

CHASSELL TOWNSHIP -2024 LAND VALUE ANALYSIS FOR 2025

These are the land sales and the analysis of those land sales in Chassell Township for use in preparing the assessed values on the 2025 Chassell Township Assessment roll. The assessed values are an estimate of the current true cash value of the properties as of 12-31-2024 and represent 50% of the market value, true cash or usual selling price. The land values are broken into neighborhoods such as the rural and farming areas of the Township, The Village of Chassell and unplatted lands areas around the Village of Chassell as well and estimated land values for Portage Canal frontage in several neighborhoods, the Sturgeon River and low lying lands commonly known as low and or partly wetland areas.

Small Acreage-Parcels – Generally 1acre in area to 7 acres in area

003-026-002-10	\$ 15,700	2023 year of sale	2.38 acres	Private rd	\$ 6,596/ acre
003-130-007-35	\$ 32,000	2023 year of sale	3.66 acres		\$ 8,743/ acre
003-017-007-08	\$ 35,000	2024 year of sale	5.08 acres	Lower Pike Rd	\$ 6889 /acre
003-175-001-10	\$ 65,000	2022 year of sale	5.8 acres	Boundary Rd	\$/11,206acre
Totals					\$147,700 / 16.92 acres= \$8,729

Typical Acreage parcel- Generally 10 acres in size to 15 acres in size

003-007-018-10	\$ 44,000	2024 year of sale	10 acres		\$4,400/ acre
003-175-001-10	\$ 85,000	2024 year of sale	15.5 acres		\$ 5,483/acre
003-004-018-00	\$ 50,000	2022 Year of sale	15.8 acres		\$ 3,164/acre
007 011-004-00	\$ 30,000	2020 + 20%= 36,000	10 acres		\$ 3600/acre
007-113-061-00	20,000	2020 +20% 24,000	10acres		\$ 2,400/acre
Totals	\$ 233,000		61.3 acres		\$ 3,800/acre

Used 3,800

Typical acreage – 20 acres lots

003-129-031-50	104,000		104000	2022	23.59 acres	4,408/ acre
007-002-15-50	50000	10%	55,000	2021	20 acres	2,750 / acre
007-134-004-50	80000	- BLDG	70,200	2021	20acre	3,510/acre
003-004-018-00	50,000		50,000	2022	15,8 acres	3,164/ acre
007-011-002-25	40,000		40,000	2022	27 acres	1,481/acre
007-002-001-10	32,500	10%	35,750	2021	20 acres	1,787/acre
007-0127-016-30	27,000	20	33,750	2020	13.73acres	2,478/acre
TOTALS			388,700		140.12 acres	\$2,774/acre

Used 2,774/ acre

Acre Tracts- Generally 38 acres in size to 50 acres in size

003-017-007-01	\$ 95,000	2024 year of sale		38.28 acres	\$ 2,481/acre
003-062-016-00	\$ 75,000	2021 year of sale		40 acres	\$ 1,875 /acre
007-016-003-00	\$ 65,000	0+20 2020 year	78,000	40 acres	\$ 1,950/acre
Totals	\$ 235,000			118.28 acres	\$ 1,986 acre

Used 1,986/acre

Portage Canal properties- Various areas US41, Lakeshore, Lindala Road, Half Moon Beach

N Entry, Singing Sands-etc

003-129-061-00	\$ 145,000	2022 year of sale		112 front feet	\$ 1,291 / front foot
003—400-022-00	\$ 120,000	2022 year of sale		75 front feet	\$ 1,600 / front foot
Total	\$ 265,000			187 front feet	\$ 1,417 / front foot

