	*RES/AG sales wer	e combined as sale	s are similar in \$ pe	r Acre.					sessing@gmai				
	Therefore, the sal	es do not support th	ne use of multiple tal	bles.			St		d 04/01/2021 -				
Parcel	Unit	Date	Sale Price	Acres	\$ per Acre								
							Table suppor	ted by all c	lata				
1 acre (1 - 1.9)						Parcel Size			\$ per Acre		Range		
						0-5	\$60,050	22.0	\$2,731	\$921	to	\$4,762	
003-186-009-00	Felch	09/25/22	\$7,500	1.7	\$4,412								
						5+ - 10	\$159,900	52.9	\$3,024	\$2,000	to	\$3,737	
004-021-001-06	Norway	10/07/22	\$3,000	1.49	\$2,013								
						10+ - 20	\$114,000	63.6	\$1,794	\$1,500	to	\$2,251	
		Sums & Avg	\$10,500	3.19	\$3,292								
						20+ - 40	\$223,500	220.6	\$1,013	\$700	to	\$1,230	
2 acres (1.9 - 2.5)						40+	\$225,000	255.5	\$881	\$659	to	\$975	
, -,													
004-021-001-97	Norway	10/04/22	\$1,750	1.90	\$921								
004-130-009-26	Norway	08/11/22	\$5,600	1.98	\$2,828	Table in DB							
	, , , , , , , , ,		70,000		7=,0=0	Acre	Rate						
004-130-009-27	Norway	09/15/21	\$10,000	2.10	\$4,762	1	2700	3	8100	10	24000	30	30
		30, 10,21	ψ.ο,σσσ		ψ .,. σ <u>=</u>	1.5	4000	4	10800	15	27000	40	40
		Sums & Avg	\$17,350	5.98	\$2,901	2	5400	5	15000	20	36000	50	45
		came arring	ψ,σσσ	0.00	42,00 1	2.5	6700	7	21000	25	33000	100	900
								n tahle are	median of \$ per A				
3 acres (2.5+ - 4)							all figures round		niculaii oj 3 pei A	cre above, an	others acriv	ca mathemat	icumy
0 00100 (2.01							un jigures round	ieu					
004-013-002-35	Norway	09/19/22	\$8,700	3.0	\$2,900								
00+ 010 002 00	Norway	00/10/22	φο,νοο	0.0	Ψ2,000								
004-130-009-28	Norway	09/22/21	\$12,500	2.69	\$4,647								
004-100-003-20	Norway	03/22/21	Ψ12,300	2.00	ψτ,υτ1								
55-006-212-012-00	Menominee-F	08/22/22	\$6,000	3.0	\$2,000								
00-000-212-012-00	Wichominico-i	00/22/22	ψ0,000	0.0	Ψ2,000								
		Sums & Avg	\$27,200	8.7	\$3,130								
		Cumb a 7 tvg	Ψ21,200	0.7	ψο, του								
5 acres (4+ - 6)													
0 acres (4: 10)													
55-006-607-001-00	Menominee-F	06/02/22	\$5,000	4.13	\$1,211								
& -010-00	MEHOHIIIEE-F	UUIUZIZZ	ψυ,υυυ	7.13	ψ1,∠11								
002-228-032-50	Breitung	01/05/23	\$17,000	5.03	\$3,380								
002-220-032-30	Dieitung	01/03/23	φιι,υυυ	5.03	φυ,υου								
		Sums & Avg	\$22,000	9.16	\$2,402								
		Suille & Avg	φ∠∠,000	5.10	Ψ ∠,4U ∠								

CANT LAND STUDY					DAKU	Pre			Twp Assess	UI	
	*RES/AG sales wer	re combined as sale	s are similar in \$ pe	r Acre.				sessing@gı			
	Therefore, the sai	les do not support th	he use of multiple ta	bles.		St	udy period	1 04/01/202	1 - 03/31/202	23	
Parcel	Unit	Date	Sale Price	Acres	\$ per Acre						
004-003-024-18	Norway	12/06/21	\$25,000	6.69	\$3,737						
& - 17	,										
55-006-436-001-16	Menominee-H	10/11/21	\$25,000	6.97	\$3,587						
			Ψ20,000	0.0.	Ψο,σο.						
55-008-218-009-50	Menominee-L	09/29/21	\$20,000	7.30	\$2,740						
00 000 210 000 00	Wierieniniee E	00/20/21	Ψ20,000	7.00	Ψ2,110						
		Sums & Avg	\$70,000	20.96	\$3,340						
		came a rivg	ψι σ,σσσ	20.00	ψο,ο.ιο						
10 acres (8+ - 11)											
10 acies (01 - 11)											
004-013-040-10	Norway	12/13/21	\$25,000	8.26	\$3,027						
004-013-040-10	inoiway	12/13/21	φ25,000	0.20	φ3,U2 <i>1</i>						
000 007 004 00	Drait	04/04/00	#27.000	0.00	#2 227						
002-227-024-30	Breitung	01/21/22	\$27,900	8.62	\$3,237						
55 004 000 004 00	5 11 5 1	40/04/04	400.000	10.00	#0.000						
55-004-003-024-20	Delta-Brampt	12/21/21	\$20,000	10.00	\$2,000						
		Sums & Avg	\$72,900	26.88	\$2,712						
15 acres (12+ - 18)											
15 acres (12+ - 16)											
002-007-040-20	Breitung	5/26/21	\$23,000	12.57	\$1,830						
002-007-040-20	Dielitarig	3/20/21	Ψ23,000	12.01	ψ1,030						
002-225-001-00	Breitung	6/29/22	\$30,000	13.33	\$2,251						
002 220 001 00	Bronding	OILOILL	ψου,σου	10.00	Ψ2,201						
002-234-007-10	Breitung	6/11/21	\$31,000	17.66	\$1,755						
	5		, , , , , , , ,		, ,						
		Sums & Avg	\$84,000	43.6	\$1,928						
20 acres (19+ - 21)											
003-183-009-00	Felch	7/9/2021	\$30,000	20.00	\$1,500						
004-128-024-20	Norway	05/10/22	\$42,000	20.28	\$2,071						
55-012-211-016-00	Menominee-N	04/15/21	\$26,000	21.13	\$1,230						
& -212-015-00											
		Sums & Avg	\$98,000	61.41	\$1,596						

CANT LAND STUDY	for ACRE RA	TES Reside	ntial & Agricu	Iture STAN	DARD	Prepared by the Norway Twp Assessor	
	*RES/AG sales wer	re combined as sale:	s are similar in \$ per	Acre.		bpsassessing@gmail.com	
		es do not support th				Study period 04/01/2021 - 03/31/2023	
Parcel	Unit	Date	Sale Price	Acres	\$ per Acre		
40 acres (39.5 - 40.5	5)						
005-007-004-00	Sagola	09/30/22	\$42,500	40.0	\$1,063		
55-012-215-003-00	Menominee-N	10/21/22	\$28,000	40.0	\$700		
55-013-533-002-00	Menominee-S	04/02/21	\$40,000	40.0	\$1,000		
55-006-324-010-00	Menominee-F	07/05/21	\$42,000	39.4	\$1,065		
55-011-086-013-00	Menominee-N	06/28/22	\$45,000	40.0	\$1,125		
		Sums & Avg	\$197,500	199.4	\$990		
004-011-016-30	Norway	01/27/23	\$30,000	45.5	\$659		
	,				·		
100 acres (80 - 160))						
55-011-005-009-00	Menominee-N	05/19/21	\$78,000	90.0	\$867		
55-011-073-002-20	Menominee-N	03/21/22	\$117,000	120.0	\$975		
& 55-011-073-002-	10						
		Sums & Avg	\$195,000	210.0	\$929		

	*RES/AG sales wer	re combined as sales	s are similar in \$ per	Acre.				bpsass	sessing@gmai	l.com			
		les do not support th	•				S	tudv period	1 04/01/2021 -	03/31/2023			
Parcel	13.2.2.2, 2.70 04.	Date	Sale Price	Acres	\$ per Acre			,,					
							Table suppo	rted by all	data				
1 acre (0 - 1.5)						Parcel Size			per Acre		Range		
						0-5	\$258,600	30.7	\$8,423	\$6,224	to	\$11,650	
004-014-001-35	Norway	09/09/22	\$12,000	1.03	\$11,650		,		40, 120	7-,		. ,	
		00/00/22	ψ·Ξ,σσσ		V ,000	5+ - 10	\$175,250	23.18	\$7,560	\$6,119	to	\$8,869	
002-740-003-00	Breitung	09/21/22	\$2,200	0.19	\$11,579	V	ψσ, <u>2</u> σσ		ψ.,σσσ	ψο,σ		4 0,000	
302 7 10 000 00	Brottarig	00/2 1/22	Ψ2,200	0.10	ψ11,070	10+ - 20	\$397,400	105.9	\$3,752	\$2,407	to	\$8,869	
55-009-450-024-00	Menominee-N	12/20/21	\$11,500	1.15	\$10,000	10 20	φσστ, τσσ	100.0	ψο, ι σΣ	Ψ2,101	.0	ψ0,000	
00 000 400 024 00	Wichoninice W	12/20/21	ψ11,000	1.10	ψ10,000	20+ - 40	\$338,450	186.7	\$1,813	\$1,500	to	\$2,326	
004-003-024-09	Norway	11/05/21	\$15,000	1.44	\$10,417	20. 40	Ψ000,400	100.7	ψ1,010	ψ1,000	10	Ψ2,020	
004 000 024 00	Horway	11/00/21	ψ10,000	1.77	ψ10,411	40+ - 79	\$305,000	160.5	\$1,900	\$1,293	to	\$2,588	
						40 79	ψουσ,σου	100.0	φ1,500	Ψ1,200	ıo	Ψ2,000	
		Sums & Avg	\$40,700	3.8	\$10,682	80+	\$397,300	320.0	\$1,242	\$1,188	to	\$1,341	
		ouns a Avg	ψ+0,700	3.0	Ψ10,002		400.1000	020.0	Ψ :,= :=	ψ.,.σσ		ψ.,σ	
2 acres (1.5 - 2.5)						Table in DB							
						Acre	Rate						
55-010-127-007-81	Menominee-N	05/14/21	\$17,500	1.81	\$9,669	1		3	25200	10	55100	30	540
			, ,		, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	1.5		4	33600	15	57000	40	720
004-003-024-08	Norway	11/05/21	\$15,000	2.00	\$7,500	2		5	42000	20	76000	50	950
			, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	2.5		7	53200	25	65000	100	1200
004-003-025-12	Norway	10/05/21	\$20,000	2.08	\$9,615		*arev fiaures	in table are	median of \$ pe	r Acre above.	all others d	erived mather	matica
			, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		, ,, ,		all figures rou			,			
004-003-025-07	Norway	11/05/21	\$15,000	2.41	\$6,224		, , , ,						
	,												
		Sums & Avg	\$67,500	8.3	\$8,133								
		Julia & Avg	ψ07,300	0.5	ψ0,133								
3 acres (3 - 4)													
204 420 000 02	Namuov	00/22/24	¢20,000	2.40	¢0.424								
004-130-009-03	Norway	09/22/21	\$30,000	3.18	\$9,434								
002-003-019-11	Breitung	05/07/21	\$24,900	3.11	\$8,006								
004-022-026-02	Norway	06/22/21	\$30,000	3.27	\$9,174								

		Sums & Avg	\$84,900	9.6	\$8,881								

CANT LAND STUDY					OIVI	1 160		way Twp Assessor	
	*RES/AG sales wei	re combined as sale	s are similar in \$ per	Acre.			bpsassessing@		
	Therefore, the sa	les do not support th	ne use of multiple tab	oles.		Stud	dy period 04/01/2	2021 - 03/31/2023	
Parcel		Date	Sale Price	Acres	\$ per Acre				
004-003-024-16	Norway	7/20/2022	\$30,500	4.03	\$7,568				
002-127-023-00	Breitung	1/13/2022	\$35,000	5.00	\$7,000				
002-105-009-50	Breitung	05/07/21	\$32,000	5.23	\$6,119				
		Sums & Avg	\$97,500	14.3	\$6,837				
7 00000 (0: 0.0)									
7 acres (6+ - 9.9)									
002-008-005-60	Breitung	8/19/22	\$55,000	8.0	\$6,875				
002-000-000-00	breitung	0/19/22	φυυ,υυυ	0.0	φυ,οτυ				
		Sums & Avg	\$55,000	8.0	\$6,875				
		J							
10 acres (9+ - 11)									
55-001-113-014-00	Menominee-C	8/3/21	\$88,250	9.95	\$8,869				
000 000 000 04	D ''	0.10.100	A 55.000	10.10	DF 40 F				
002-222-039-31	Breitung	3/3/23	\$55,000	10.12	\$5,435				
& 002-222-039-32	D:4	0/7/00	#00.000	40.40	Φ0.500				
002-117-018-00	Breitung	2/7/23	\$68,000	10.42	\$6,526				
		Sums & Avg	\$211,250	30.5	\$6,929				
		Ouris & Avg	ΨΖ11,200	30.3	ψ0,323				
15 acres (11+ - 19.5)									
12 23.00 (1010)									
55-004-003-006-30	Menominee-G	3/25/22	\$52,000	13.2	\$3,954				
			. ,		. ,				
002-007-042-21	Breitung	4/30/2021	\$53,000	15.2	\$3,496				
	_								
002-234-007-10	Breitung	5/13/22	\$42,500	17.7	\$2,407				
		Sums & Avg	\$147,500	46.0	\$3,209				

Parcial Description Desc	CANT LAND STUDY					O ITI		y the Norway		"	
Parcel P		*RES/AG sales we	re combined as sale	s are similar in \$ per	r Acre.						
20 acres (20 - 25) D02-122-015-00 Breilung D1/23/23 \$74,900 19.4 \$3,861 S5-009-123-028-00 Menorrinee-N Menorrinee-N Menorrinee-N D6/20/22 \$62,000 20.0 \$2,600 Sums & Avg \$126,900 39.4 \$3,221 Sums & Avg \$126,900 26.7 \$2,326 A0 acres A0 acres D02-225-001-10 Breilung D6/06/21 \$60,000 40.0 \$1,500 \$55-003-215-003-20 Menominee-F D1/11/22 \$72,000 40.0 \$1,609 Menominee-F D1/11/22 \$72,000 40.0 \$1,900 \$1		Therefore, the sa	les do not support th		bles.		Study per	od 04/01/2021	- 03/31/2023	3	
002-122-015-00 Brettung 01/23/23 \$74,900 19.4 \$3,861 55-009-123-028-00 Menominee-N 06/20/22 \$52,000 20.0 \$2,600 Sums & Avg \$126,900 39.4 \$3,221 002-225-001-10 Brettung 08/05/22 \$62,000 26.7 \$2,326 40 acros			Date	Sale Price	Acres	\$ per Acre					
Sums & Avg \$126,900 20.0 \$2,600 20.0 \$2,600 20.0 \$2,600 20.0 \$2,600 20.0 \$2,600 20.0 \$2,600 20.0 \$2,600 20.0 \$2,600 20.0 \$2,00	20 acres (20 - 25)										
Sums & Avg \$126,900 20.0 \$2,600 20.0 \$2,600 20.0 \$2,600 20.0 \$2,600 20.0 \$2,600 20.0 \$2,600 20.0 \$2,600 20.0 \$2,600 20.0 \$2,00											
Sums & Avg \$126,900 39.4 \$3,221 002-225-001-10 Breitung 08/05/22 \$62,000 26.7 \$2,326 40 acros 002-225-002-00 Breitung 05/06/21 \$60,000 40.0 \$1,500 002-225-002-20 Menominee-F 03/24/23 \$67,950 40.0 \$1,699 55-003-215-003-25 Menominee-F 01/11/22 \$72,000 40.0 \$1,800 55-007-426-005-00 Menominee-Ir 05/04/21 \$76,500 40.0 \$1,913 Sums & Avg \$276,450 160.0 \$1,728 40+ - 79 004-130-009-00 Norway 09/17/21 \$110,000 42.5 \$2,588 006-086-004-00 Waucedah 01/24/22 \$75,000 58.0 \$1,293 55-008-133-005-00 Menominee-Ir 04/14/21 \$120,000 60.0 \$2,000 Sums & Avg \$305,000 160.5 \$1,900	002-122-015-00	Breitung	01/23/23	\$74,900	19.4	\$3,861					
Sums & Avg \$126,900 39.4 \$3,221 002-225-001-10 Breitung 08/05/22 \$62,000 26.7 \$2,326 40 acres 002-225-002-00 Breitung 05/06/21 \$60,000 40.0 \$1,500 002-225-002-20 Menominee-F 03/24/23 \$67,950 40.0 \$1,699 55-003-215-003-25 Menominee-F 03/24/23 \$72,000 40.0 \$1,800 55-007-426-005-00 Menominee-Ir 05/04/21 \$76,500 40.0 \$1,913 Sums & Avg \$276,450 160.0 \$1,728 40+ - 79 004-130-009-00 Norway 09/17/21 \$110,000 42.5 \$2,588 006-086-004-00 Waucedah 01/24/22 \$75,000 58.0 \$1,293 55-008-133-005-00 Menominee-Ir 04/14/21 \$120,000 60.0 \$2,000 Sums & Avg \$305,000 160.5 \$1,900											
002-225-001-10 Breitung 08/05/22 \$62,000 26.7 \$2,326	55-009-123-028-00	Menominee-M	06/20/22	\$52,000	20.0	\$2,600					
002-225-001-10 Breitung 08/05/22 \$62,000 26.7 \$2,326											
002-225-001-10 Breitung 08/05/22 \$62,000 26.7 \$2,326			C 9 A	¢400,000	20.4	f2 004					
40 acres Breitung 05/06/21 \$60,000 40.0 \$1,500 \$55-003-215-003-20 Menominee-F 03/24/23 \$67,950 40.0 \$1,699 \$55-003-225-001-25 Menominee-Ir 05/04/21 \$76,500 40.0 \$1,800 \$1,913 \$004-130-009-00 Norway 09/17/21 \$110,000 42.5 \$2,588 006-086-004-00 Waucedah 01/24/22 \$75,000 58.0 \$1,293 \$100 acres (80 - 160) Sums & Avg \$305,000 160.5 \$1,900 \$1			Sums & Avg	\$126,900	39.4	\$3,221					
40 acres Breitung 05/06/21 \$60,000 40.0 \$1,500 \$55-003-215-003-20 Menominee-F 03/24/23 \$67,950 40.0 \$1,699 \$55-003-225-001-25 Menominee-Ir 05/04/21 \$76,500 40.0 \$1,800 \$1,913 \$004-130-009-00 Norway 09/17/21 \$110,000 42.5 \$2,588 006-086-004-00 Waucedah 01/24/22 \$75,000 58.0 \$1,293 \$100 acres (80 - 160) Sums & Avg \$305,000 160.5 \$1,900 \$1											
40 acres 40 acres Breitung 05/06/21 \$60,000 40.0 \$1,500 \$55-003-215-003-20 Menominee-F 03/24/23 \$67,950 40.0 \$1,699 \$55-003-225-001-25 Menominee-Ir 05/04/21 \$76,500 40.0 \$1,800 \$55-007-426-005-00 Menominee-Ir 05/04/21 \$76,500 40.0 \$1,913	002 225 004 40	Droituna	00/05/00	\$62.000	26.7	¢2 226					
002-225-002-00 Breitung 05/06/21 \$60,000 40.0 \$1,500 \$55-003-215-003-20 Menominee-F 03/24/23 \$67,950 40.0 \$1,699 \$55-003-225-001-25 Menominee-F 01/11/22 \$72,000 40.0 \$1,800 \$55-007-426-005-00 Menominee-Ir 05/04/21 \$76,500 40.0 \$1,913 \$55-007-426-005-00 Menominee-Ir 05/04/21 \$76,500 40.0 \$1,913 \$55-007-426-005-00 Menominee-Ir 05/04/21 \$76,500 40.0 \$1,728 \$100-005-00 Norway 09/17/21 \$110,000 42.5 \$2,588 \$100-006-06-004-00 Waucedah 01/24/22 \$75,000 58.0 \$1,293 \$100-005-00 Menominee-Iv 04/14/21 \$120,000 60.0 \$2,000 \$100 acres (80 - 160) \$100 acres	002-225-001-10	Dieitung	00/05/22	Φ0∠,000	20.7	Φ∠,3∠0					
002-225-002-00 Breitung 05/06/21 \$60,000 40.0 \$1,500 \$55-003-215-003-20 Menominee-F 03/24/23 \$67,950 40.0 \$1,699 \$55-003-225-001-25 Menominee-F 01/11/22 \$72,000 40.0 \$1,800 \$55-007-426-005-00 Menominee-Ir 05/04/21 \$76,500 40.0 \$1,913 \$55-007-426-005-00 Menominee-Ir 05/04/21 \$76,500 40.0 \$1,913 \$55-007-426-005-00 Menominee-Ir 05/04/21 \$76,500 40.0 \$1,728 \$100-005-00 Norway 09/17/21 \$110,000 42.5 \$2,588 \$1,293 \$106-086-004-00 Waucedah 01/24/22 \$75,000 58.0 \$1,293 \$1,293 \$100-086-004-00 Menominee-Iv 04/14/21 \$120,000 60.0 \$2,000 \$1,293 \$1,341 \$100 acres (80 - 160) \$1,341 \$100 acres (80 - 160) \$1,341											
002-225-002-00 Breitung 05/06/21 \$60,000 40.0 \$1,500 \$55-003-215-003-20 Menominee-F 03/24/23 \$67,950 40.0 \$1,699 \$55-003-225-001-25 Menominee-F 01/11/22 \$72,000 40.0 \$1,800 \$55-007-426-005-00 Menominee-Ir 05/04/21 \$76,500 40.0 \$1,913 \$55-007-426-005-00 Menominee-Ir 05/04/21 \$76,500 40.0 \$1,913 \$55-007-426-005-00 Menominee-Ir 05/04/21 \$76,500 40.0 \$1,728 \$100-005-00 Norway 09/17/21 \$110,000 42.5 \$2,588 \$1,293 \$106-086-004-00 Waucedah 01/24/22 \$75,000 58.0 \$1,293 \$1,293 \$100-086-004-00 Menominee-Iv 04/14/21 \$120,000 60.0 \$2,000 \$1,293 \$1,341 \$100 acres (80 - 160) \$1,341 \$100 acres (80 - 160) \$1,341	40 00										
55-003-215-003-20 Menominee-F 03/24/23 \$67,950 40.0 \$1,699	4u acres										
55-003-215-003-20 Menominee-F 03/24/23 \$67,950 40.0 \$1,699	000 005 000 00	D==:t	05/00/04	#CO 000	40.0	£4.500					
55-003-225-001-25 Menominee-F 01/11/22 \$72,000 40.0 \$1,800	002-225-002-00	Breitung	05/06/21	\$60,000	40.0	\$1,500					
55-003-225-001-25 Menominee-F 01/11/22 \$72,000 40.0 \$1,800	FF 000 04F 000 00		00/04/00	407.050	40.0	* 4.000					
55-007-426-005-00 Menominee-Ir 05/04/21 \$76,500 40.0 \$1,913 Sums & Avg \$276,450 160.0 \$1,728 40+ - 79 004-130-009-00 Norway 09/17/21 \$110,000 42.5 \$2,588 006-086-004-00 Waucedah 01/24/22 \$75,000 58.0 \$1,293 55-009-133-005-00 Menominee-Iv 04/14/21 \$120,000 60.0 \$2,000 Sums & Avg \$305,000 160.5 \$1,900 100 acres (80 - 160) Menominee-Iv 09/16/22 \$107,300 80.0 \$1,341	55-003-215-003-20	Menominee-F	03/24/23	\$67,950	40.0	\$1,699					
55-007-426-005-00 Menominee-Ir 05/04/21 \$76,500 40.0 \$1,913 Sums & Avg \$276,450 160.0 \$1,728 40+ - 79 004-130-009-00 Norway 09/17/21 \$110,000 42.5 \$2,588 006-086-004-00 Waucedah 01/24/22 \$75,000 58.0 \$1,293 55-009-133-005-00 Menominee-Iv 04/14/21 \$120,000 60.0 \$2,000 Sums & Avg \$305,000 160.5 \$1,900 100 acres (80 - 160) Menominee-Iv 09/16/22 \$107,300 80.0 \$1,341	FF 000 00F 004 0F		04/44/00	#70.000	40.0	04.000					
Sums & Avg \$276,450 160.0 \$1,728 40+ - 79 004-130-009-00 Norway 09/17/21 \$110,000 42.5 \$2,588 006-086-004-00 Waucedah 01/24/22 \$75,000 58.0 \$1,293 55-009-133-005-00 Menominee-N 04/14/21 \$120,000 60.0 \$2,000 Sums & Avg \$305,000 160.5 \$1,900 100 acres (80 - 160) 55-011-119-001-54 Menominee-N 09/16/22 \$107,300 80.0 \$1,341	55-003-225-001-25	Menominee-F	01/11/22	\$72,000	40.0	\$1,800					
Sums & Avg \$276,450 160.0 \$1,728 40+ - 79 004-130-009-00 Norway 09/17/21 \$110,000 42.5 \$2,588 006-086-004-00 Waucedah 01/24/22 \$75,000 58.0 \$1,293 55-009-133-005-00 Menominee-N 04/14/21 \$120,000 60.0 \$2,000 Sums & Avg \$305,000 160.5 \$1,900 100 acres (80 - 160) 55-011-119-001-54 Menominee-N 09/16/22 \$107,300 80.0 \$1,341	55 007 400 005 00		05/04/04	#70.500	40.0	04.040					
40+ - 79 004-130-009-00 Norway 09/17/21 \$110,000 42.5 \$2,588 006-086-004-00 Waucedah 01/24/22 \$75,000 58.0 \$1,293 55-009-133-005-00 Menominee-N 04/14/21 \$120,000 60.0 \$2,000 Sums & Avg \$305,000 160.5 \$1,900 100 acres (80 - 160) 55-011-119-001-54 Menominee-N 09/16/22 \$107,300 80.0 \$1,341	55-007-426-005-00	Menominee-In	05/04/21	\$76,500	40.0	\$1,913					
40+ - 79 004-130-009-00 Norway 09/17/21 \$110,000 42.5 \$2,588 006-086-004-00 Waucedah 01/24/22 \$75,000 58.0 \$1,293 55-009-133-005-00 Menominee-N 04/14/21 \$120,000 60.0 \$2,000 Sums & Avg \$305,000 160.5 \$1,900 100 acres (80 - 160) 55-011-119-001-54 Menominee-N 09/16/22 \$107,300 80.0 \$1,341											
40+ - 79 004-130-009-00 Norway 09/17/21 \$110,000 42.5 \$2,588 006-086-004-00 Waucedah 01/24/22 \$75,000 58.0 \$1,293 55-009-133-005-00 Menominee-N 04/14/21 \$120,000 60.0 \$2,000 Sums & Avg \$305,000 160.5 \$1,900 100 acres (80 - 160) 55-011-119-001-54 Menominee-N 09/16/22 \$107,300 80.0 \$1,341			0 0 1	***	100.0	04 700					
004-130-009-00 Norway 09/17/21 \$110,000 42.5 \$2,588			Sums & Avg	\$276,450	160.0	\$1,728					
004-130-009-00 Norway 09/17/21 \$110,000 42.5 \$2,588											
004-130-009-00 Norway 09/17/21 \$110,000 42.5 \$2,588	40. =0										
006-086-004-00 Waucedah 01/24/22 \$75,000 58.0 \$1,293 55-009-133-005-00 Menominee-N 04/14/21 \$120,000 60.0 \$2,000 55-009-133-005-00 Sums & Avg \$305,000 160.5 \$1,900 55-011-119-001-54 Menominee-N 09/16/22 \$107,300 80.0 \$1,341	40+ - 79										
006-086-004-00 Waucedah 01/24/22 \$75,000 58.0 \$1,293 55-009-133-005-00 Menominee-N 04/14/21 \$120,000 60.0 \$2,000 55-009-133-005-00 Sums & Avg \$305,000 160.5 \$1,900 55-011-119-001-54 Menominee-N 09/16/22 \$107,300 80.0 \$1,341	201 100 200 20		00/47/04	**	40.5	*** *** ***					
55-009-133-005-00 Menominee-N 04/14/21 \$120,000 60.0 \$2,000 Sums & Avg \$305,000 160.5 \$1,900 100 acres (80 - 160) 55-011-119-001-54 Menominee-N 09/16/22 \$107,300 80.0 \$1,341	004-130-009-00	Norway	09/17/21	\$110,000	42.5	\$2,588					
55-009-133-005-00 Menominee-N 04/14/21 \$120,000 60.0 \$2,000 Sums & Avg \$305,000 160.5 \$1,900 100 acres (80 - 160) 55-011-119-001-54 Menominee-N 09/16/22 \$107,300 80.0 \$1,341	000 000 004 00	\\/	04/04/00	#7F 000	F0.0	£4.000					
Sums & Avg \$305,000 160.5 \$1,900 100 acres (80 - 160) 55-011-119-001-54 Menominee-N 09/16/22 \$107,300 80.0 \$1,341	UU0-U80-UU4-UU	vvaucedan	01/24/22	\$75,000	58.0	\$1,293					
Sums & Avg \$305,000 160.5 \$1,900 100 acres (80 - 160) 55-011-119-001-54 Menominee-N 09/16/22 \$107,300 80.0 \$1,341	EE 000 122 00E 02	Manaria	04/44/04	£420.000	60.0	¢2.000					
100 acres (80 - 160) 55-011-119-001-54 Menominee-N 09/16/22 \$107,300 80.0 \$1,341	oo-009-133-005-00	ivienominee-IV	04/14/21	\$120,000	0.00	\$∠,000					
100 acres (80 - 160) 55-011-119-001-54 Menominee-N 09/16/22 \$107,300 80.0 \$1,341											
100 acres (80 - 160) 55-011-119-001-54 Menominee-N 09/16/22 \$107,300 80.0 \$1,341			C 0. A	#20F 222	400.5	64.000					
55-011-119-001-54 Menominee-N 09/16/22 \$107,300 80.0 \$1,341			Sums & Avg	\$305,000	160.5	\$1,900					
55-011-119-001-54 Menominee-N 09/16/22 \$107,300 80.0 \$1,341											
55-011-119-001-54 Menominee-N 09/16/22 \$107,300 80.0 \$1,341	400 (00 400)										
	100 acres (80 - 160)										
	FF 044 446 664 F:		00/40/20	* 40 7 ***	00.0	01.011					
			09/16/22	\$107,300	80.0	\$1,341					

VACANT LAND STUDY	for ACRE RAT	ΓES Resider	itial & Agricul	ture PREMI	UM	Prepared by the Norway Twp Assessor	
	*RES/AG sales we	re combined as sale	s are similar in \$ per	Acre.		bpsassessing@gmail.com	
	Therefore, the sa	ales do not support th	ne use of multiple tab	oles.		Study period 04/01/2021 - 03/31/2023	
Parcel		Date	Sale Price	Acres	\$ per Acre		
55-006-028-006-00	Menominee-H	04/02/21	\$95,000	80.0	\$1,188		
002-224-013-00	Breitung	07/26/21	\$195,000	160.0	\$1,219		
		Sums & Avg	\$397,300	320.0	\$1,242		

		VAC	ANT LAND ST	UDY			
Parcel	Unit	Date	Sale Price	Front Foot	Acres	\$ per FF	\$ per Acre
LOTS Standard							
004-450-003-00	Norway	09/09/21	\$9,000	112.1	0.35	\$80	\$25,714
004-010-020-00	Norway	01/11/23	\$15,000	212.0	2.642	\$71	\$5,678
55-003-222-010-00	Menominee-Fa	12/06/21	\$66,500	1024.8	40.908	\$65	\$1,626
& -403-010-00, -40 ⁴			# 0.000	100.5	0.000	405	044 044
55-006-605-012-00	Menominee-Ho	05/07/21	\$8,000	122.5	0.689	\$65	\$11,611
		Sums & Avg	\$98,500	1471.3	44.6	\$67	\$2,209
			Range	\$65	- 80		
Parcel		Date	Sale Price	Front Foot	Acres	\$ per FF	\$ per Acre
LOTS Premium							
55-006-436-001-21	Menominee-Ho	01/03/22	\$83,000	166.5	1.6	\$498	\$51,875
55-009-320-052-00	Menominee-Me	06/10/22	\$22,250	127.4	0.621	\$175	\$35,829
& -053-00							
002-008-005-10	Breitung	44400	41000	396.6	8.83	\$103	\$4,643
& -005-20							
002-227-036-00	Breitung	03/01/23	\$20,000	208.0	0.99	\$96	\$20,202
		Sums & Avg	\$166,250	898.5	12.041	\$185	\$13,807
			Range	\$96 -	498		

			VAC	ANT LAND STU	JDY		
Parcel	Unit	Date	Sale Price	Front Foot	Acres	\$ per FF	\$ per Acre
WATERFRONT Star	ndard						
004-106-005-00	Norway	08/09/21	\$56,750	200	1.5	\$284	\$37,833
004-233-018-00	Norway	08/10/21	\$54,900	152.0	0.56	\$361	\$98,036
004-106-002-10	Norway	10/21/22	\$79,000	200.0	8.298	\$395	\$9,520
002-119-019-00	Breitung	07/02/21	\$67,500	156.3	0.9	\$432	\$75,000
		Sums & Avg	\$258,150	708.3	11.3	\$364	\$22,930
			Range	\$284 -	- 432		
Parcel		Date	Sale Price	Front Foot	Acres	\$ per FF	\$ per Acre
WATERFRONT Prer	nium						
002-129-009-00	Breitung	08/13/21	\$140,000	240.4	1.01	\$582	\$138,614
55-003-207-002-11	Menominee-Fa	06/02/21	\$61,000	106.0	1.73	\$575	\$35,260
55-009-131-003-10	Menominee-Fa	08/12/21	\$140,000	200.0	11.18	\$700	\$12,522
006-020-021-00	Waucedah	04/12/21	\$130,000	175.0	7.86	\$743	\$16,539
		Sums & Avg	\$471,000	721.4	21.8	\$653	\$21,625
			Range	\$575 -	- 743		

		VACA	NT LAND S	TUDY			
Parcel	Unit	Class	Date	Sale Price	Acres	\$ per Acre	
COMMERCIAL-IND	USTRIAL						
55-009-115-001-55	Menominee-Me	Com	04/21/22	\$7,500	1.00	\$7,500	
55-009-115-001-57	Menominee-Me	Com	04/21/22	\$7,500	1.50	\$5,000	
002-005-001-20	Breitung	Com	06/18/21	\$25,000	5.12	\$4,883	
002-003-005-50	Breitung	Com	10/19/21	\$30,000	9.92	\$3,024	
002-001-025-00	Breitung	Com	10/12/21	\$35,000	16.25	\$2,154	
			Sums & Avg	\$105,000	33.8	\$3,000	
				Range	\$2,154	- 7,500	
Below, avg price per fr	ont front applied at	median of tal	ole (10 acres i	in grey), all ot	hers deriv	red mathe	matica
Table in DB							
Acre	Price					all figure	
1	\$7,000	3		10			\$41,0
1.5	\$8,000	4	\$20,000	15			\$44,0
2	\$11,000	5	\$23,000	20			
2.5	\$14,000	7	\$26,500	25	\$38,000	100	

	Economic	Condition Fa	ctors - Norw	ay Township,	Michigan			
				,	. J			
An Economic	Condition Fact	or (ECF) adjus	sts the assess	or's use of the	Assessor's Man	ual to the loca	al market.	
		` , ,						
ECFs:								
 represer 	t the relationsh	nip between the	e appraised va	alue of a buildir	ng and the sale	value of that b	ouilding.	
are adjust	sted annually b	y the assesso	r to further refi	ine these costs	to the local mar	ket.		
 must be 	determined an	d used in all co	ost appraisal s	ituations where	e the Assessor's	Manual is us	ed.	
	ECF for RESI	DENTIAL Prop	erties is:		0.85			
	ECF for AGRI	CULTURAL P	operties is:		0.64			
	ECF for COM	MERCIAL Prop	perties is:		0.79			
	ECF for INDU	STRIAL Prope	rties is:		0.79			
		Dun in a un al la i	41 Manager T	4				
			the Norway T					
			sessing@gma d 04/01/2021 -					
		Study period	1 04/0 1/2021 -	03/31/2023				
	Econo	mic Condition	Factor NOE	RWAY RESIDEN	ΤΙΔΙ			
	LCOIIC		i i actor itor	WAI KLOIDEN	IIAL			
Parcel Number	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.		
004-001-013-5	05/02/22	\$379,000	\$45,879	_	\$434,876	0.766		
004-015-018-0		\$184,900	\$19,876		\$201,595	0.819		
004-016-006-0	05/12/22	\$192,000	\$14,494		\$202,834	0.875		
004-016-011-0	01/06/23	\$219,900	\$9,236	\$210,664	\$262,682	0.802		
004-017-009-0	06/11/21	\$80,413	\$8,411	\$72,002	\$93,378	0.771		
004-020-006-0	03/22/23	\$327,000	\$25,097	\$301,903	\$294,745	1.024		
004-130-009-0	04/01/22	\$297,000	\$18,093	\$278,907	\$326,243	0.855		
			TOTALS	4 520 427	1 946 353	0.05		
			101ALS	1,539,127	1,816,353	0.85		

		Ecc	onomic Cond	ition Factor N	ORWAY AGRIC	ULTURAL w 1	ime Adjustmen	ts		
Parcel Number	Sale Date	Adj Sale \$	Time Adj Rate	Comp Periods (1 yr)	Years to Median 2022	2022 Adj Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
004-001-002-00	10/28/22	\$144,500	1.39%	1		\$144,500	\$48,000	\$96,500	\$134,100	0.720
004-003-005-25	8/31/16	\$180,000	1.39%	1	6	\$195,543	\$60,742	\$134,801	\$125,630	1.073
004-011-001-15	10/30/09	\$152,500	1.39%	1	13	\$182,476	\$14,000	\$168,476	\$243,211	0.693
004-017-018-20	6/13/18	\$97,000	1.39%	1	4	\$102,507	\$23,650	\$78,857	\$253,476	0.311
004-130-016-00	2/12/20	\$172,000	1.39%	1	2	\$176,815	\$52,168	\$124,647	\$184,996	0.674
							TOTALS	603,281	941,413	0.64
*Time Adj Rate	- 1.39%									
Removed Outlie	ers (high/low)									
		Economi	ic Condition I	actor NORW	AY COMMERCIA	AL-INDUSTRIA	AL w Time Adjus	stments		
Parcel	Sale Date	Adj. Sale \$	Time Adj Rate	Comp Periods (1 yr)	Years to Median 2022	2022 Adj Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
Number		\$700,000	2.92%	1	-1	\$680,140	\$156,256	\$523,884	\$542,719	0.965
	8/25/23	\$700,000	2.32/0						Ψ σ . = , σ	
004-010-001-00	8/25/23 9/22/14	\$700,000	2.92%	1	8	\$88,124	\$2,380	\$85,744	\$128,060	0.670
004-010-001-00 004-010-005-00				1 1	8 7	\$88,124 \$166,356	\$2,380 \$14,240			0.670 0.628
004-010-001-00 004-010-005-00 4-013-014-60 li	9/22/14	\$70,000	2.92%	1				\$85,744	\$128,060	
004-010-001-00 004-010-005-00 4-013-014-60 li 004-250-055-00	9/22/14 6/30/15	\$70,000 \$136,000	2.92% 2.92%	1	7	\$166,356	\$14,240	\$85,744 \$152,116	\$128,060 \$242,322	0.628 0.567
004-010-001-00 004-010-005-00 04-013-014-60 li 004-250-055-00 004-250-149-00	9/22/14 6/30/15 10/31/12	\$70,000 \$136,000 \$100,000	2.92% 2.92% 2.92%	1 1 1	7 10	\$166,356 \$133,351	\$14,240 \$1,763	\$85,744 \$152,116 \$131,588	\$128,060 \$242,322 \$232,185	0.628