

Grant Township
Keweenaw County
(906) 358-0504 - Assessing Department

2026 Roll Average Land Value Guide

The following is a listing of general land values for property within our township. These values are general in nature. Each parcel should be considered on its own merits. The averages and ranges given are derived from an on-going two year Township Land Value Analysis.

Category	Range Per Acre or front foot	Average /Applied Per Acre or front foot
Timber Cut Over	\$429 – 3728 / A	\$2100 / A
Residential / Recreational	\$925 – 23,529 / A	\$2450 / A
Road	\$ 69 – 132 / ff	\$ 84 / ff
Front foot grouping		
A	\$467 – 2399 / ff	\$1000 / ff
N	\$457 – 2399 / ff	\$1250 / ff
D	\$303 – 2399 / ff	\$ 750 / ff
C	\$296 – 2011 / ff	\$ 982 / ff
L	\$ 69 – 132 / ff	\$ 85 / ff

See p 2 for groupings

Mark Erhart, Assessor
ErhartAssessing@hotmail.com

A	Andrew Jarve PP
	Little Betsy Plat
	Plat of Bete Grise
	Shoreline Champion
	South Point Plat
	South Point West Plat

N	Norland Trust

D	Lac Labelle South Plat
	Lac La Belle North Plat
	North Coast Plat
	Montgomery Point Plat
	Sand Point Plat
	Village of Mendota Surveyed 98

C	Copper Harbor
	Lake Medora Plat
	Manitou Island

L	Village of Wyoming
	Village of Mendota

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effect. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Actual Front	Libert/Pag.	Rate Group 1	Rate Group 2
307-09-000-014-020		12/15/23	\$265,000	\$265,000	\$113,688	42.89	\$272,241	\$217,484	\$224,725	282.8	100.0	24.71	24.40	\$769	\$8,802	800.00		GOOD	
310-30-103-504		06/16/23	\$152,000	\$152,000	\$51,516	33.89	\$125,928	\$125,928	\$125,928	114.5	380.0	1.07	1.07	\$1,328	\$141,659	123.00		SUPERIOR	
310-30-104-504		06/16/23	\$162,000	\$162,000	\$57,882	35.73	\$141,489	\$162,000	\$141,489	128.6	300.0	0.96	0.96	\$1,260	\$168,050	140.00		SUPERIOR	
310-30-112-505	10431 HARBOR COAST LN	11/09/23	\$180,000	\$180,000	\$0	0.00	\$150,553	\$180,000	\$150,553	138.9	330.0	1.14	1.14	\$1,315	\$158,451	150.00		SUPERIOR	
310-30-113-505		11/20/23	\$203,000	\$203,000	\$0	0.00	\$146,029	\$203,000	\$146,029	132.8	330.0	1.10	1.10	\$1,529	\$184,882	145.00		SUPERIOR	
310-30-114-505		01/15/24	\$172,000	\$172,000	\$0	0.00	\$145,122	\$172,000	\$145,122	131.9	350.0	1.16	1.16	\$1,304	\$145,660	144.00		SUPERIOR	
310-30-115-505		11/23/23	\$208,000	\$208,000	\$0	0.00	\$141,489	\$208,000	\$141,489	128.6	480.0	1.54	1.54	\$1,617	\$134,802	140.00		SUPERIOR	
310-30-116-505		01/02/24	\$385,000	\$385,000	\$0	0.00	\$351,178	\$385,000	\$351,178	255.4	425.0	2.93	2.93	\$1,507	\$131,534	300.00		SUPERIOR	
310-30-118-505		11/22/23	\$50,000	\$50,000	\$0	0.00	\$76,100	\$50,000	\$76,100	169.0	500.0	2.94	2.94	\$296	\$17,007	169.00		MODERATE	
310-30-119-505		11/09/23	\$69,000	\$69,000	\$0	0.00	\$56,000	\$69,000	\$56,000	140.0	380.0	1.22	1.22	\$493	\$56,511	140.00		MODERATE	
310-30-120-505		11/09/23	\$67,500	\$67,500	\$0	0.00	\$56,000	\$67,500	\$56,000	140.0	480.0	1.54	1.54	\$482	\$43,746	140.00		MODERATE	
310-30-121-504		04/23/24	\$82,000	\$82,000	\$35,000	42.68	\$70,000	\$82,000	\$70,000	140.0	500.0	1.61	1.61	\$586	\$51,027	140.00		MODERATE	
310-30-122-505		08/31/23	\$54,000	\$54,000	\$0	0.00	\$54,400	\$54,000	\$54,400	136.0	515.0	1.61	1.61	\$397	\$33,582	136.00		MODERATE	
310-30-128-504		09/09/23	\$53,000	\$53,000	\$0	0.00	\$58,400	\$53,000	\$58,400	146.0	375.0	1.26	1.26	\$363	\$42,164	146.00		MODERATE	
310-52-002-016	242 1ST ST	09/15/23	\$340,000	\$340,000	\$96,115	28.27	\$243,201	\$144,789	\$48,000	140.0	85.7	0.28	0.28	\$1,034	\$26,542	140.00		MODERATE	MINOR B
310-52-007-008	234 6TH STREET	04/16/24	\$385,000	\$385,000	\$77,498	20.13	\$210,294	\$240,706	\$66,000	180.0	80.0	0.33	0.33	\$1,337	\$727,208	180.00		MINOR	MODERATE
310-52-008-003-001	749 HARBOR LANE	05/31/24	\$85,000	\$85,000	\$59,053	69.42	\$106,105	\$63,050	\$74,155	83.8	75.0	0.08	0.17	\$566	\$638,157	98.00		SUPERIOR	MODERATE B
310-52-008-013	759 BERNARD ST	02/06/24	\$325,000	\$325,000	\$89,675	27.59	\$290,794	\$106,606	\$42,400	53.0	120.0	0.15	0.15	\$2,011	\$730,178	53.00		MODERATE B	
310-52-010-017	920 GRANITOT ST	03/29/24	\$150,000	\$150,000	\$33,453	22.30	\$75,704	\$122,296	\$48,000	120.0	120.0	0.33	0.33	\$1,019	\$96,474	120.00		MODERATE	
310-52-011-016		01/02/24	\$95,000	\$95,000	\$17,500	18.42	\$40,000	\$95,000	\$40,000	100.0	120.0	0.28	0.28	\$950	\$345,455	100.00		MODERATE B	
Totals:			\$3,482,500	\$3,482,500	\$625,360	17.96	\$2,781,027	\$2,817,441	\$2,115,968	2,869.3	46.22	46.22	45.99		Average per SqFt-->				
						19.46				\$982		Average per Net Acre=	\$60,953		Average per SqFt-->				

Grant Township

- COPPER HARBOR
- LAKE MEDORA PLAT
- MANITOU ISLAND

land value analysis
2026

not bought or sold by sf
no other parcels in sales
arms length transactions
sales with multiple parcels accounted for on the one listed
study time frame 04/01/2023 to 03/31/2025
allocation method of analysis used
all W/D, arms length sales

average range
\$982 296 to 2011
\$60,953 8802 to 730,178 review acreage sales for \$/A

\$/ff
\$/A

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Actual Front	Libers/Page
302-28-101-002		09/03/23	\$80,000	\$80,000	\$56,500	70.63	\$114,507	\$90,000	\$114,507	150.7	118.0	0.50	0.39	\$531	\$161,616	166.00	20230424
302-52-000-043		04/03/24	\$50,000	\$50,000	\$74,250	148.50	\$148,500	\$50,000	\$148,500	165.0	642.2	2.43	2.43	\$303	\$20,559	165.00	20240268
302-53-000-005-002		09/26/23	\$724,500	\$724,500	\$222,635	30.73	\$532,955	\$148,854	\$109,500	150.0	200.0	0.69	0.69	\$992	\$216,044	150.00	20230581
303-36-150-000		03/05/25	\$302,500	\$302,500	\$59,562	19.69	\$123,420	\$138,529	\$56,520	57.7	40.0	8.46	8.46	\$2,399	\$16,377	500.00	20250137
303-36-350-036		06/18/24	\$37,000	\$37,000	\$34,899	94.32	\$69,797	\$8,401	\$15,848	23.7	165.0	0.19	0.19	\$365	\$44,451	50.00	20240448
307-51-030-008		09/06/24	\$410,000	\$410,000	\$87,743	21.40	\$237,273	\$158,510	\$91,732	100.1	58.2	0.32	0.32	\$1,583	\$489,228	100.13	
309-31-450-001		08/28/24	\$230,000	\$230,000	\$243,760	105.98	\$487,520	\$230,000	\$487,520	503.0	100.0	24.06	24.06	\$457	\$9,561	503.00	
Totals:			\$1,834,000	\$1,834,000	\$779,349	42.49	\$1,713,972	\$814,295	\$1,024,127	1,150.2	1,150.2	36.64	36.64	Average	\$708	\$22,222	
						49.13			Average			per Net Acre					

Grant Township

- LAC LA BELLE NORTH PLAT
- LAC LA BELLE SOUTH PLAT
- MORTGEMER POINT PLAT
- NORTH COAST PLAT
- SAND POINT PLAT
- SHORELINE
- VILLAGE OF MENDOTA SURVEYED 98

land value analysis

2026

average range
 \$708 303 to 2399
 \$22,222 9561 to 489,228 review acreage sales for \$/A
 \$/ff \$/A
 not bought or sold by sf
 no other parcels in sales
 arms length transactions
 sales with multiple parcels accounted for on the one listed
 study time frame 04/01/2023 to 03/31/2025
 allocation method of analysis used
 all WD, arms length sales

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Amt. When Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Efec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Actual Front	Other Parcels in Sst	Rate Group 1
310-34-401-001	U.S. HWY 41	06/16/23	\$131,195	\$131,195	\$191,478	146.95	\$190,315	\$131,195	\$190,315	302.4	300.0	10.81	10.81	\$434	\$12,138	454.00	20230331	LAKE LILY
310-34-402-004		06/19/23	\$220,000	\$220,000	\$113,099	51.41	\$226,196	\$220,000	\$226,196	221.3	300.0	33.74	30.00	\$694	\$6,521	300.00	310-51-003-016	
310-34-402-010		06/21/23	\$193,500	\$193,500	\$116,653	60.29	\$241,472	\$193,500	\$241,472	595.2	255.6	15.03	15.03	\$325	\$12,874	900.00	20230474	LAKE LILLY GROU
310-51-001-023		06/14/23	\$80,000	\$80,000	\$23,750	29.69	\$150,000	\$80,000	\$150,000	300.0	200.0	1.38	1.38	\$267	\$58,097	300.00	20230452	LAKE FANNY HOE
310-51-003-013		11/03/23	\$240,000	\$240,000	\$105,382	43.91	\$255,050	\$240,000	\$255,050	221.3	300.0	3.51	3.51	\$1,084	\$68,454	300.00	20230676	LAKE SUPERIOR
310-51-003-016		06/16/23	\$220,000	\$220,000	\$113,099	51.41	\$226,196	\$220,000	\$226,196	221.3	300.0	33.74	3.74	\$994	\$6,521	300.00		LAKE SUPERIOR
310-51-005-006-001	HORIZON RD	11/01/24	\$280,000	\$280,000	\$120,890	43.18	\$241,780	\$280,000	\$241,780	207.5	200.0	0.95	0.95	\$1,390	\$295,983	206.00	2024	310-34-402-004
310-51-005-008		12/15/23	\$350,000	\$350,000	\$136,096	38.88	\$374,044	\$350,000	\$374,044	222.4	210.0	0.87	1.48	\$1,574	\$401,837	200.00		LAKE SUPERIOR
310-51-006-007	9581 WOODLAND RD	09/10/23	\$266,000	\$266,000	\$126,503	47.73	\$295,471	\$196,656	\$220,000	205.0	205.0			\$560	\$401,837	200.00	20230140	LAKE SUPERIOR
Totals:			\$1,980,695	\$1,980,695	\$1,047,415	52.88	\$2,203,524	\$1,910,761	\$2,125,083	2,485.6	Average	100.01	66.88					
					Std. Dev. =>	34.47			Average			per Net Acre=>	\$19,106					

Grant Township



land value analysis
2026

not bought or sold by st

arms length transactions

sales with multiple parcels accounted for on the one listed
study time frame 04/01/2023 to 03/31/2025

allocation method of analysis used
all WD, arms length sales

average range

\$/ff \$/A

\$769 457 to 2389

\$19,106 6521 to 459,973 review acreage sales for \$/A

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Actual Front	Libert/Plat	Land Table	Rate Group 1
302-28-101-002		09/03/23	\$90,000	\$90,000	\$66,500	70.63	\$114,507	\$80,000	\$114,507	150.7	118.0	0.50	0.39	\$651	\$161,616	166.00	20230424	SHORELINE	GOOD
302-51-000-002		12/01/23	\$499,999	\$499,999	\$152,876	30.58	\$248,494	\$155,761	\$108,564	117.4	105.4	0.34	0.34	\$1,327	\$469,473	140.00		LITTLE BETSY PLAT	BEST
302-51-000-007		07/24/24	\$346,000	\$346,000	\$91,983	26.58	\$227,981	\$154,624	\$101,887	194.1	251.1	0.87	0.87	\$797	\$178,756	150.00		LITTLE BETSY PLAT	MODERATE
302-51-000-021		02/08/25	\$84,000	\$84,000	\$63,722	75.86	\$134,108	\$97,231	\$107,336	113.0	195.7	0.44	0.44	\$595	\$151,421	96.91		LITTLE BETSY PLAT	BEST
302-51-000-022		07/19/24	\$240,000	\$240,000	\$114,848	47.85	\$229,696	\$103,282	\$88,848	106.9	195.7	0.42	0.42	\$967	\$245,910	93.55		LITTLE BETSY PLAT	BEST
303-38-150-000		09/05/25	\$302,500	\$302,500	\$69,562	19.69	\$123,420	\$138,529	\$56,520	57.7	40.0	8.46	8.46	\$2,399	\$16,377	900.00	20250137	SHORELINE	LARGE PARCEL FR
303-38-350-036		06/18/24	\$37,000	\$37,000	\$34,889	94.32	\$69,797	\$8,401	\$15,848	23.7	165.0	0.19	0.19	\$355	\$44,451	50.00	20240448	SHORELINE	MODERATE
307-34-250-001		06/06/24	\$500,000	\$500,000	\$137,227	27.45	\$322,924	\$294,187	\$190,000	400.0	100.0	0.92	0.92	\$735	\$320,465	400.00	20240383	PLAT OF BETE GRISE NORTH	500 FF
307-55-000-008		06/27/24	\$855,700	\$855,700	\$239,057	27.93	\$578,513	\$163,001	\$110,200	152.0	288.0	1.01	1.01	\$1,072	\$162,190	152.00	20240442	PLAT OF BETE GRISE NORTH	MODERATE
307-55-000-029		09/19/23	\$550,000	\$550,000	\$174,760	31.77	\$382,377	\$196,574	\$138,750	150.0	325.0	1.12	1.12	\$1,330	\$175,350	150.00	20200579	PLAT OF BETE GRISE NORTH	SUPERIOR
309-31-450-001		09/29/24	\$230,000	\$230,000	\$243,760	105.98	\$487,520	\$230,000	\$487,520	503.0	100.0	24.06	24.06	\$457	\$9,561	503.00		SHORELINE	GOOD
Totals:			\$3,725,199	\$3,725,199	\$1,369,174	36.75	\$3,019,347	\$1,594,591	\$1,529,980	1,988.3	1,988.3	38.31	38.20	Average	\$9,561	503.00			
						30.60				\$810			per Net Acres:		\$41,626				

Grant Township
- ANDREW JARVE P.P.
- LITTLE BETSY PLAT
- PLAT OF BETE GRISE NORTH
- SHORELINE CHAMPION
- SOUTH POINT PLAT
- SOUTH POINT WEST PLAT

land value analysis
2026

not bought or sold by sf
no other parcels in sales
arms length transactions
sales with multiple parcels accounted for on the one listed
study time frame 04/01/2023 to 03/31/2025
allocation method of analysis used
all WD, arms length sales

average range
\$810 457 to 2399
\$41,626 9561 to 459,973 review acreage sales for \$/A

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Libers/Page	Other Parcels in Sale
301-03-400-002		02/26/24	\$90,000	\$90,000	\$22,746	25.27	\$94,775	\$90,000	\$94,775	34.00	34.00	\$2,647	20240147	4
303-25-101-002		11/01/24	\$35,000	\$35,000	\$23,000	65.71	\$57,500	\$35,000	\$57,500	20.00	20.00	\$1,750		4
306-01-100-501		03/12/24	\$40,369	\$40,369	\$6,709	16.62	\$13,418	\$40,369	\$13,418	3.30	3.30	\$12,233		4
306-01-100-508		06/12/24	\$80,000	\$80,000	\$6,912	8.64	\$13,824	\$80,000	\$13,824	3.40	3.40	\$23,529	20240398	4
306-01-100-510		03/12/24	\$80,000	\$80,000	\$7,319	9.15	\$14,638	\$80,000	\$14,638	3.60	3.60	\$22,222	20240187	4
306-01-100-512		06/12/24	\$80,000	\$80,000	\$8,336	10.42	\$16,671	\$80,000	\$16,671	4.10	4.10	\$19,512		4
306-01-100-550		05/02/23	\$33,600	\$33,600	\$17,687	52.64	\$35,374	\$33,600	\$35,374	17.40	17.40	\$1,931	20230274	4
306-16-100-002		07/12/23	\$30,000	\$30,000	\$12,707	42.36	\$25,413	\$30,000	\$25,413	10.00	10.00	\$3,000	20230387	4
306-17-101-002		07/12/23	\$2,750,000	\$2,750,000			\$536,382	\$2,750,000	\$536,382	737.65	275.00	\$3,728	306-18-150-250, 306-18-402-001, 306-19-150-250, 306-19-203-001, 306-19-350-450	5
306-19-350-450		07/12/23	\$1,000,000	\$1,000,000			\$443,776	\$1,000,000	\$443,776	864.00	64.00	\$1,157	20230387 306-19-301-001	5
308-15-101-001		01/16/24	\$181,722	\$181,722	\$90,886	50.01	\$194,322	\$78,857	\$84,325	26.76	26.76	\$2,947	20230387 306-19-400-000, 306-20-100-500	5
308-34-204-000		09/01/23	\$37,000	\$37,000	\$26,400	71.35	\$52,800	\$37,000	\$52,800	40.00	40.00	\$925	20240082	2
Totals:			\$4,437,691	\$4,437,691	\$222,702		\$1,495,693	\$4,334,826	\$1,388,896	1,764.21	501.56	Average		
					Sale. Ratio =>	5.02				Average		per SqFt=>		
					Std. Dev. =>	24.16				per Net Acre=>		\$2,457		

Acreage Land Table Land Value Analysis

2026

Grant Township

\$/A

average range
\$2,457 925 to 23,529

not bought or sold by square foot or ff
insufficient sales, looked to neighboring units
arms length transactions
sales with multiple parcels accounted for on the one listed
study time frame 04/01/2023 to 03/31/2025

Grant Township

No industrial class

Grant Township

Commercial properties are interspersed with residential properties,
land values are best evaluated with the surrounding properties

Grant Township

No agricultural class