

Houghton 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.

<b>Category</b>	<b>Range Per Acre or front foot</b>	<b>Average /Applied Per Acre or front foot</b>
Timber Cut Over	\$429 – 2250 / A	\$1725 / A
Acreage	\$1074 – 25,581 / A	\$3100 / A
Lake Superior	\$701 – 1065 / ff	\$750 - 1070 / ff
Road	\$ 50 – 484 / ff	\$220 / ff
Road inland	\$ 59 – 216 / ff	\$80 / ff
River	\$ 218– 458 / ff	\$320 / ff

Mark Erhart, Assessor  
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Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Conr. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Actual Front	Linear/Ftgs	Land Table	Range Group 1	Parcels in
302-28-101-002		06/03/23	\$80,000	\$80,000	\$56,500	70.63	\$114,507	\$80,000	\$114,507	150.7	118.0	0.50	0.39	\$831	\$161,616	166.00	20230424	SHORELINE	GOOD	
302-51-000-002		12/01/23	\$498,899	\$498,899	\$152,876	30.58	\$348,494	\$155,781	\$108,564	117.4	105.4	0.34	0.34	\$1,327	\$459,473	140.00		SHORELINE	BEST	
302-51-000-007		07/24/24	\$346,000	\$346,000	\$91,983	26.58	\$227,991	\$154,624	\$101,887	184.1	251.1	0.87	0.87	\$797	\$178,796	150.00		LITTLE BETSY PLAT	MODERATE	
302-51-000-021		02/06/25	\$84,000	\$84,000	\$63,722	75.86	\$134,108	\$67,231	\$107,336	113.0	195.7	0.44	0.44	\$595	\$151,421	98.91		LITTLE BETSY PLAT	BEST	
302-36-150-000		07/19/24	\$240,000	\$240,000	\$114,848	47.85	\$229,696	\$102,282	\$98,848	106.9	185.7	0.42	0.42	\$867	\$245,910	98.55		LITTLE BETSY PLAT	BEST	
302-36-350-036		03/05/25	\$302,500	\$302,500	\$59,562	19.69	\$125,420	\$138,529	\$56,520	57.7	40.0	8.46	8.46	\$2,389	\$16,377	500.00	20250137	SHORELINE	LARGE PARCEL FR	
309-31-450-001		06/18/24	\$37,000	\$37,000	\$34,899	94.32	\$69,797	\$4,401	\$15,848	23.7	165.0	0.19	0.19	\$355	\$44,451	50.00	20240448	SHORELINE	MODERATE	
307-34-250-001		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		SHORELINE	GOOD	
307-55-000-006		09/06/24	\$500,000	\$500,000	\$137,227	27.45	\$322,924	\$294,187	\$180,000	400.0	100.0	0.92	0.92	\$735	\$20,465	400.00	20240383	PLAT OF BETE GRISSE NORTH	500 FF	
403-16-250-001		09/27/24	\$852,700	\$852,700	\$239,037	27.83	\$576,513	\$163,001	\$110,200	132.0	288.0	1.01	1.01	\$1,072	\$162,190	152.90	20240442	PLAT OF BETE GRISSE NORTH	WOODED	
307-55-000-029		08/28/24	\$925,000	\$925,000	\$363,555	38.22	\$794,577	\$925,761	\$795,231	1,320.0	100.0	52.00	52.00	\$701	\$178,850	1,320.00	20240554	EAGLE RIVER EAST	WOODED SHULINE	
014-018-011-30	JACOBUSVILLE	09/18/23	\$550,000	\$550,000	\$174,760	31.77	\$382,377	\$199,574	\$138,570	150.0	325.0	1.12	1.12	\$1,330	\$178,350	170.00	20230579	PLAT OF BETE GRISSE NORTH	SUPERIOR	
014-018-011-30	JACOBUSVILLE	09/18/23	\$550,000	\$550,000	\$174,760	31.77	\$382,377	\$199,574	\$138,570	150.0	325.0	1.12	1.12	\$1,330	\$178,350	170.00	20230579	PLAT OF BETE GRISSE NORTH	SUPERIOR	
014-063-016-00	38275 JACOB	12/11/24	\$70,000	\$70,000	\$0	0.00	\$67,268	\$70,000	\$67,268	352.0	450.0	1.76	6.74	\$468	\$38,863	150.00	20240309	LAKEFRONT	TORCH CANAL NAR	
014-319-002-20		09/24/24	\$48,000	\$48,000	\$30,430	63.40	\$60,859	\$48,000	\$47,076	107.0	727.0	0.37	0.46	\$218	\$103,542	200.00	20240527	LAKEFRONT	TORCH CANAL NAR	
Totals:			\$4,650,199	\$4,650,199	\$1,722,729	37.05	\$3,013,924	\$2,520,352	\$2,325,211	3,288.3	510.0	90.31	90.20	\$347	\$27,335	150.00	20240704	LAKEFRONT	TORCH CANAL NAR	
						29.40		Average per FF=>		\$766	510.0	Average per Net Acre=>	\$27,908							

### Houghton Township land value analysis 2026 Lakefront

study time frame 04/01/2023 to 03/31/2025

not bought or sold by sf  
other parcels accounted for in the one listed  
arms length transactions  
sales with multiple parcels accounted for on the one listed  
limited sales, looked outside unit & timeframe  
allocation method of analysis used  
acreage - see acreage table  
\$/ff see acreage analysis  
commercial properties interspersed, and included

\$/ff lake  
\$/ff river  
average range  
\$766 457 to 2389  
\$27,908 9561 to 459,973 review acreage sales for \$/A  
\$355 218 to 458

Parcel Number	Street Address	Sale Date	Sale Price	Ag. Sale \$	Asst when Sold	Asst/Aq. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Exec. Front	Depth	Net Acres	Total Acres	Dollars/FF	\$/Acre	Actual Front	Usher/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	
014-051-001-00	BOOTHACK RD	05/28/24	\$30,000	\$30,000	\$15,225	50.75	\$34,300	\$30,000	\$34,300	70.00	45.00	70.00	70.00	\$145	\$429	0.00	2023R/03083		TIMBER CUT OVER	501		
014-169-009-00		08/09/23	\$25,000	\$25,000	\$22,000	86.00	\$45,000	\$25,000	\$45,000	40.00	40.00	40.00	40.00	\$133	\$625	0.00	2023R/00824		TIMBER CUT OVER	501		
014-170-014-00		02/28/25	\$65,000	\$65,000	\$33,250	43.08	\$68,000	\$65,000	\$68,000	40.00	40.00	40.00	40.00	\$94	\$831	0.00	2023R/03484		TIMBER CUT OVER	501		
014-327-006-00		05/03/23	\$40,000	\$40,000	\$11,000	33.08	\$27,500	\$33,250	\$27,500	20.00	20.00	20.00	20.00	\$91	\$2,200	0.00	2023R/00857		RES REC COM ACRES	501		
014-327-006-00		03/07/25	\$45,000	\$45,000	\$16,000	35.56	\$32,500	\$40,000	\$32,500	20.00	20.00	20.00	20.00	\$79	\$2,250	0.00	2025R/00352		RES REC COM ACRES	501		
014-334-010-00		01/24/25	\$17,500	\$17,500	\$22,500	128.57	\$55,000	\$17,500	\$55,000	40.00	40.00	40.00	40.00	\$145	\$438	0.00	2025R/00352		TIMBER CUT OVER	501		
012-009-003-00	35412 BIG TRAVERSE RD	09/18/24	\$65,000	\$65,000	\$27,214	41.87	\$54,427	\$65,000	\$50,000	40.00	40.00	40.00	40.00	\$145	\$1,625	0.00			TIMBER CUT OVER	501		
014-373-436-00		06/29/23	\$198,000	\$198,000	\$0	0.00	\$502,745	\$198,000	\$502,745	1,361.5	455.0	105.30	5.54	\$145	\$1,880	2,803.00		014-374-120-00, 014-374-210-00	LAKEFRONT	502		
014-374-110-20		05/12/23	\$42,200	\$42,200	\$0	0.00	\$66,459	\$42,200	\$66,459	316.5	650.0	3.21	3.21	\$133	\$13,155	215.00			LAKEFRONT	502		
014-374-110-30		06/28/24	\$53,500	\$53,500	\$0	0.00	\$79,963	\$53,500	\$79,963	181.7	540.0	2.62	2.62	\$94	\$20,451	211.00	2024R/02949		LAKEFRONT	502		
014-017-001-00	BED ROCK RD	06/22/23	\$283,000	\$283,000	\$0	0.00	\$288,490	\$283,000	\$288,490	415.3	300.0	64.13	56.13	\$627	\$4,101	600.00	2023R/02968		LAKEFRONT	502		
014-017-001-50	39560 RED ROCK RD	10/18/23	\$241,800	\$241,800	\$0	0.00	\$435,974	\$241,800	\$435,974	837.2	100.0	44.45	41.70	\$289	\$5,440	1,450.00	2023R/04311		LAKEFRONT	502		
012-007-023-00	33884 RICE LAKE RD	01/08/24	\$290,000	\$290,000	\$0	0.00	\$114,879	\$290,000	\$114,879	1,450.0	100.0	44.45	41.70	\$200	\$6,524	1,450.00	2024R/02801		LAKEFRONT	502		
012-007-030-00	RICE LAKE RD	04/19/24	\$65,000	\$65,000	\$29,913	46.02	\$59,825	\$65,000	\$59,825	101.4	314.0	0.69	0.69	\$94	\$13,645	100.00	2024R/01794		LAKEFRONT	502		
014-335-001-10		12/14/23	\$30,000	\$30,000	\$32,500	108.45	\$62,440	\$30,000	\$62,440	328.6	600.0	2.33	2.20	\$91	\$12,864	220.00	2023R/03233		LAKEFRONT	502		
014-720-024-00	27561 W 31ST ST	07/31/23	\$260,000	\$260,000	\$71,454	27.48	\$183,714	\$260,000	\$183,714	156.3	190.0	0.65	0.65	\$79	\$18,824	170.00	2023R/02922		LAKEFRONT	401		
014-374-110-10		09/14/23	\$47,000	\$47,000	\$0	0.00	\$82,678	\$47,000	\$82,678	187.9	650.0	3.28	3.28	\$250	\$14,316	220.00	2023R/03789		LAKEFRONT	402		
403-23-303-001		07/25/24	\$40,000	\$40,000	\$0	0.00	\$54,000	\$40,000	\$54,000	40.00	40.00	40.00	40.00	\$145	\$1,000	0.00			ACREAGE	402		
006-021-011-10	FORSMAN RD	09/06/24	\$190,000	\$190,000	\$39,283	20.68	\$75,565	\$190,000	\$75,565	63.85	11.00	63.85	11.00	\$257	\$2,576	0.00	2024/03378	006-021-011-00	ACREAGE	402		
<b>Totals:</b>			<b>\$1,899,250</b>	<b>\$1,899,250</b>	<b>\$346,281</b>	<b>18.23</b>	<b>\$2,788,431</b>	<b>\$1,746,736</b>	<b>\$2,239,112</b>	<b>5,440.4</b>	<b>685.69</b>	<b>465.16</b>	<b>2,547.43</b>	<b>\$262</b>	<b>\$1,425,986</b>	<b>685.69</b>	<b>per Net Acre=&gt;</b>					

2026  
 Timber Cut Over Class Land Value Analysis  
 for commercial forest properties, no timber class  
**Houghton Township**  
 land value analysis

not bought or sold by square foot  
 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 09/31/2025

pure  
 average  
 range  
 overall  
 average  
 range  
 overall  
 average  
 range

\$320,750  
 \$1,035  
 429 to 2250  
 \$21,547  
 429 to 20,451  
 \$/ft WATERFRONT  
 \$262  
 79 to 627

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asf. when Sold	Asf/Adj. Site	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Actual Front	Library Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
401-20-101-000		06/29/24	\$167,500	\$167,500	\$27,500	16.42	\$58,000	\$167,500	\$58,000	40.00	40.00	40.00	40.00	\$4,188	\$4,188	0.00	20240436		ACREAGE	402	
403-23-303-000		07/29/24	\$48,000	\$48,000	\$0	0.00	\$58,000	\$48,000	\$58,000	40.00	40.00	40.00	40.00	\$1,200	\$1,200	0.00	20240481		ACREAGE	402	
403-23-303-001		07/29/24	\$40,000	\$40,000	\$0	0.00	\$54,000	\$40,000	\$58,000	40.00	40.00	40.00	40.00	\$1,074	\$1,074	0.00			ACREAGE	402	
403-51-024-012	5102 4TH ST	07/20/22	\$260,800	\$260,800	\$101,370	38.87	\$265,516	\$10,043	\$10,225	46.5	120.0	0.17	0.17	\$216	\$90,869	60.00	20220758		TOWN OF EAGLE RIVER	401	ROAD
403-31-100-005	5048 US HWY 41	07/15/22	\$120,000	\$5,500	\$3,526	64.11	\$7,050	\$5,500	\$7,050	94.0	200.0	0.22	0.10	\$59	\$25,581	84.00	20220831	403-31-100-008	ACREAGE	402	B
403-51-011-003	7438 E HARRIS ST	12/05/24	\$520,000	\$520,000	\$219,362	42.19	\$491,663	\$28,888	\$24,000	120.0	400.0	0.55	0.28	\$241	\$52,452	120.00		403-51-011-006	TOWN OF EAGLE RIVER	401	ROAD
403-51-011-009	7445 PINE ST	11/25/24	\$245,000	\$245,000	\$42,731	17.44	\$111,802	\$58,112	\$26,400	120.0	200.0	0.55	0.55	\$484	\$105,467	120.00		TOWN OF EAGLE RIVER	401	ROAD	
403-31-100-002	5064 US HWY 41	07/15/22	\$120,000	\$114,500	\$64,602	56.42	\$186,869	\$23,085	\$33,644	185.0	100.0	8.89	8.89	\$125	\$2,598	185.00	20220831		TOWN OF EAGLE RIVER	401	B
403-19-304-002	HWY M 26	04/01/24	\$41,000	\$41,000	\$20,557	50.14	\$46,182	\$22,115	\$24,910	288.3	900.0	7.00	7.00	\$82	\$3,598	402.00			ACREAGE	201	B
403-19-304-001	HWY M 26	11/07/24	\$80,000	\$80,000	\$7,759	9.69	\$24,373	\$80,000	\$24,373	370.0	430.0	4.40	4.40	\$216	\$18,182	370.00	20240894		ACREAGE	402	RIVER
403-16-100-501		01/24/25	\$165,000	\$165,000	\$12,870	7.80	\$156,847	\$165,000	\$156,847	612.4	300.0	9.44	9.44	\$269	\$17,471	500.00			TOWN OF EAGLE RIVER	402	ROAD
<b>Totals:</b>			<b>\$1,807,300</b>	<b>\$1,687,300</b>	<b>\$500,268</b>	<b>28.65</b>	<b>\$1,380,002</b>	<b>\$851,217</b>	<b>\$481,448</b>	<b>1,816.2</b>	<b>300.0</b>	<b>151.21</b>	<b>150.82</b>	<b>Average</b>	<b>\$269</b>	<b>\$17,471</b>	<b>500.00</b>	<b>per Net Acres=&gt;</b>	<b>4,396.70</b>		

**Houghton Township**  
**land value analysis**  
**2026 acreage & off water**  
study time frame 04/01/2023 to 03/31/2025

not bought or sold by st  
other parcels accounted for in the one listed  
arms length transactions  
sales with multiple parcels accounted for on the one listed  
limited sales, looked outside unit & timeframe  
allocation method of analysis used  
acreage - see acreage table  
\$/ff see acreage analysis  
commercial properties interspersed, and included

average range  
\$216 59 to 484  
\$3,696 1074 to 25581 (excluded 3 outliers for acreage calls)

\$/ff  
\$/A

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F. v. by Mean	Land Value	Other Parcels in Sa
006-420-001-00	50203 US HIGHW/	05/31/24	\$195,000	\$195,000	\$19,708	10.11	\$159,124	\$47,299	\$147,701	\$147,113	1.004	\$47,299	
009-113-002-00	48694 MAIN ST	12/13/24	\$100,000	\$100,000	\$44,511	44.51	\$99,905	\$17,700	\$82,300	\$87,732	0.938	\$6,875	
043-210-013-00	928 NINTH ST	12/18/23	\$90,000	\$90,000	\$41,150	45.72	\$82,300	\$13,177	\$76,823	\$81,130	0.947	\$8,000	
043-212-007-00	805 CALUMET ST	10/10/24	\$140,000	\$140,000	\$59,663	42.62	\$119,326	\$11,491	\$128,509	\$145,135	0.885	\$9,750	043-182-005-00
<b>Totals:</b>			<b>\$525,000</b>	<b>\$525,000</b>	<b>\$165,032</b>		<b>\$460,655</b>		<b>\$435,333</b>	<b>\$461,110</b>		<b>0.944</b>	
					<b>Sale. Ratio =&gt;</b>	<b>31.43</b>				<b>E.C.F. =&gt;</b>	<b>0.944</b>		
					<b>Std. Dev. =&gt;</b>	<b>17.14</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.944</b>		

Commercial Properties

## Houghton Township

### ECF analysis

2026

study time frame 04/01/2023 to 03/31/2025

ECF Applied = 0.944

No industrial class

not bought or sold by sf  
other parcels accounted for in the one listed  
arms length transactions  
sales with multiple parcels accounted for on the one listed

Parcel Number 403-51-011-003 Street Address 7438 E MAIN ST Sale Date 12/05/24 Sale Price \$520,000 Adj. Sale \$ \$520,000 Asd. when Sold \$219,362 Asd/Adj. Sale 42.19 Cur. Appraisal \$431,863 Land + Yard \$31,825 Bldg. Residual \$488,175 Cost Man. \$ \$291,573 E.C.F. w. by Mean ( 1.674 11.7845 Land Value \$24,000 er Parcels in 403-51-011-006

403-51-024-012	5102 4TH ST	10/20/22	\$260,800	\$260,800	\$101,370	38.87	\$266,910	\$12,567	\$248,233	\$172,553	1.439	11.7845	\$11,619
<b>Totals:</b>			<b>\$780,800</b>	<b>\$780,800</b>	<b>\$320,732</b>	<b>41.08</b>	<b>\$698,773</b>		<b>\$736,408</b>	<b>\$464,126</b>	<b>1.587</b>	<b>3.0220</b>	
					<b>Sale. Ratio =&gt;</b>					<b>E.C.F. =&gt;</b>			<b>Std. Deviation=&gt;</b>
					<b>Std. Dev. =&gt;</b>	<b>2.34</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.556</b>		<b>Ave. Variance=&gt;</b>
													<b>0.16665851</b>
													<b>11.7845</b>

**Houghton Township**  
**ECF analysis**  
**2026**

study time frame 04/01/2023 to 03/31/2025

Town of Eagle River  
 Eagle River East  
 Eagle River River Frontage

Coefficient of Var= 7.57148832

ECF Applied = 1.587

not bought or sold by sf  
 other parcels accounted for in the one listed  
 arms length transactions  
 sales with multiple parcels accounted for on the one listed

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F. w. by Mean (	Land Value	er Parcels in S	
403-19-304-002	HWY M-26	04/01/24	\$41,000	\$41,000	\$20,557	50.14	\$51,817	\$30,545	\$10,455	\$17,337	0.603	\$30,545		
502-28-304-001-1	6141 GAY LAKE LIP	07/30/23	\$28,000	\$28,000	\$11,774	42.05	\$23,548	\$3,533	\$24,467	\$19,546	1.252	\$0		
501-20-000-011	1246 GAY LAC LA I	12/29/23	\$266,000	\$266,000	\$133,917	50.34	\$267,834	\$151,292	\$114,708	\$113,811	1.008	\$151,292		
403-51-009-004	5042 W MAIN ST	09/22/22	\$166,000	\$166,000	\$76,451	46.05	\$125,614	\$45,000	\$121,000	\$65,700	1.842	\$45,000		
<b>Totals:</b>											<b>\$242,699</b>	<b>\$216,393</b>	<b>7.4536</b>	<b>0.5181455</b>
											<b>48.44</b>	<b>E.C.F. =&gt;</b>	<b>1.251</b>	<b>Std. Deviation=&gt;</b>
											<b>3.93</b>	<b>Ave. E.C.F. =&gt;</b>	<b>1.176</b>	<b>Ave. Variance=&gt;</b>

**Houghton Township**  
**ECF analysis**  
**2026**

study time frame 04/01/2023 to 03/31/2025

Platted Areas  
 Acreage

ECF Applied = **1.251**

Coefficient of Var=**31.5135383**

not bought or sold by sf  
 other parcels accounted for in the one listed  
 arms length transactions  
 sales with multiple parcels accounted for on the one listed  
 limited sales, looked outside unit & timeframe