

Commercial Land Bear Lake 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual Est.	Land Value	Effec. Front	Land Table
32-221-710-05	12323 E MAPLE ST	5/29/2024	\$238,676	PTA	03-ARM'S LENGTH	\$166,639	\$47,000	230.0	C-COMMERCIAL
32-221-730-07	12141 WEST ST	4/7/2023	\$125,000	WD	03-ARM'S LENGTH	\$42,776	\$55,460	118.0	C-COMMERCIAL
32-541-701-08	7734 LAKE ST	8/15/2024	\$65,000	WD	03-ARM'S LENGTH	\$40,386	\$28,435	60.5	C-COMMERCIAL
Totals:						\$249,801	\$130,895	408.5	
						Average			
						per FF=>		\$612	
						Comm Land Bl	Use	612	

Bear Lake AG Land 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	Net Acres	Total Acres	Land Table
02-026-150-15	10916 TANNERVILLE RD	10/25/2024	\$370,000	WD	03-ARM'S LENGTH	\$39,499	42.12	42.12	A-AGRICULTURE
02-029-400-10	8342 ADAMSON LAKE RD.	6/16/2023	\$585,000	WD	19-MULTI PARCEL ARI	\$302,184	76.88	9.75	A-AGRICULTURE
Totals:						\$341,683	119.00	51.87	
						Average			
						per Net A 2,835.00			

Ag Land

use

2800

Bear lake R/Sec Ag 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	Total Acres	Dollars/Acre	Land Table
02-241-705-02	9337 JOHNSON RD.	3/26/2025	\$11,000	WD	03-ARM'S LENGTH	\$11,000	0.50	\$22,000	R-SEC/AC
02-008-250-10	11575 LINDERMAN RD	11/14/2023	\$210,000	WD	03-ARM'S LENGTH	\$13,586	1.29	\$10,532	R-SEC/AC
02-032-200-10	7321 EIGHT MILE RD	3/12/2025	\$85,000	WD	03-ARM'S LENGTH	\$39,549	1.50	\$26,366	R-SEC/AC
						\$64,135		\$19,494	
					1 Ac - B Site		Use	\$19,500	
02-010-325-10	11329 ANDERSON RO/	12/6/2023	\$142,000	PTA	03-ARM'S LENGTH	\$51,500	2.00	\$25,750	R-SEC/AC
02-008-225-11	9325 MAIDENS RD. VA	7/11/2023	\$50,000	WD	03-ARM'S LENGTH	\$50,000	3.00	\$16,667	R-SEC/AC
02-011-475-02	10860 ELEVEN MILE RI	9/11/2024	\$32,500	WD	03-ARM'S LENGTH	\$20,152	3.10	\$6,501	R-SEC/AC
						\$121,652		\$15,019	
					2-3 AC		Use	\$15,025	
02-032-200-02	N	10/17/2024	\$28,463	WD	03-ARM'S LENGTH	\$28,463	4.81	\$5,917	R-SEC/AC
02-032-225-05	CHIPPEWA HWY	10/17/2024	\$24,000	WD	03-ARM'S LENGTH	\$24,000	6.75	\$3,556	R-SEC/AC
02-003-400-10	12410 CHIEF RD	8/20/2024	\$71,000	WD	03-ARM'S LENGTH	\$71,000	9.75	\$7,282	R-SEC/AC
02-003-175-10	12630 CHIEF RD	7/26/2024	\$131,100	WD	03-ARM'S LENGTH	\$53,909	9.78	\$5,512	R-SEC/AC
02-003-125-10	CHIEF RD	10/5/2024	\$75,000	WD	03-ARM'S LENGTH	\$75,000	9.99	\$7,508	R-SEC/AC
						\$252,372		\$6,143	
					4-6 & 7-9 AC		Use	\$6,150	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	Total Acres	Dollars/Acre	Land Table
02-005-300-17	JACOB'S LANE	8/3/2023	\$96,000	WD	03-ARM'S LENGTH	\$96,000	1.00	\$96,000	R-SEC/AC
02-008-250-10	11575 LINDERMAN RD	11/14/2023	\$210,000	WD	03-ARM'S LENGTH	\$13,586	1.29	\$10,532	R-SEC/AC
02-004-275-01	12652 ALLEN RD	8/14/2023	\$236,000	WD	03-ARM'S LENGTH	\$52,103	1.50	\$34,735	R-SEC/AC
						\$161,689		\$42,662	
	View Site						Use	\$42,650	

Totals: \$542,000

\$161,689 3.79

Average

per SqFt=>

Bear Lake Water 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	Effec. Front	Dollars/FF	Rate Group 1
02-005-300-01	7494 S SHORE DR	2/14/2025	\$720,000	WD	03-ARM'S LENGTH	\$381,979	100.0	\$3,820	VERY GOOD-C
02-005-325-04	7168 SOUTH SHORE DR	5/8/2023	\$425,000	WD	03-ARM'S LENGTH	\$141,645	80.0	\$1,771	Excellent -B
02-341-706-01	12739 HOPKINS FORE:	6/7/2024	\$652,500	WD	03-ARM'S LENGTH	\$418,905	50.0	\$8,378	PRIME-A
02-581-701-14	8128 LAKE ST	10/8/2024	\$385,000	WD	03-ARM'S LENGTH	\$202,276	63.0	\$3,211	Excellent B
02-641-740-11	6576 S SHORE RD.	9/12/2024	\$846,000	WD	03-ARM'S LENGTH	\$664,821	150.0	\$4,432	PRIME-A
						\$1,809,626	443.0	\$4,085	
						A,B,C, Site	Use	\$4,100	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	Effec. Front	Dollars/FF	Rate Group 1
02-241-703-07	9337 JOHNSON RD	#####	\$365,000	WD	03-ARM'S LENGTH	\$58,908	75.0	\$785	Good -D
02-581-703-04	8072 LAKE ST	#####	\$505,000	WD	03-ARM'S LENGTH	\$179,205	50.6	\$3,545	Good -D
32-221-703-08	S SHORE DR	2/14/2025	\$720,000	WD	03-ARM'S LENGTH	\$398,955	42.0	\$9,499	GOOD-D
						\$637,068	167.6	\$3,802	
						D Good	Use	3,800	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	Effec. Front	Dollars/FF	Rate Group 1
02-004-200-07	7809 LAKE STREET	2/5/2025	\$47,500	WD	03-ARM'S LENGTH	\$47,500	50.0	\$950	AVERAGE-E
02-241-702-09	9383 JOHNSON RD	2/26/2025	\$750,000	WD	03-ARM'S LENGTH	\$198,748	75.0	\$2,650	AVERAGE-E
						\$246,248	125.0	\$1,970	
						Ave -E	Use	1950	

Village of Bear lake 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	st. Land Valt	Effec. Front	Land Table
02-581-726-17	8071 MAIN ST.	5/25/2023	\$9,000	WD	03-ARM'S LENGTH	\$9,000	\$18,200	70.0	R-VILLAGE OF BEAR LAKE
32-221-716-09	12326 VIRGINIA ST	7/6/2023	\$34,000	WD	03-ARM'S LENGTH	\$18,235	\$10,400	40.0	R-VILLAGE OF BEAR LAKE
32-221-716-12	12352 VIRGINIA ST	1/17/2024	\$135,000	PTA	03-ARM'S LENGTH	\$14,490	\$23,400	90.0	R-VILLAGE OF BEAR LAKE
32-221-731-06	12162 MAPLE ST	5/23/2024	\$125,000	WD	03-ARM'S LENGTH	\$26,700	\$16,640	64.0	R-VILLAGE OF BEAR LAKE
32-221-744-01	12046 LYNN ST	5/5/2023	\$80,000	WD	03-ARM'S LENGTH	\$41,160	\$15,340	59.0	R-VILLAGE OF BEAR LAKE
32-562-708-11	12460 E RUSSELL ST	9/22/2023	\$46,000	WD	03-ARM'S LENGTH	\$12,461	\$34,320	132.0	R-VILLAGE OF BEAR LAKE
Totals:						\$122,046	\$118,300	455.0	
						Average			
						per FF=>		\$268	

Village BL 2026 Use

270

Wildwood Site Value Bear lake 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	Site	Per Site	Land Table
02-641-712-19	POTTER RD	8/15/2024	\$12,000	WD	03-ARM'S LENGTH	\$12,000	1.00	0.00	R-WILDWOOD
02-641-721-17	12060 FOURTH ST	4/14/2023	\$22,000	WD	03-ARM'S LENGTH	\$22,000	1.00	0.00	R-WILDWOOD
02-641-749-12	POTTER RD	6/22/2023	\$10,000	WD	03-ARM'S LENGTH	\$10,000	1.00	0.00	R-WILDWOOD
Totals:						\$44,000	3.00	0.00	
						Average			
						per Net Acre-->		14,666.67	

Wildwood Site 1

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	Site	Per Site	Land Table
02-641-766-15	12015 TWELFTH S	6/16/2023	\$19,000	WD	19-MULTI PARCEL AR	\$19,000	1.00	0.00	R-WILDWOOD
02-641-767-03	SOUTH SHORE	5/18/2024	\$31,500	WD	03-ARM'S LENGTH	\$31,500	1.00	0.00	R-WILDWOOD
Totals:						\$50,500	2.00	0.00	
						Average			
						per Net Acre-->		25,250.00	

Wildwood Site 2

SEC AC Ecf Bear Lake 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Yrs. when Sold/Adj. S/ Bldg.	Residual Cost Man. \$	E.C.F.	
02-003-175-10	12630 CHIEF RD	7/26/2024	\$131,100	WD	03-ARM'S LENGTH	\$0 0.00	\$78,722	1.507	
02-003-200-20	9379 THIRTEEN MILE RD	9/11/2024	\$160,000	WD	03-ARM'S LENGTH	\$0 0.00	\$50,037	1.382	
02-004-100-05	8933 THIRTEEN MILE RD	12/11/2023	\$150,000	WD	03-ARM'S LENGTH	\$45,000 30.00	\$134,800	1.693	
02-004-275-01	12652 ALLEN RD	8/14/2023	\$236,000	WD	03-ARM'S LENGTH	\$80,100 33.94	\$174,582	1.383	
02-005-300-14	12245 JACOB'S LANE	4/30/2024	\$315,000	WD	03-ARM'S LENGTH	\$132,800 42.16	\$258,654	1.436	
02-008-250-10	11575 LINDERMAN RD	11/14/2023	\$210,000	WD	03-ARM'S LENGTH	\$66,700 31.76	\$187,913	1.386	
02-009-300-10	8390 ELEVEN MILE RD.	6/18/2024	\$355,000	WD	03-ARM'S LENGTH	\$163,000 45.92	\$171,047	0.842	
02-010-325-10	11329 ANDERSON ROAI	12/6/2023	\$142,000	PTA	03-ARM'S LENGTH	\$34,000 23.94	\$110,424	1.918	
02-023-300-05	9501 CHIEF RD.	2/21/2025	\$683,000	WD	03-ARM'S LENGTH	\$259,900 38.62	\$640,291	1.563	
02-026-275-10	8740 ELM RD	3/18/2025	\$749,900	WD	03-ARM'S LENGTH	\$298,500 39.81	\$610,531	1.536	
02-027-250-01	8613 ANDERSON RD.	8/19/2024	\$1,080,000	WD	03-ARM'S LENGTH	\$493,000 45.65	\$849,658	1.384	
02-027-275-01	TANNERVILLE RD	8/19/2024	\$1,080,000	PTA	03-ARM'S LENGTH	\$493,000 45.65	\$849,658	1.384	
02-028-475-01	8758 EIGHT MILE RD	7/25/2023	\$187,000	WD	03-ARM'S LENGTH	\$78,800 42.14	\$155,558	1.182	
02-031-125-03	6529 8 MILE RD	9/22/2023	\$165,000	WD	03-ARM'S LENGTH	\$44,300 26.85	\$146,377	1.875	
02-032-125-02	7575 EIGHT MILE ROAD	9/23/2024	\$190,000	WD	03-ARM'S LENGTH	\$68,900 36.26	\$172,978	1.806	
Totals:						\$2,258,000	\$4,591,230	#####	
						Sale. Ratio =>	38.79	E.C.F. =>	1.430
						Std. Dev. =>	14.74	Ave. E.C.F. =	1.485
						SEC/AC BL	Use	1.485	

Mobile ECF Bear Lake 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	isd. when Sold/Adj. SaBldg.	Residual	Cost Man. \$	E.C.F.		
02-025-300-03	11473 TANNERVILLE RD	7/5/2024	\$113,000	WD	03-ARM'S LENGTH	\$54,200	47.96	\$88,327	\$67,097	1.316	
02-641-767-12	12160 ELEVENTH ST.	11/1/2023	\$78,000	WD	03-ARM'S LENGTH	\$26,600	34.10	\$63,623	\$44,540	1.428	
Totals:						\$80,800		\$151,950	\$111,637		
						Sale. Ratio =:	42.30			E.C.F. =>	1.361
						Std. Dev. =>	9.80			Ave. E.C.F. =	1.372
						Mobile ECF		Use			1.372

Lake Front ECF Bear Lake 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Asd. when Sold	Adj. Sa	Bldg. Residual	Cost Man. \$	E.C.F.
02-005-300-01	7494 S SHORE DR	2/14/2025	\$720,000	WD	03-ARM'S LENGTH	\$222,500	30.90	\$324,858	\$193,646	1.678
02-005-325-04	7168 SOUTH SHORE DR	5/8/2023	\$425,000	WD	03-ARM'S LENGTH	\$150,700	35.46	\$276,107	\$155,009	1.781
Totals:			\$1,145,000			\$373,200		\$600,965	\$348,655	
						Sale. Ratio =>	32.59		E.C.F. =>	1.724
						Std. Dev. =>	3.22		Ave. E.C.F. =>	1.729
								Lake Front ECF	Use	1.729

Village of Bear Lake ECF 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Asd. when Soldsd/Adj. Sa Bldg. Residual	Cost Man. \$	E.C.F.		
32-221-713-02	7647 MAIN ST	8/4/2023	\$107,500	WD	03-ARM'S LENGTH	\$23,900	\$99,700	1.907		
32-221-716-10	12334 VIRGINIA ST	8/4/2023	\$162,500	WD	03-ARM'S LENGTH	\$57,900	\$142,220	1.109		
32-221-716-12	12352 VIRGINIA ST	1/17/2024	\$135,000	PTA	03-ARM'S LENGTH	\$38,800	\$108,630	1.292		
32-221-719-01	12251 LYNN ST	4/30/2024	\$132,000	WD	03-ARM'S LENGTH	\$58,800	\$108,600	1.107		
32-221-725-06	12217 MAPLE ST	4/19/2024	\$205,000	WD	03-ARM'S LENGTH	\$88,300	\$164,861	1.270		
32-221-725-08	12195 MAPLE ST	4/19/2024	\$205,000	WD	03-ARM'S LENGTH	\$88,300	\$164,861	1.270		
32-221-731-06	12162 MAPLE ST	5/23/2024	\$125,000	WD	03-ARM'S LENGTH	\$42,100	\$108,360	1.541		
32-221-736-01	12082 MAPLE ST.	10/12/2023	\$185,000	WD	19-MULTI PARCEL	\$65,700	\$162,268	1.263		
Totals:							\$1,545,000	\$1,250,784	\$914,828	
							Sale. Ratio =>	36.50	E.C.F. =>	1.367
							Std. Dev. =>	7.26	Ave. E.C.F. =>	1.420
							Village BL ECF Use		1.42	

Bear Lake Ag ECF 2026

ec/AC ECF	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Asd. when Sold	Adj. Salldg.	Residue	Cost Man.	E.C.F.
02-026-150-15	10916 TANNERVILLE RD	10/25/2024	\$370,000	WD	03-ARM'S LENGTH	\$222,200	60.05	\$83,499	\$117,008	0.714
Totals:			\$370,000			\$222,200		\$83,499	\$117,008	
						Sale. Ratio =>	60.05		E.C.F. =>	0.714
						Std. Dev. =>	#DIV/0!		Ave. E.C.F. =>	0.714

AG BL use 0.714

Wildwood ECF Bear lake 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Asd. when Sold	Adj. Sa	Bldg. Residual	Cost Man. \$	E.C.F.		
02-641-725-01	6649 S SHORE DR	5/23/2024	\$255,000	WD	03-ARM'S LENGTH	\$137,300	53.84	\$196,481	\$171,643	1.145		
02-641-767-12	12160 ELEVENTH ST.	11/1/2023	\$78,000	WD	03-ARM'S LENGTH	\$26,600	34.10	\$63,623	\$44,540	1.428		
Totals:									\$333,000	\$260,104	\$216,183	
									Sale. Ratio =>	49.22	E.C.F. =>	1.203
									Std. Dev. =>	13.96	Ave. E.C.F. =>	1.287
Wild wood ECF use 1.287												

Bear Lake Comm/ Ind ECF 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Asd. when Sold	Adj. Salr.	Bldg. Residual	Cost Man. \$	E.C.F.
32-221-706-05	7659 LAKE ST	12/16/2024	\$140,000	WD	03-ARM'S LENGTH	\$79,200	56.57	\$93,199	\$135,670	0.687
32-221-730-07	12141 WEST ST	4/7/2023	\$125,000	WD	03-ARM'S LENGTH	\$54,900	43.92	\$61,769	\$93,299	0.662
32-541-701-08	7734 LAKE ST	8/15/2024	\$65,000	WD	03-ARM'S LENGTH	\$22,300	34.31	\$36,565	\$30,844	1.185
Totals:			\$330,000			\$156,400		\$191,533	\$259,813	
							Sale. Ratio =>		E.C.F. =>	0.737
							Std. Dev. =>		Ave. E.C.F. =>	0.845
Comm/ Indust ECF										Use
										0.845