	52-07-134-014-00	10/18/2022	\$8,000
	52-03-425-005-00	5/2/2025	\$12,000
	52-03-430-027-00	4/25/2022	\$13,000
	52-03-430-027-00	12/17/2024	\$17,000
		Totals:	\$50,000

1 to 3 Acres		
Parcel Number	Sale Date	Sale Price
52-07-108-006-10	12/27/2022	\$24,000
52-03-211-003-32	9/21/2022	\$38,000
52-07-007-002-25	3/20/2023	\$30,000
52-03-465-004-00	4/27/2023	\$16,000
52-03-212-045-00	02/10/25	\$12,000
		\$120,000
3 to 5 Acres		
Parcel Number	Sale Date	Sale Price
52-03-465-010-00	01/14/25	\$28,000
52-03-103-001-30	6/3/2022	\$17,000
52-03-103-001-10	4/28/2022	\$17,000
52-03-103-001-20	8/11/2022	\$17,000
52-03-133-010-00	7/24/2023	\$16,000
52-03-465-014-00	2/2/2024	\$27,000
52-03-465-014-00	4/27/2022	\$24,000
52-03-202-002-12	01/14/25	\$65,000
	Totals:	\$211,000
5 to 6 Acres		
Parcel Number	Sale Date	Sale Price
52-03-465-032-00	10/18/24	\$39,000
52-03-465-022-00	5/20/2024	\$24,000
52-03-465-028-00	8/28/2023	\$27,000
52-03-465-032-00	10/18/2024	\$39,000
52-03-465-033-00	6/22/2022	\$35,000
52-03-212-002-12	9/19/2024	\$35,000
52-03-212-002-14	9/19/2024	\$35,000
52-03-465-017-00	1/10/2023	\$25,000
52-03-465-017-00	5/2/2024	\$28,000
52-03-465-021-00	7/3/2024	\$30,000
		\$317,000
6 to 9.99 Acres		
Parcel Number	Sale Date	Sale Price
52-03-233-020-00	9/6/2024	\$20,000
52-03-233-006-00	4/7/2022	\$15,000
52-03-465-030-00	04/14/25	\$29,000
52-03-202-002-11	8/29/2024	\$65,000
	Totals:	\$129,000

10 to 15 Acres		
Parcel Number	Sale Date	Sale Price
52-06-205-004-50	7/8/2022	\$34,900
52-03-202-002-11	8/29/2024	\$65,000
52-03-465-019-00	6/22/2022	\$25,000
52-03-201-003-45	05/01/25	\$60,000
52-06-208-004-20	7/6/2022	\$37,500
52-03-202-004-22	10/25/2024	\$15,000
		\$237,400
15 to 25 Acres		
Parcel Number	Sale Date	Sale Price
52-03-210-001-50	9/27/2023	\$45,000
52-01-026-012-20	2/9/2024	\$39,900
52-03-206-030-00	11/17/2023	\$35,000
52-03-111-008-00	8/30/2023	\$29,000
52-12-101-002-00	11/11/2023	\$50,000
		\$198,900
25 to 39.99 Acres		
Parcel Number	Sale Date	Sale Price
52-13-026-007-20	10/6/2022	\$38,000
52-51-716-004-10	4/21/2023	\$60,000
52-01-004-002-11	11/29/2023	\$60,000
52-03-127-001-11	9/19/2022	\$32,500
52-03-205-003-00	6/20/2023	\$52,000
	Totals:	\$242,500
40 Acres		
52-07-103-005-00	8/22/2023	\$45,000
52-07-103-005-00	8/22/2023	\$45,000
52-07-123-001-00	3/2/2023	\$40,000
52-07-228-009-00	8/4/2023	\$54,000
52-06-134-001-00	3/15/2023	\$50,000
52-03-128-004-00	10/27/2023	\$50,000
52-07-228-009-00	8/4/2023	\$54,000
52-16-229-008-00	10/2/2023	\$75,000
52-16-118-002-00	7/18/2023	\$75,000
52-03-136-015-00	01/22/25	\$40,000
52-03-324-004-00	12/21/24	\$70,000
52-03-324-004-00	12/21/2024	\$70,000
	Totals:	\$668,000
50.01 to 99.99 Acres		
52-01-026-011-50	9/29/2022	\$99,900
52-12-213-038-10	3/10/2023	\$52,000
52-07-005-013-00	11/14/2023	\$120,000
52-03-304-001-10	12/13/24	\$51,000
52-01-236-009-50	12/23/2024	\$67,000
52-03-232-002-00	5/16/2023	\$84,900

52-12-223-008-00	2/28/2022	\$112,000
52-09-427-001-10	6/8/2022	\$105,000
52-07-304-005-00	4/27/2022	\$84,000
52-06-232-012-20	11/9/2022	\$77,000
52-07-222-001-30	1/6/2023	\$110,000
	Totals:	\$962,800
100 Acres & Over		
52-03-332-002-00	8/3/2023	\$115,000
52-03-111-041-00	9/23/2022	\$117,450
52-06-133-001-00	1/27/2023	\$118,000
52-06-133-001-00	6/6/2024	\$134,000
52-06-222-002-00	9/8/2022	\$265,000
52-06-230-011-50	10/13/2022	\$115,000
52-01-312-006-00	6/18/2024	\$111,500
52-07-315-004-00	10/9/2023	\$253,200
52-01-116-002-00	2/13/2024	\$200,000
52-01-124-001-00	8/11/2024	\$1,267,000
	Totals:	\$2,696,150

Net Acres	Dollars/Acre	Other Parcels in Sale
0.25	\$32,000	No
0.35	\$34,286	No
0.60	\$21,667	No
0.60	\$28,333	No
1.80	\$27,778	

Net Acres	Dollars/Acre	Other Parcels in Sale
1.60	\$15,000	No
2.30	\$16,522	No
2.58	\$11,628	No
2.70	\$5,926	No
2.82	\$4,255	No
12.00	\$10,000	

Net Acres	Dollars/Acre	Other Parcels in Sale
3.20	\$8,750	No
3.41	\$4,985	No
3.60	\$4,722	No
3.60	\$4,722	No
4.00	\$4,000	No
4.22	\$6,398	No
4.22	\$5,687	No
4.99	\$13,026	No
31.24	\$6,754	

Net Acres	Dollars/Acre	Other Parcels in Sale
5.01	\$7,784	No
5.01	\$4,790	No
5.01	\$5,389	No
5.01	\$7,784	No
5.07	\$6,903	No
5.54	\$6,318	No
5.73	\$6,108	No
5.75	\$4,348	52-03-465-018-00
5.75	\$4,870	52-03-465-018-00
5.80	\$5,172	No
53.68	\$5,905	

Net Acres	Dollars/Acre	Other Parcels in Sale
6.06	\$3,300	No
6.67	\$2,249	No
6.77	\$4,284	No
9.89	\$6,572	No
29.39	\$4,389	

Net Acres	Dollars/Acre	Other Parcels in Sale
10.40	\$3,356	No
10.89	\$5,969	No
11.08	\$2,256	No
11.65	\$5,150	No
12.80	\$2,930	No
14.74	\$1,018	No
71.56	\$3,317	
Net Acres	Dollars/Acre	Other Parcels in Sale
17.50	\$2,571	No
19.90	\$2,005	No
20.06	\$1,745	No
20.76	\$1,397	No
25.00	\$2,000	No
103.22	\$1,927	
Net Acres	Dollars/Acre	Other Parcels in Sale
25.38	\$1,497	No
27.00	\$2,222	No
28.25	\$2,124	No
30.00	\$1,083	No
38.14	\$1,363	No
148.77	\$1,630	
40.00	\$1,125	No
40.00	\$1,125	No
40.00	\$1,000	No
40.00	\$1,350	No
40.00	\$1,250	No
40.00	\$1,250	No
40.00	\$1,350	No
40.00	\$1,875	No
40.00	\$1,875	No
40.00	\$1,000	No
40.00	\$1,750	No
40.00	\$1,750	No
480.00	\$1,392	
50.89	\$1,963	52-01-035-004-00
51.00	\$1,020	52-12-213-049-00
56.24	\$2,134	52-07-005-016-00 & 008-001-40
60.00	\$850	No
61.04	\$1,098	No
78.90	\$1,076	52-03-232-003-00

80.00	\$1,400	52-12-222-004-00 & 223-005-00
80.00	\$1,313	No
80.00	\$1,050	No
80.00	\$963	No
80.00	\$1,375	No
758.07	\$1,270	
100.00	\$1,150	52-03-332-008-00 & 03-332-003-00
105.87	\$1,109	52-03-111-047-30, 114-004-00, 114-005-00
120.00	\$983	No
120.00	\$1,117	No
120.00	\$2,208	52-06-222-003-00
120.00	\$958	52-06-230-011-00 & 230-009-00
140.00	\$796	52-01-312-005-10
240.00	\$1,055	No
266.85	\$749	52-01-116-003-00
800.00	\$1,584	52-01-125-001-00 & 125-003-00
2,132.7	\$1,264	

Class
402
402
402
402

Class
402
202/402 at time of sale
402
402
402
Class
402
402
402
402
402
402
402
402
Class
402
402
402
402
402
402
402
402
402
402
Class
402
402
402
402

	2026	* Applied for 2026 *
Acres	Ave Sale \$	\$/Acre
1	27,778	27,778
1.5	28,125	18,750
2	28,500	14,250
2.5	28,750	11,500
3	30,000	10,000
4	31,000	7,750
5	32,500	6,500
7	33,250	4,750
10	35,000	3,500
15	37,500	2,500
20	40,000	2,000
25	45,000	1,800
30	48,000	1,600
40	56,000	1,400
50	67,500	1,350
100	126,500	1,265

Class
402
402
402
402
402
402
Class
402
402
402
402
402
Class
402
402
402
402
402
402
402
501
402
402
402
402
402
402
402
402
402
402
402
502
402
402

[illegible]

**2026 Ely Township
Residential Land Table**

Vacant Land Sales

Prime Per Acre Values

1 Acre & Under				
Parcel Number	Sale Date	Sale Price	Net Acres	
52-09-500-091-00	8/29/2023	\$8,000	0.25	
52-03-425-005-00	5/2/2025	\$12,000	0.35	
52-03-208-038-30	1/11/2024	\$40,000	1.00	
	Totals:	\$60,000	1.60	
1.01 to 5 Acres				
Parcel Number	Sale Date	Sale Price	Net Acres	
52-07-108-006-10	12/27/2022	\$24,000	1.60	
52-03-211-003-32	9/21/2022	\$38,000	2.30	
52-10-110-007-10	8/25/2023	\$30,000	2.5	
52-07-007-002-25	3/20/2023	\$30,000	2.58	
52-10-127-123-00	11/8/2023	\$59,900	4.4	
52-03-202-002-12	01/14/25	\$65,000	4.99	
	Totals:	\$246,900	18.37	
5.01 to 10 Acres				
Parcel Number	Sale Date	Sale Price	Net Acres	
52-03-465-032-00	10/18/2024	\$39,000	5.01	
52-03-465-033-00	6/22/2022	\$35,000	5.07	
52-03-212-002-12	9/19/2024	\$35,000	5.54	
52-03-212-002-14	9/19/2024	\$35,000	5.73	
52-03-202-002-11	8/29/2024	\$65,000	9.89	
	Totals:	\$209,000	31.24	
10.01 to 20 Acres				
Parcel Number	Sale Date	Sale Price	Net Acres	
52-06-205-004-50	7/8/2022	\$34,900	10.40	
52-03-202-002-11	8/29/2024	\$65,000	10.89	
52-03-465-019-00	6/22/2022	\$25,000	11.08	
52-03-201-003-45	05/01/25	\$60,000	11.65	
52-06-208-004-20	7/6/2022	\$37,500	12.80	
52-10-119-002-00	12/1/2022	\$99,900	15.00	
52-03-210-001-50	9/27/2023	\$45,000	17.50	
	Totals:	\$367,300	89.32	
20.01 to 39.99 Acres				
Parcel Number	Sale Date	Sale Price	Net Acres	
52-03-206-030-00	11/17/2023	\$35,000	20.06	
52-11-177-001-00	7/31/2024	\$100,000	23.98	
52-12-101-002-00	11/11/2023	\$50,000	25.00	
52-51-716-004-10	4/21/2023	\$60,000	27.00	
	Totals:	\$245,000	96.04	
40 to 50 Acres				

Parcel Number	Sale Date	Sale Price	Net Acres
52-11-177-009-00	5/11/2022	\$152,000	40.00
52-16-229-008-00	10/2/2023	\$75,000	40.00
52-16-118-002-00	7/18/2023	\$75,000	40.00
52-12-113-013-00	12/19/2022	\$70,000	40.00
52-03-324-004-00	12/21/2024	\$70,000	40.00
	Totals:	\$352,500	200.00
50.01 to 99.99 Acres			
Parcel Number	Sale Date	Sale Price	Net Acres
52-01-026-011-50	9/29/2022	\$99,900	50.89
52-07-005-013-00	11/14/2023	\$120,000	56.24
52-11-030-001-60	01/11/23	\$162,000	76.00
52-03-232-002-00	5/16/2023	\$84,900	78.90
52-12-223-008-00	2/28/2022	\$112,000	80.00
52-07-222-001-30	1/6/2023	\$110,000	80.00
52-09-307-004-00	7/19/2022	\$350,000	88.00
	Totals:	\$588,900	371.14
100 Acres & Over			
Parcel Number	Sale Date	Sale Price	Net Acres
52-03-332-002-00	8/3/2023	\$115,000	100.00
52-03-111-041-00	9/23/2022	\$117,450	105.87
52-06-133-001-00	6/6/2024	\$134,000	120.00
52-06-222-002-00	9/8/2022	\$265,000	120.00
52-01-124-001-00	8/11/2024	\$1,267,000	800.00
	Totals:	\$1,898,450	1,245.9

Dollars/Acre	Other Parcels in Sale
\$32,000	No
\$34,286	No
\$40,000	No
\$37,500	
Dollars/Acre	Other Parcels in Sale
\$15,000	No
\$16,522	No
\$12,000	No
\$11,628	No
\$13,614	No
\$13,026	No
\$13,440	
Dollars/Acre	Other Parcels in Sale
\$7,784	No
\$6,903	No
\$6,318	No
\$6,108	No
\$6,572	No
\$6,690	
Dollars/Acre	Other Parcels in Sale
\$3,356	No
\$5,969	No
\$2,256	No
\$5,150	No
\$2,930	No
\$6,660	No
\$2,571	No
\$4,112	
Dollars/Acre	Other Parcels in Sale
\$1,745	No
\$4,170	No
\$2,000	No
\$2,222	No
\$2,551	

Dollars/Acre	Other Parcels in Sale
\$3,800	No
\$1,875	No
\$1,875	No
\$1,750	No
\$1,750	No
\$1,763	
Dollars/Acre	Other Parcels in Sale
\$1,963	52-01-035-004-00
\$2,134	52-07-005-016-00 & 008-001-40
\$2,132	No
\$1,076	52-03-232-003-00
\$1,400	52-12-222-004-00 & 223-005-00
\$1,375	No
\$3,977	No
\$1,587	
Dollars/Acre	Other Parcels in Sale
\$1,150	52-03-332-008-00 & 03-332-003-00
\$1,109	52-03-111-047-30, 114-004-00, 114-005-00
\$1,117	No
\$2,208	52-06-222-003-00
\$1,584	52-01-125-001-00 & 125-003-00
\$1,524	

	2026	* Applied for 2026*
Acres	Ave Sale \$	\$/Acre
1	37,500	37,500
1.5	40,500	27,000
2	42,000	21,000
2.5	43,750	17,500
3	45,000	15,000
4	46,000	11,500
5	47,500	9,500
7	49,000	7,000
10	60,000	6,000
15	63,750	4,250
20	65,000	3,250
25	67,500	2,700
30	69,000	2,300
40	72,000	1,800
50	80,000	1,600
100	152,500	1,525

2026 Ely Township Residential Land Table <i>* Vacant Land Sales *</i> *Below Average Per Acre Values*	1 Acre & Under		
	Parcel Number	Sale Date	Sale Price
	52-09-500-051-00	03/26/24	\$3,000
	52-03-212-026-00	04/24/25	\$1,750
	52-12-403-011-00	3/9/2023	\$5,000
	52-03-430-027-00	4/25/2022	\$13,000
	52-03-415-003-00	06/30/23	\$4,000
	52-03-415-003-00	6/30/2023	\$8,000
		Totals:	\$34,750
	1 to 4.99 Acres		
	Parcel Number	Sale Date	Sale Price
	52-03-212-045-00	02/10/25	\$12,000
	52-03-103-001-30	6/3/2022	\$17,000
	52-03-103-001-10	4/28/2022	\$17,000
	52-03-103-001-20	8/11/2022	\$17,000
	52-03-133-010-00	7/24/2023	\$16,000
		Totals:	\$79,000
	5.01 to 10 Acres		
	Parcel Number	Sale Date	Sale Price
	52-03-465-025-00	4/27/2022	\$20,000
	52-03-465-022-00	5/20/2024	\$24,000
	52-07-132-034-30	2/1/2022	\$25,500
	52-03-465-017-00	1/10/2023	\$25,000
	52-03-465-017-00	5/2/2024	\$28,000
	52-03-233-020-00	9/6/2024	\$20,000
	52-03-233-006-00	4/7/2022	\$15,000
	52-03-122-003-05	2/21/2024	\$15,000
		Totals:	\$152,500
	10.01 to 20 Acres		
	Parcel Number	Sale Date	Sale Price
	52-03-465-019-00	6/22/2022	\$25,000
	52-03-202-004-22	10/25/2024	\$15,000
	52-01-026-012-20	2/9/2024	\$39,900
	52-12-126-024-00	12/30/2022	\$37,000
	52-06-208-025-00	10/10/2024	\$28,000
		Totals:	\$116,900
	20.01 to 39.99 Acres		
	Parcel Number	Sale Date	Sale Price
	52-03-111-008-00	8/30/2023	\$29,000
	52-13-026-007-20	10/6/2022	\$38,000
	52-03-127-001-11	9/19/2022	\$32,500
	52-03-205-003-00	6/20/2023	\$52,000
		Totals:	\$151,500

40 to 50 Acres		
Parcel Number	Sale Date	Sale Price
52-03-120-009-00	5/26/2022	\$35,000
52-03-120-009-00	05/26/22	\$35,000
52-07-114-013-00	10/26/2022	\$36,000
52-07-123-001-00	3/2/2023	\$40,000
52-06-005-019-00	6/9/2023	\$39,000
52-03-222-002-20	08/13/24	\$30,000
	Totals:	\$215,000
50.01 to 99.99 Acres		
Parcel Number	Sale Date	Sale Price
52-03-304-001-10	12/13/24	\$51,000
52-03-207-014-00	07/24/23	\$35,000
52-03-204-021-00	11/15/23	\$40,000
52-16-032-005-00	09/27/22	\$70,000
52-01-236-009-50	12/23/2024	\$67,000
52-01-204-002-00	7/1/2023	\$75,000
52-06-232-012-20	11/9/2022	\$77,000
	Totals:	\$415,000
100 Acres & Over		
Parcel Number	Sale Date	Sale Price
52-07-228-011-00	11/17/2022	\$100,000
52-01-312-006-00	6/18/2024	\$111,500
52-07-110-025-00	7/19/2022	\$112,000
52-12-310-001-00	1/13/2023	\$80,000
52-01-116-002-00	2/13/2024	\$200,000
	Totals:	\$603,500

Net Acres	Dollars/Acre	Other Parcels in Sale	Class
0.15	\$20,000	No	402
0.25	\$7,000	No	402
0.28	\$17,857	No	402
0.63	\$20,734	No	402
0.87	\$4,614	No	402
1.33	\$6,015	No	402
3.50	\$9,917		
Net Acres	Dollars/Acre	Other Parcels in Sale	Class
2.82	\$4,255	No	402
3.41	\$4,985	No	402
3.60	\$4,722	No	402
3.60	\$4,722	No	402
4.00	\$4,000	No	402
17.43	\$4,532		
Net Acres	Dollars/Acre	Other Parcels in Sale	Class
5.00	\$4,000	No	402
5.01	\$4,790	No	402
5.40	\$4,722	No	402
5.75	\$4,348	52-03-465-018-00	402
5.75	\$4,870	52-03-465-018-00	402
6.06	\$3,300	No	402
6.67	\$2,249	No	402
10.00	\$1,500	No	402
44.64	\$3,416		
Net Acres	Dollars/Acre	Other Parcels in Sale	Class
11.08	\$2,256	No	402
14.74	\$1,018	No	402
19.90	\$2,005	No	402
20.00	\$1,850	52-12-126-022-30	402
20.00	\$1,400	No	402
65.72	\$1,779		
Net Acres	Dollars/Acre	Other Parcels in Sale	Class
20.76	\$1,397	No	402
25.38	\$1,497	No	402
30.00	\$1,083	No	402
38.14	\$1,363	No	402
114.28	\$1,326		

Net Acres	Dollars/Acre	Other Parcels in Sale	Class
40.00	\$875	No	402
40.00	\$875	No	402
40.00	\$900	No	402
40.00	\$1,000	No	501
40.00	\$975	No	402
41.00	\$732	No	402
241.00	\$892		
Net Acres	Dollars/Acre	Other Parcels in Sale	Class
60.00	\$850		502
76.00	\$461	52-03-208-031-00	402
80.00	\$500	52-03-205-011-00	402
80.00	\$875	No	502
80.00	\$838	No	402
80.00	\$938	No	402
80.00	\$963	No	402
536.00	\$774		
Net Acres	Dollars/Acre	Other Parcels in Sale	Class
120.00	\$833	No	402
140.00	\$796	52-01-312-005-10	402
160.00	\$700	No	402
160.00	\$500	No	402
266.85	\$749	52-01-116-003-00	402
846.9	\$713		

	2026	* Applied for 2026 *
Acres	Ave Sale \$	\$/Acre
1	9,917	9,917
1.5	12,000	8,000
2	12,500	6,250
2.5	13,125	5,250
3	13,500	4,500
4	16,000	4,000
5	18,750	3,750
7	21,000	3,000
10	22,500	2,250
15	25,500	1,700
20	27,000	1,350
25	30,000	1,200
30	33,000	1,100
40	35,600	890
50	38,750	775
100	71,500	715

**2026 Ely Township
N. Greenwood Condominium
Per Acre Values**

Average Per Acre Rate

***Note; Largest Parcel in the N. Greenwood**

1 to 3 Acres			
Parcel Number	Sale Date	Sale Price	Total Acres
52-03-465-011-00	08/14/24	\$12,000	2.02
52-03-465-004-00	04/27/23	\$16,000	2.70
52-03-465-010-00	01/14/25	\$28,000	3.20
		\$56,000	7.92
4 to 5 Acres			
Parcel Number	Sale Date	Sale Price	Total Acres
52-03-465-014-00	04/27/22	\$24,000	4.22
52-03-465-014-00	02/02/24	\$27,000	4.22
52-03-465-024-00	04/27/22	\$25,000	5.00
52-03-202-002-12	01/14/25	\$65,000	5.00
52-03-465-031-00	10/07/22	\$30,000	5.00
52-03-465-022-00	05/20/24	\$24,000	5.00
52-03-465-024-00	04/27/22	\$25,000	5.00
	Totals:	\$220,000	33.44
5.01 to 6 Acres			
Parcel Number	Sale Date	Sale Price	Total Acres
52-03-465-032-00	10/18/24	\$39,000	5.01
52-03-465-028-00	08/28/23	\$27,000	5.01
52-03-465-033-00	06/22/22	\$35,000	5.07
52-03-202-002-11	08/29/24	\$65,000	5.28
52-03-465-019-00	06/22/22	\$25,000	5.54
52-03-212-002-14	09/19/24	\$35,000	5.73
52-03-465-017-00	1/10/2023	\$25,000	5.75
52-03-465-017-00	05/02/24	\$28,000	5.75
52-03-465-021-00	07/03/24	\$30,000	5.80
	Totals:	\$309,000	48.94
6.01 to 12 Acres			
Parcel Number	Sale Date	Sale Price	Total Acres
52-03-465-008-00	04/27/22	\$30,000	6.59

52-03-201-003-55	03/14/25	\$25,000	6.60
52-03-465-030-00	04/14/25	\$29,000	6.77
52-03-201-003-15	04/25/24	\$47,000	8.00
52-03-465-026-00	02/15/22	\$50,000	10.00
52-03-201-003-50	03/21/25	\$45,000	10.72
52-03-202-002-11	8/29/2024	\$65,000	10.89
52-03-202-003-40	8/27/2024	\$60,000	11.30
52-03-201-003-45	05/01/25	\$60,000	11.65
	Totals:	\$411,000	82.52

Pond Frontage \$/Acre			
Parcel Number	Sale Date	Sale Price	Total Acres
52-03-465-014-00	02/02/24	\$27,000	4.22
52-03-202-002-12	01/14/25	\$65,000	5.00
52-03-465-032-00	10/18/24	\$39,000	5.01
52-03-202-002-11	08/29/24	\$65,000	5.28
	Totals:	\$196,000	19.51

Condominium is 11.65 acres*

Dollars/Acre	Other Parcels in Sale
\$5,941	No
\$5,926	No
\$8,750	No
\$7,071	

Dollars/Acre	Other Parcels in Sale
\$5,687	No
\$6,398	No
\$5,000	No
\$13,000	No
\$6,000	No
\$4,800	No
\$5,000	No
\$6,579	

Dollars/Acre	Other Parcels in Sale
\$7,784	No
\$5,389	No
\$6,903	No
\$12,311	No
\$4,513	No
\$6,108	No
\$4,348	03-465-018-00
\$4,870	03-465-018-00
\$5,172	No
\$6,314	

Dollars/Acre	Other Parcels in Sale
\$4,552	03-465-009-00

	2026	* Applied for 2026
Acres	Ave Sale \$	\$/Acre
1	10,000	10,000
1.5	13,500	9,000
2	16,000	8,000
2.5	18,750	7,500
3	21,300	7,100
4	26,320	6,580
5	31,575	6,315
7	38,500	5,500
10	55,000	5,500
15	71,250	4,750
20	0	0
25	0	0
30	0	0
40	0	0
50	0	0
100	0	0

Parcels w/ Pond Frontage Valued at \$10,046/Acre

\$3,788	No
\$4,284	No
\$5,875	No
\$5,000	03-465-027-00
\$4,198	No
\$5,969	No
\$5,310	No
\$5,150	No
\$4,981	

Dollars/Acre	Other Parcels in Sale
\$6,398	No
\$13,000	No
\$7,784	No
\$12,311	No
\$10,046	* Applied for 2026*

2026 Ely Township Lakefront FF Values	Parcel Number	Street Address
*Northern Lakes Average FF Values	52-03-208-038-30	14191 US HIGHWAY 41
	52-09-420-004-02	
	52-03-333-004-40	CO RD CKK
	52-09-421-027-00	
	52-03-450-003-00	1715 CO RD CU
	52-03-450-004-00	1475 CO RD CU

2026 Ely Township Lakefront FF Values	Parcel Number	Street Address
Southern Lakes Average FF Values	52-03-003-014-00	1020 LITTLE PERCH LK RD
	52-06-003-007-00	928 S HELEN LAKE
	52-06-003-011-00	5900 N HELEN LAKE
	52-06-003-042-00	2630 S HELEN LAKE
	52-03-133-010-00	15800 CO RD CF
	52-06-003-050-20	1320 S HELEN LAKE
	52-03-003-016-00	1734 LITTLE PERCH LAKE
	52-06-022-043-00	4100 S CASEY LAKE
	52-03-003-016-00	1734 LITTLE PERCH LAKE
	52-03-003-021-00	1537 N LITTLE PERCH LAKE
	52-06-029-007-50	19501 CHAIN OF LAKES
	52-03-133-012-00	16350 CO RD CF

2026 Ely Township Lakefront FF Values	Parcel Number	Street Address
Prime FF Values	52-03-450-003-00	1715 CO RD CU
	52-03-450-004-00	1475 CO RD CU
	52-03-003-016-00	1734 LITTLE PERCH LAKE
	52-03-003-016-00	1734 LITTLE PERCH LAKE
	52-03-003-021-00	1537 N LITTLE PERCH LAKE
	52-03-133-012-00	16350 CO RD CF
	52-06-003-042-00	2630 S HELEN LAKE
	52-06-022-043-00	4100 S CASEY LAKE

2026 Ely Township Lakefront FF Values	Parcel Number	Street Address
Below Average FF Values	52-03-133-010-00	15800 CO RD CF
	52-03-460-003-00	3 LOWMOOR LAKE ROAD EAST
	52-03-202-002-11	3130 GOLD MINE CREEK DR

52-03-202-002-12	
52-03-307-002-15	34022 WOLF LAKE RD
52-06-029-007-50	19501 CHAIN OF LAKES

Sale Date	Sale Price	Terms of Sale	Adj. Sale \$
01/11/24	\$40,000	03-ARM'S LENGTH	\$40,000
06/17/22	\$45,000	03-ARM'S LENGTH	\$45,000
08/28/24	\$193,000	03-ARM'S LENGTH	\$193,000
05/11/22	\$36,000	03-ARM'S LENGTH	\$36,000
10/11/23	\$90,000	03-ARM'S LENGTH	\$90,000
09/22/23	\$131,000	03-ARM'S LENGTH	\$131,000
Totals:	\$535,000		\$535,000

Sale Date	Sale Price	Terms of Sale	Adj. Sale \$
01/17/23	\$150,000	03-ARM'S LENGTH	\$150,000
08/27/22	\$188,000	03-ARM'S LENGTH	\$188,000
09/19/22	\$120,000	03-ARM'S LENGTH	\$120,000
05/12/22	\$185,000	03-ARM'S LENGTH	\$185,000
07/24/23	\$16,000	03-ARM'S LENGTH	\$16,000
12/21/22	\$245,000	03-ARM'S LENGTH	\$245,000
02/06/25	\$238,300	03-ARM'S LENGTH	\$238,300
02/05/24	\$107,000	03-ARM'S LENGTH	\$107,000
07/06/22	\$182,600	03-ARM'S LENGTH	\$182,600
11/22/24	\$250,000	03-ARM'S LENGTH	\$250,000
07/13/22	\$150,000	03-ARM'S LENGTH	\$150,000
11/15/24	\$195,000	03-ARM'S LENGTH	\$195,000
Totals:	\$2,026,900		\$2,026,900

Sale Date	Sale Price	Terms of Sale	Adj. Sale \$
10/11/23	\$90,000	03-ARM'S LENGTH	\$90,000
09/22/23	\$131,000	03-ARM'S LENGTH	\$131,000
07/06/22	\$182,600	03-ARM'S LENGTH	\$182,600
02/06/25	\$238,300	03-ARM'S LENGTH	\$238,300
11/22/24	\$250,000	03-ARM'S LENGTH	\$250,000
11/15/24	\$195,000	03-ARM'S LENGTH	\$195,000
05/12/22	\$185,000	03-ARM'S LENGTH	\$185,000
02/05/24	\$107,000	03-ARM'S LENGTH	\$107,000
Totals:	\$1,140,600		\$1,378,900

Sale Date	Sale Price	Terms of Sale	Adj. Sale \$
07/24/23	\$16,000	03-ARM'S LENGTH	\$16,000
06/16/23	\$170,000	03-ARM'S LENGTH	\$170,000
08/29/24	\$65,000	03-ARM'S LENGTH	\$65,000

01/14/25	\$65,000	32-SPLIT VACANT	\$65,000
12/16/22	\$70,000	03-ARM'S LENGTH	\$70,000
07/13/22	\$150,000	03-ARM'S LENGTH	\$150,000
Totals:	\$536,000		\$536,000

Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual
\$15,500	38.75	\$30,952	\$40,000
\$31,700	70.44	\$63,450	\$45,000
\$77,200	40.00	\$154,413	\$183,828
\$36,000	95.00	\$72,071	\$36,000
\$44,700	49.67	\$89,459	\$61,041
\$65,800	50.23	\$131,695	\$72,229
\$358,400		\$542,040	\$438,098
\$629,300	50.84		

Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual
\$76,200	50.80	\$152,433	\$32,767
\$102,500	54.52	\$210,733	\$72,523
\$51,300	42.75	\$118,170	\$82,830
\$50,300	27.19	\$173,167	\$61,648
\$9,400	58.75	\$18,750	\$16,000
\$100,700	41.10	\$246,204	\$114,802
\$97,900	41.08	\$195,773	\$139,396
\$26,300	24.58	\$103,321	\$107,000
\$79,600	43.59	\$159,251	\$78,613
\$85,700	34.28	\$171,346	\$113,400
\$71,900	47.93	\$157,051	\$89,137
\$78,400	40.21	\$156,865	\$96,723
\$830,200		\$1,863,064	\$1,004,839
Sale. Ratio =>	40.94		

Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual
\$44,700	49.67	\$89,459	\$61,041
\$65,800	50.23	\$131,695	\$72,229
\$79,600	43.59	\$159,251	\$78,613
\$97,900	41.08	\$195,773	\$139,396
\$85,700	34.28	\$171,346	\$113,400
\$78,400	40.21	\$156,865	\$96,723
\$50,300	27.19	\$173,167	\$61,648
\$26,300	24.58	\$103,321	\$107,000
\$528,700		\$1,180,877	\$730,050
Sale. Ratio =>	37.77		
Std. Dev. =>	9.86		

Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual
\$9,400	58.75	\$18,750	\$16,000
\$87,500	51.47	\$174,945	\$65,969
\$28,600	44.00	\$57,249	\$65,000

\$31,300	48.15	\$62,687	\$65,000
\$43,100	61.57	\$86,292	\$9,618
\$71,900	47.93	\$157,051	\$89,137
\$271,800		\$556,974	\$310,724
Sale. Ratio =>	50.71		

Est. Land Value	Effec. Front	Dollars/FF	Other Parcels in Sale
\$30,952	167.3	\$239	No
\$63,450	150.0	\$300	No
\$145,241	435.0	\$423	No
\$72,071	75.0	\$480	No
\$60,500	121.0	\$504	No
\$72,924	128.0	\$564	No
\$445,138	1,076.3		
	Average		
	per FF=>	\$407	*Applied for 2026*

Est. Land Value	Effec. Front	Dollars/FF	Other Parcels in Sale
\$35,200	100.0	\$328	No
\$95,256	294.0	\$247	No
\$81,000	200.0	\$414	No
\$49,815	123.0	\$501	No
\$18,750	150.0	\$107	No
\$116,006	296.7	\$387	52-06-003-050-10
\$96,869	157.0	\$888	No
\$101,250	250.0	\$428	No
\$55,264	157.0	\$501	No
\$34,746	98.7	\$1,149	No
\$96,188	475.0	\$188	No
\$58,588	80.0	\$1,209	No
\$838,932	2,381.4		
	Average		
	per FF=>	\$422	*Applied for 2026*

Est. Land Value	Effec. Front	Dollars/FF	Other Parcels in Sale
\$60,500	121.0	\$504	No
\$72,924	128.0	\$564	No
\$55,264	157.0	\$501	No
\$96,869	157.0	\$888	No
\$34,746	98.7	\$1,149	No
\$58,588	80.0	\$1,209	No
\$49,815	123.0	\$501	No
\$101,250	250.0	\$428	No
\$529,956	1,114.7		
	Average		
	per FF=>	\$655	*Applied for 2026*

Est. Land Value	Effec. Front	Dollars/FF	Other Parcels in Sale
\$18,750	150.0	\$107	No
\$70,914	383.2	\$172	No
\$57,249	611.4	\$106	No

\$62,687	379.3	\$171	No
\$25,910	157.3	\$61	No
\$96,188	475.0	\$188	No
\$331,698	2,156.2		
	Average		
	per FF=>	\$144	*Applied for 2026*

Class	Waterfront Name
402	LOWMOOR LAKE
402	LAKE ELINOR
401	BOSTON LAKE
402	ARFELIN LAKE
401	GOLD MINE LAKE
401	GOLD MINE LAKE

Class	Waterfront Name
401	LITTLE PERCH LAKE
401	HELEN LAKE
401	HELEN LAKE
401	HELEN LAKE
402	LITTLE PERCH LAKE
401	HELEN LAKE
401	LITTLE PERCH LAKE
402	CASEY LAKE
401	LITTLE PERCH LAKE
401	LITTLE PERCH LAKE
401	CHAIN OF LAKES
401	LITTLE PERCH LAKE

Class	Waterfront Name
401	GOLD MINE LAKE
401	GOLD MINE LAKE
401	LITTLE PERCH LAKE
401	LITTLE PERCH LAKE
401	LITTLE PERCH LAKE
401	LITTLE PERCH LAKE
401	HELEN LAKE
402	CASEY LAKE

Class	Waterfront Name
402	LITTLE PERCH LAKE
401	LOWMOOR LAKE
402	NORTH LAKE

402	NORTH LAKE
401	BROCKY LAKE
401	CHAIN OF LAKES

2026 Ely Township Riverfront FF Values	Prime (Above Average)		
	Parcel Number	Sale Date	Sale Price
Prime FF Values	52-03-233-020-00	9/6/2024	\$20,000
	52-09-330-008-00	7/14/2021	\$15,000
	52-12-36-026-00	8/10/2023	\$33,000
	52-05-212-004-20	6/2/2022	\$43,000
	52-16-118-002-00	7/18/2023	\$75,000
	52-05-066-004-00	3/30/2022	\$44,000
	52-12-201-001-11	9/2/2022	\$135,000
		Totals:	\$365,000

2026 Ely Township Riverfront FF Values	Below Average		
	Parcel Number	Sale Date	Sale Price
Below Average Values	52-03-233-006-00	4/7/2022	\$15,000
	52-05-132-014-00	2/15/2023	\$30,000
	52-03-201-003-50	03/21/25	\$45,000
	52-03-201-003-55	03/14/25	\$25,000
	52-05-121-042-00	2/26/2021	\$42,000
	52-03-234-032-00	10/21/2022	\$20,400
	52-03-206-030-00	11/17/2023	\$35,000
	52-03-111-037-00	8/8/2023	\$290,000
	52-03-233-020-00	9/6/2024	\$20,000
		Totals:	\$522,400

Effec. Front	Dollars/FF	Other Parcels in Sale	River
200.0	\$100	No	Middle Branch Escanaba
105	\$143	No	Michigamme River
185	\$178	No	Michigamme River
241	\$178	No	Middle Branch Escanaba
365	\$205	No	Middle Branch Escanaba
386	\$114	No	Escanaba River
750	\$180	No	Michigamme River
2,232	\$164	*Used for 2026*	

Effec. Front	Dollars/FF	Other Parcels in Sale	Waterfront Name
298.1	\$50	No	Middle Branch Escanaba
450.0	\$67	No	ESCANABA RIVER
1,009.3	\$45	No	GOLD MINE CREEK
452.9	\$55	No	GOLD MINE CREEK
475.0	\$88	No	ESCANABA RIVER
700.0	\$29	52-03-234-031-00	Middle Branch Escanaba
1,320.0	\$27	No	Middle Branch Escanaba
3,100.0	\$94	52-03-111-036-00	BLACK RIVER
200.0	\$100	No	Middle Branch Escanaba
8,005.3	\$65	*Used for 2026*	

**2026 Ely Township
Commercial Land Table**

Parcel Number	Sale Date	Sale Price
Under 1 acre		
52-51-556-058-00	8/19/2021	\$6,000.00
52-03-210-034-00	6/7/2022	\$12,000
Totals:		\$18,000

1.01 to 7 acres		
52-03-211-003-32	9/21/2022	\$38,000
52-53-432-017-00	6/21/2022	\$49,900
52-51-704-011-00	2/24/2022	\$99,500
Totals:		\$187,400

Very western bndry of City Limits

7.01 to 25 acres		
52-06-203-029-00	7/12/2022	\$20,000
52-05-122-013-00	6/7/2023	\$150,000
52-14-134-018-00	05/22/23	\$55,000
52-14-134-006-00	05/15/24	\$140,000
Totals:		\$365,000

25.01 to 50 acres		
52-14-134-018-10	07/31/23	\$140,000
52-12-213-044-00	6/15/2022	\$45,000
52-03-212-002-10	12/7/2022	\$65,000
52-06-005-001-75	3/23/2022	\$48,500
Totals:		\$298,500

50.01 to 100 acres		
52-07-005-013-00	11/14/2023	\$120,000
52-01-113-003-00	12/21/2022	\$105,000
52-03-211-019-00	4/2/2021	\$89,700
52-14-108-003-10	9/30/2022	\$196,450
Totals:		\$511,150

100 acres & Over		
52-01-111-005-00	3/24/2023	\$202,500
52-03-226-001-10	12/28/2021	\$176,000
Totals:		\$378,500

Gravel

Parcel Number	Sale Date	Sale Price
52-08-031-013-00	1/31/2022	\$10,000
52-01-113-003-00	12/21/2022	\$105,000
52-14-108-003-10	9/30/2022	\$196,450
Totals:		311,450

Total Acres	Other Parcels in Sale	Dollars/Acre
0.22	No	\$27,273
0.424	No	\$28,302
0.64		\$27,950

2.3	No	\$16,522
4.7	No	\$10,617
6.18	No	\$16,100
13.18		\$14,219

8.7	No	\$2,299
11.95	52-05-122-013-72	\$12,552
12.27	No	\$4,482
23.50	No	\$5,957
56.42		\$6,469

26.00	No	\$5,385
30.8	12-213-047-00	\$1,461
40	No	\$1,625
41	No	\$1,183
137.80		\$2,166
56.24	005-016-00 & 008-001-40	\$2,134
80.00	No	\$1,313
88.2	No	\$1,017
92.24	No	\$2,130
316.68		\$1,614

160	111-006-00 & 111-007-10	\$1,266
160	No	\$1,100
320		\$1,183

Pit Per Acre		
Total Acres	Other Parcels in Sale	Dollars/Acre
10.17	No	\$983
80	No	\$1,313
92.24	No	\$2,130
182.41		\$1,707 * Applied for 2026 *

	2026	*Applied for 2026*
Acres	Ave Sale \$	\$/Acre
1	27,950	27,950
1.5	29,250	19,500
2	33,500	16,750
2.5	37,500	15,000
3	39,000	13,000
4	40,000	10,000
5	42,500	8,500
7	52,500	7,500
10	65,000	6,500
15	67,500	4,500
20	70,000	3,500
25	73,750	2,950
30	75,000	2,500
40	78,000	1,950
50	80,750	1,615
100	118,500	1,185