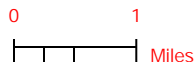
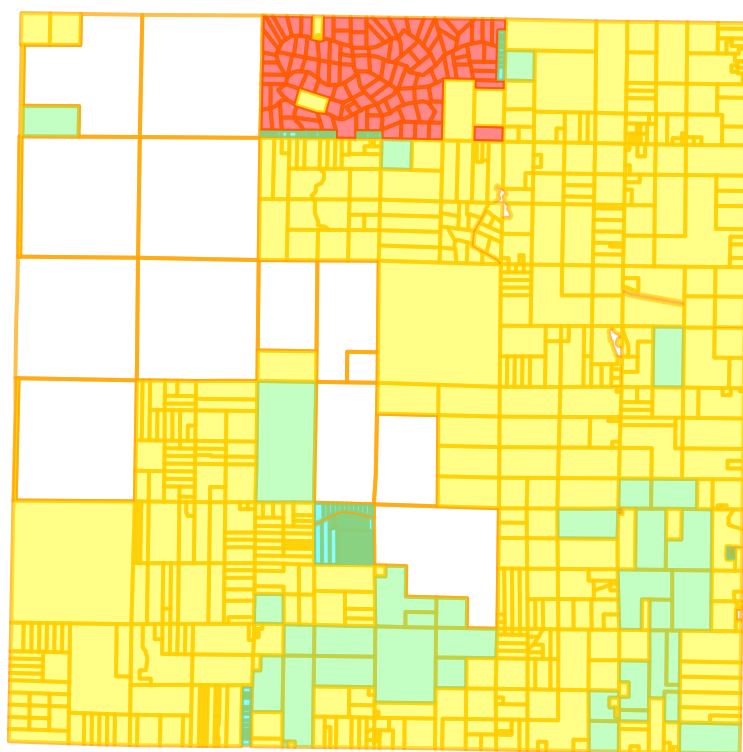


Pinora Land Value Grid 2025

Land Value Guide	
Agricultural	Green
Industrial	Purple
Res-Unplatted	Yellow
Res Platted	Blue
Deer Lake	Red



Unit: 09 - PINORA TOWNSHIP
Rates/Values for Neighborhood 3001.3001 INDUSTRIAL LAND, Last Edited: 01/16/2025

Values for Acreage Table 1: 'TABLE A'

1 Acre: 7,000	3 Acre: 0	10 Acre: 0	30 Acre: 90,000
1.5 Acre: 0	4 Acre: 0	15 Acre: 0	40 Acre: 84,000
2 Acre: 0	5 Acre: 29,500	20 Acre: 0	50 Acre: 130,000
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 200,000

Unit: 09 - PINORA TOWNSHIP
Rates/Values for Neighborhood 4000.4000 AG LAND, Last Edited: 01/16/2025

Values for Acreage Table 1: 'TABLE A'

1 Acre: 7,000	3 Acre: 21,000	10 Acre: 46,000	30 Acre: 90,000
1.5 Acre: 10,500	4 Acre: 24,800	15 Acre: 45,000	40 Acre: 84,000
2 Acre: 14,000	5 Acre: 29,500	20 Acre: 60,000	50 Acre: 130,000
2.5 Acre: 17,500	7 Acre: 32,900	25 Acre: 75,000	100 Acre: 200,000

Unit: 09 - PINORA TOWNSHIP
Rates/Values for Neighborhood 4020.4020 RES LAND UNPLATTED, Last Edited: 01/16/2025

Values for Acreage Table 1: 'TABLE A'

1 Acre: 7,000	3 Acre: 21,000	10 Acre: 46,000	30 Acre: 111,000
1.5 Acre: 10,500	4 Acre: 24,800	15 Acre: 76,500	40 Acre: 140,000
2 Acre: 14,000	5 Acre: 29,500	20 Acre: 78,000	50 Acre: 130,000
2.5 Acre: 17,500	7 Acre: 32,900	25 Acre: 92,500	100 Acre: 265,000

Unit: 09 - PINORA TOWNSHIP
Rates/Values for Neighborhood 4030.4030 PLATTED RES LAND, Last Edited: 01/16/2025

Frontages:

Frontage 'A': Description: 'DEER LAKE ESTAT'	FF Rate: 150
Standard Frontage: 0	Standard Depth : 300
Frontage 'B': Description: 'DEER LAKE SUB '	FF Rate: 150
Standard Frontage: 0	Standard Depth : 300
Frontage 'C': Description: 'PIRE '	FF Rate: 150
Standard Frontage: 0	Standard Depth : 400
Frontage 'D': Description: 'MAPLE GROVE '	FF Rate: 150
Standard Frontage: 0	Standard Depth : 145
Frontage 'E': Description: 'TIMBER TRAILS '	FF Rate: 150
Standard Frontage: 0	Standard Depth : 400

Values for Acreage Table 1: 'TABLE A'

1 Acre: 7,000	3 Acre: 21,000	10 Acre: 46,000	30 Acre: 111,000
1.5 Acre: 10,500	4 Acre: 24,800	15 Acre: 76,500	40 Acre: 140,000
2 Acre: 14,000	5 Acre: 29,500	20 Acre: 78,000	50 Acre: 130,000
2.5 Acre: 17,500	7 Acre: 32,900	25 Acre: 92,500	100 Acre: 265,000

Unit: 09 - PINORA TOWNSHIP
Rates/Values for Neighborhood 4060.4060 DEER LAKE ESTATES, Last Edited: 01/16/2025

Values for Acreage Table 1: 'TABLE A'

1 Acre: 7,000	3 Acre: 21,000	10 Acre: 41,000	30 Acre: 111,000
1.5 Acre: 10,500	4 Acre: 24,800	15 Acre: 76,500	40 Acre: 140,000
2 Acre: 14,000	5 Acre: 29,500	20 Acre: 78,000	50 Acre: 130,000
2.5 Acre: 17,500	7 Acre: 32,900	25 Acre: 92,500	100 Acre: 265,000

Unit: -
Rates/Values for Neighborhood -----. , Last Edited: / /

FF Rates for All Subs

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Ascd. when Sold	Ascd/Adj. Sale	Land Residual	Est. Land Value	Efec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front
09-160-007-00	369 S HAWKINS RD	09/01/22	\$144,000	WD	\$43,100	29.93	\$46,450	\$30,000	200.0	300.0	1.38	1.38	\$232	200.00
09-160-019-00	147 S HAWKINS RD	03/15/23	\$7,500	WD	\$2,700	36.00	\$7,500	\$15,000	100.0	300.0	0.69	0.69	\$75	100.00
09-170-023-01	8448 E 8TH ST	12/02/22	\$87,500	WD	\$24,900	28.46	\$34,923	\$30,000	200.0	300.0	1.38	1.38	\$175	200.00
09-600-019-01	8655 E BAR-X RD	11/09/22	\$99,000	PTA	\$34,400	34.75	\$21,429	\$18,733	215.0	518.0	1.93	1.93	\$100	162.00
Totals:			\$338,000		\$105,100		\$110,302	\$93,733	715.0		5.37	5.37		
					Sale. Ratio =>	31.09	Average							
					Std. Dev. =>	3.65	per FF=>		\$154		Average			
											per Net Acre=>	20,544.24		

Use 150

Ag is 10 and Below
 Ind
 Dear Alake everything but 10 Acres
 Res- Platted and Unplatted

Parcel Number 1	Sale Date	Sale Price	Total Acre	Land Residual	Adjusted Sale Price	Other Parcels In Sale	Comments
10-028-052-00	11/10/2022	\$5,500	0.830	\$5,500	\$5,500		
08-013-015-00	10/25/2022	\$7,500	1.200	\$7,500	\$7,500		
11-027-013-00	10/31/2023	\$12,000	1.250	\$12,000	\$12,000		
04-034-033-58	10/13/2022	\$9,000	1.751	\$9,000	\$9,000	1	7000 7000
04-010-011-20	3/30/2023	\$19,000	2.350	\$19,000	\$19,000	1.5	7000 10500
03-006-002-21	11/10/2022	\$23,000	2.433	\$23,000	\$23,000	2	7000 14000
03-026-005-09	2/6/2023	\$23,900	2.480	\$23,900	\$23,900	3	7000 21000
04-004-013-00	4/15/2022	\$15,000	2.500	\$15,000	\$15,000	2.5	7000 17500
10-029-015-50	4/29/2022	\$18,501	2.500	\$18,501	\$18,501		
10-032-008-00	2/13/2024	\$22,500	2.500	\$22,500	\$22,500		
11-026-006-00	3/8/2024	\$16,500	2.500	\$16,500	\$16,500		
10-013-002-25	12/10/2022	\$16,900	2.520	\$16,900	\$16,900		
04-024-015-20	11/18/2022	\$18,000	3.000	\$18,000	\$18,000		
11-022-036-01	2/14/2023	\$19,600	3.000	\$19,600	\$19,600		
05-003-043-15	1/27/2023	\$20,000	3.117	\$20,000	\$20,000		
06-012-006-24	3/10/2023	\$13,500	3.190	\$13,500	\$13,500		
4 Acres			37.121	\$260,401	\$7,014.92		
03-004-012-51	2/17/2023	\$44,500	4.439	\$44,500	\$44,500		
09-010-013-00	6/14/2023	\$15,000	4.826	\$15,000	\$15,000		
14-011-003-55	2/3/2023	\$32,900	4.930	\$32,900	\$32,900	4	6200 24800
04-020-002-20	8/26/2022	\$18,000	4.990	\$18,000	\$18,000		
06-033-026-10	6/27/2022	\$39,900	4.997	\$39,900	\$39,900		
5 Acres			24.182	\$150,300	\$6,215.37		

11-026-005-00	4/27/2022	\$22,000	5.000	\$22,000	\$22,000			
10-033-042-00	10/14/2022	\$29,500	5.000	\$29,500	\$29,500			
15-017-038-00	10/28/2022	\$19,000	5.000	\$19,000	\$19,000			
02-006-004-15	12/30/2022	\$33,000	5.000	\$33,000	\$33,000			
15-013-053-00	2/21/2023	\$28,900	5.000	\$28,900	\$28,900	5	5900	29500
09-004-014-00	3/24/2023	\$8,500	5.000	\$8,500	\$8,500			
10-032-016-00	10/20/2023	\$34,000	5.000	\$34,000	\$34,000			
11-016-061-00	12/20/2023	\$32,000	5.000	\$32,000	\$32,000			
10-028-033-00	1/18/2024	\$36,000	5.000	\$36,000	\$36,000			
14-001-034-00	2/7/2024	\$32,000	5.000	\$32,000	\$32,000			
10-028-047-01	6/15/2022	\$37,500	5.006	\$37,500	\$37,500			
10-028-047-10	7/23/2022	\$22,500	5.010	\$22,500	\$22,500			
10-028-047-15	5/22/2023	\$39,900	5.014	\$39,900	\$39,900			
05-001-002-41	9/22/2023	\$48,900	5.220	\$48,900	\$48,900			
15-020-003-90	9/16/2022	\$29,900	5.397	\$29,900	\$29,900			
08-015-004-45	5/3/2023	\$41,900	5.511	\$41,900	\$41,900			
14-001-005-72	9/23/2022	\$33,500	5.550	\$33,500	\$33,500			
08-015-004-25	5/3/2023	\$41,900	5.559	\$41,900	\$41,900			
16-034-006-00	11/17/2023	\$25,000	5.625	\$25,000	\$25,000			
08-012-004-15	3/22/2023	\$20,000	5.830	\$20,000	\$20,000			
			103.722	\$615,900	\$5,937.99			

Z Acres

05-025-003-30	1/9/2023	\$36,000	6.810	\$36,000	\$36,000			
11-027-002-04	5/6/2022	\$36,000	7.350	\$36,000	\$36,000	7	4700	32900
04-007-009-05	9/30/2022	\$45,900	8.000	\$45,900	\$45,900			
08-007-002-15	4/12/2023	\$42,000	9.418	\$42,000	\$42,000			
09-035-004-40	10/24/2023	\$25,000	9.628	\$25,000	\$25,000			
03-017-003-12	7/14/2023	\$49,900	9.880	\$49,900	\$49,900			
11-008-002-50	7/12/2022	\$59,900	9.930	\$59,900	\$59,900			
11-023-039-05	5/26/2022	\$39,900	9.996	\$39,900	\$39,900			
			71.012	\$334,600	\$4,711.88			

10 Acres

13-024-018-00	4/25/2022	\$55,500	10.000	\$55,500	\$55,500			
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10-028-049-01	7/27/2022	\$31,000	10.000	\$31,000	\$31,000		
11-027-021-00	1/25/2023	\$41,500	10.000	\$41,500	\$41,500		
16-019-009-00	9/18/2023	\$45,000	10.000	\$45,000	\$45,000		
06-007-013-00	12/13/2023	\$53,500	10.000	\$53,500	\$53,500	10	49600 46000
04-011-005-20	2/8/2024	\$51,000	10.000	\$51,000	\$51,000		
14-014-005-50	9/29/2023	\$30,000	10.005	\$30,000	\$30,000		
08-002-003-25	5/18/2022	\$35,000	10.010	\$35,000	\$35,000		
09-004-015-00	8/19/2022	\$20,000	10.010	\$20,000	\$20,000		
09-004-021-00	10/14/2022	\$40,000	10.010	\$40,000	\$40,000		
06-032-001-01	2/4/2023	\$52,900	10.010	\$52,900	\$52,900		
02-514-022-00	2/14/2023	\$100,000	10.010	\$100,000	\$100,000		
01-036-020-90	12/8/2023	\$63,000	10.010	\$63,000	\$63,000		
14-012-013-00	9/25/2023	\$41,900	10.020	\$41,900	\$41,900		
09-004-028-00	6/16/2023	\$40,000	10.023	\$40,000	\$40,000		
16-023-009-10	3/13/2024	\$36,000	10.030	\$36,000	\$36,000		
06-033-022-75	5/3/2023	\$48,000	10.099	\$48,000	\$48,000		
10-013-002-40	6/8/2022	\$52,700	10.100	\$52,700	\$52,700		
11-025-001-01	8/26/2022	\$44,900	10.100	\$44,900	\$44,900		
10-026-004-50	9/25/2023	\$52,000	10.100	\$52,000	\$52,000		
06-012-006-18	8/26/2022	\$44,500	10.101	\$44,500	\$44,500		
06-032-001-09	5/12/2023	\$52,900	10.110	\$52,900	\$52,900		
06-012-006-21	8/5/2022	\$45,000	10.150	\$45,000	\$45,000		
03-004-003-05	7/27/2023	\$58,000	10.260	\$58,000	\$58,000		
03-004-003-20	11/27/2023	\$50,000	10.264	\$50,000	\$50,000		
03-004-003-25	1/11/2023	\$42,900	10.380	\$42,900	\$42,900		
14-001-001-05	7/22/2022	\$45,500	10.402	\$45,500	\$45,500		
05-005-004-20	6/10/2022	\$44,900	10.977	\$44,900	\$44,900		
			283.181		\$1,317,600		\$4,652.85 Stay at 4600

15Acredds

13-005-004-80	12/21/2023	\$55,000	12.000	\$55,000	\$55,000		
03-004-012-85	7/19/2023	\$74,900	12.537	\$74,900	\$74,900	15	5100 76500
04-007-009-07	9/30/2022	\$89,900	15.770	\$89,900	\$89,900		Sold with 04-007-009-0
14-012-006-10	4/28/2023	\$99,800	19.249	\$99,800	\$99,800		Sold with 14-012-006-1

