

Sherman 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 - 4250 / A	\$1410 / A
Acreage	\$786 - 38,777 / A	\$3100 / A
Lake Superior	\$672 - 1488 / ff	\$750 - 1070 / ff
River	\$ 60 - 267 / ff	\$60 - 150 / ff
Road	\$ 30 - 158 / ff	\$45 - 95 / ff

Mark Erhart, Assessor
ErhartAssessing@hotmail.com

There is no Agricultural Class

Commercial properties interspersed with residential properties.

Limited commercial property sales.

No data to show differential values from surrounding residential properties.

Commercial land values taken from residential properties.

No industrial class.

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale Price	Cur. Appraisal	Land Acquired	Ed. Imp. Value	Effective Date	Net Acres	Grat. Acres	Dollars/Grat.	Actual From	Other Parcels In Sale	Land Table
501-16-150-002	2060 HERMITS COME ROAD	1/22/23	\$130,000	\$130,000	\$130,000	\$44,079	\$130,000	3/10	2.76	2.73	\$1,090	150.00		P. HENDRICKSON SURVEY HC
501-16-350-001	9038 SHODHAKED TRAIL - GRN	07/22/25	\$295,000	\$295,000	\$295,000	\$104,317	\$295,000	38.61	5.15	0.45	\$1,488	100.00		HENDRICKSON P.P. HC
501-20-000-011	1246 GAY LAC LABELLE RD	10/12/23	\$152,000	\$152,000	\$152,000	\$124,329	\$152,000	46.74	15.31	15.31	\$859	20240029	501-17-402-001	SHORELINE
501-20-000-015	867 GAY BEITSY RD	04/04/23	\$105,000	\$105,000	\$105,000	\$79,068	\$105,000	52.03	10.68	10.68	\$672	20230630		SHORELINE
501-20-150-023	867 GAY BEITSY RD	04/04/23	\$105,000	\$105,000	\$105,000	\$111,612	\$105,000	106.30	7.65	7.22	\$296	694.00	20220191	SHORELINE
Total:			\$623,000	\$623,000	\$623,000	\$462,022	\$623,000		41.44	41.44	\$296	694.00		SHORELINE
									Average					
									per Net Acres >					
									\$705					
									per Net Acres >					
									\$16,656.15					

See main res study for \$/A
limited sales looked outside timeframe

2008 Land Value Analysis

>= 4/1/2023 AND <= 1/31/2025
= P. HENDRICKSON SURVEY P.P. HC OR SHORELINE OR SHORELINE W. OR L.P.C.
= Commerce

SHERMAN TOWNSHIP



Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Assmt.	Ask/Adj. Sale	Con. Approval	Land Residual	Est. Land Value	Effct. Front	Depth	Net Acres	Total Acres	Dollar \$/FF	Dollar/Acre	Actual Front	Library Page	Sheet/Pieces to Set	Level Trblk	Rule Group 1
501-51-000-020	976 MAIN STREET - GAY	10/17/25	\$145,000	\$145,000	\$67,238	46.37	\$134,475	\$9,087	\$8,910	99.0	150.0	0.34	0.34	\$97	\$28,174	99.00	20250729	TOWN OF GAY	TOWN OF GAY	
501-51-000-121	976 MAIN STREET - GAY	07/01/25	\$90,850	\$90,850	\$54,772	60.29	\$109,544	\$7,664	\$9,000	100.0	150.0	0.34	0.34	\$75	\$21,638	100.00		TOWN OF GAY	TOWN OF GAY	
501-51-000-030	981 MAIN STREET - GAY	12/15/23	\$120,000	\$100,000	\$47,129	47.13	\$94,257	\$9,060	\$8,540	122.0	150.0	0.42	0.42	\$74	\$21,572	122.00		TOWN OF GAY	TOWN OF GAY	
501-51-000-030	981 MAIN STREET - GAY	03/31/25	\$120,000	\$120,000	\$47,129	39.27	\$94,257	\$10,872	\$9,540	122.0	150.0	0.42	0.42	\$89	\$25,887	122.00	20250229	TOWN OF GAY	TOWN OF GAY	
501-51-000-038	9857 FIFTH STREET - GAY	07/17/23	\$65,000	\$65,000	\$4,500	75.00	\$9,000	\$9,000	\$9,000	100.0	150.0	0.34	0.34	\$69	\$17,462	100.00	20230903	TOWN OF GAY	TOWN OF GAY	
501-51-000-045	9857 FIFTH STREET - GAY	05/28/24	\$245,000	\$245,000	\$106,316	42.39	\$212,631	\$21,697	\$18,310	248.0	162.1	0.92	0.92	\$85	\$27,857	248.00	20240867	TOWN OF GAY	TOWN OF GAY	
501-51-000-079	990 LAKE STREET	04/29/23	\$80,000	\$80,000	\$36,967	46.21	\$73,604	\$8,350	\$7,902	100.0	150.0	1.35	1.35	\$98	\$6,354	100.00	20230059	TOWN OF GAY	TOWN OF GAY	
501-51-000-104	987 LAKE STREET - GAY	10/24/24	\$90,000	\$90,000	\$47,211	52.46	\$94,422	\$5,000	\$5,000	99.0	150.0	0.34	0.34	\$57	\$16,631	99.00	20240657	TOWN OF GAY	TOWN OF GAY	
501-19-304-001	6819 FIFTH STREET - GAY	09/14/24	\$94,000	\$94,000	\$45,199	53.81	\$99,396	\$60,276	\$64,377	1,544.9	900.0	10.57	8.95	\$39	\$5,710	1,544.92	20240518	501-52-008-002	501-52-008-006	
501-09-100-002																				
501-09-202-001		05/08/24	\$99,500	\$99,500	\$48,600	59.10	\$117,600	\$90,500	\$117,600			120.00	120.00		\$629		20240629	ACREAGE	ACREAGE	
501-20-000-001		09/01/23	\$55,000	\$55,000	\$33,350	68.96	\$71,900	\$55,000	\$71,900			70.00	70.00		\$798		20230520	ACREAGE	ACREAGE	
502-25-203-009		12/02/25	\$42,500	\$42,500	\$20,800	48.96	\$41,618	\$42,500	\$41,618	150.2	300.0	1.10	15.10	\$257	\$38,777	159.15		TOBACCO RIVER	TOBACCO RIVER	
502-25-300-005	GAY PARK RD	12/09/24	\$49,000	\$49,000	\$30,910	63.08	\$61,619	\$49,000	\$61,619			19.00	19.00		\$2,579		20240748	ACREAGE	ACREAGE	
		08/18/23	\$89,900	\$89,900	\$46,386	50.42	\$112,723	\$99,900	\$112,723			61.40	61.40		\$1,627		20230478	ACREAGE	ACREAGE	
Totals:			\$1,306,750	\$1,306,750	\$659,286	50.45	\$1,318,687	\$484,535	\$546,728	2,693.1	2,693.1	286.65	286.65	Average	\$1,627	Average	per Net Acre=>	1,690.93		

not bought or sold by st limited sales extended time frame plotted parcels reflect value by ff

2026 Land Value Analysis
 >= 4/1/2021 AND <= 1/6/2026
 = TOWN OF GAY OR NORTHWEST GAY PLAT OR ULO/P. RECORDED SURVEY
 = Conventional
 >= 4/1/2023 AND <= 1/3/2026
 = TOBACCO RIVER PLAT OR RIVER/LOTE OR ACREAGE OR TOBACCO RIVER
 = Conventional
 & Shoreline West of Gay for \$/ff

average range
 \$/ff \$/A
 \$67 60 to 267
 \$1,691 786 to 38777

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SHERMAN TOWNSHIP

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Assmt.	Asst/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	\$/FF	Dollars/Acre	Actual Front	Other Parcels in Sale
012-056-105-00	855 8TH STREET	04/06/23	\$62,000	\$62,000	\$39,961	64.45	\$79,921	\$3,703	\$4,773	68.2	186.0	0.21	0.21	\$54	\$17,384	50.00	2023R/01475
012-182-033-50		10/24/24	\$17,000	\$17,000	\$4,257	25.04	\$6,514	\$17,000	\$6,514	121.6	200.0	0.40	0.40	\$140	\$43,038	86.00	2024R/04679
043-105-002-00	143 FIRST STREET	07/24/23	\$100,000	\$100,000	\$44,469	44.47	\$68,937	\$5,413	\$4,814	68.8	100.0	0.15	0.15	\$79	\$37,074	78.84	2023R/02869
043-108-001-00	128 HECLA STREET	07/03/24	\$20,000	\$20,000	\$8,872	44.36	\$17,744	\$3,945	\$3,500	50.0	100.0	0.12	0.12	\$79	\$34,304	50.00	
043-120-022-50	454 4TH ST	09/13/24	\$75,000	\$75,000	\$36,160	48.21	\$72,320	\$3,537	\$3,411	48.7	95.0	0.11	0.11	\$73	\$32,453	50.00	
043-120-029-00	424 HECLA ST	06/28/24	\$204,000	\$204,000	\$82,336	40.36	\$164,672	\$9,453	\$6,823	97.5	95.0	0.22	0.22	\$87	\$38,773	100.00	2024R/02803
043-165-003-00	524 FRONT STREET	11/01/23	\$310,000	\$310,000	\$63,950	20.63	\$127,899	\$7,877	\$3,250	50.0	200.0	0.11	0.06	\$158	\$69,089	50.00	2023R/04608 043-165-003-50
043-171-001-00	611 6TH STREET	06/05/24	\$215,000	\$215,000	\$51,189	28.46	\$122,377	\$4,348	\$2,475	35.4	50.0	0.06	0.06	\$123	\$76,285	50.00	2024R/02433
043-206-011-00	1124 ELEVENTH ST	06/28/23	\$72,500	\$72,500	\$29,228	116.91	\$74,344	\$4,347	\$4,550	65.0	100.0	0.15	0.15	\$68	\$29,779	65.00	2023R/02460
012-066-179-00	473 POPLAR STREET	06/26/23	\$25,000	\$25,000	\$9,048	43.39	\$76,095	\$8,067	\$7,000	100.0	100.0	0.23	0.23	\$81	\$35,074	100.00	2023R/05272
043-208-012-00	867 MAPLE ST	08/29/24	\$190,000	\$190,000	\$62,881	33.10	\$125,761	\$5,288	\$3,500	50.0	100.0	0.12	0.12	\$106	\$45,981	50.00	2023R/02422
043-210-013-00	928 NINTH ST	12/18/23	\$90,000	\$90,000	\$39,048	43.39	\$76,095	\$8,067	\$7,000	100.0	100.0	0.23	0.23	\$81	\$35,074	100.00	2023R/05272
043-211-019-50	827 FRONT STREET	10/03/23	\$110,000	\$110,000	\$54,567	37.76	\$129,133	\$13,108	\$9,899	141.4	200.0	0.46	0.46	\$93	\$28,559	100.00	2024R/03743
043-212-007-00	805 CALUMET ST	10/10/24	\$140,000	\$140,000	\$56,156	51.05	\$112,312	\$6,383	\$6,497	92.8	156.0	0.27	0.27	\$69	\$23,655	75.00	2023R/04042
043-215-005-00	847 8TH STREET	07/31/23	\$90,000	\$90,000	\$36,888	42.62	\$119,326	\$11,439	\$9,750	150.0	200.0	0.35	0.12	\$76	\$33,157	150.00	2024R/04092 043-182-005-00
043-267-002-00	1201 CALUMET STREET	10/03/23	\$121,000	\$121,000	\$46,715	38.66	\$93,549	\$4,527	\$3,500	50.0	100.0	0.12	0.12	\$91	\$44,022	46.00	2023R/02971
043-269-010-00	1406 CALUMET STREET	03/13/25	\$75,000	\$75,000	\$19,835	28.45	\$9,670	\$13,234	\$7,000	100.0	100.0	0.23	0.23	\$132	\$7,540	100.00	2023R/04044
Totals:			\$2,087,500	\$2,087,500	\$792,607	37.97	\$1,585,205	\$128,941	\$103,089	1,487.0	3.77	Average	3.53	\$87	\$57,540	100.00	2025R/01235
					Std. Dev. =>	21.04	Average	per FF =>	\$34,166			per Net Acre	\$34,166				



SHERMAN TOWNSHIP

Platted parcels / village
Land Value analysis
2026
ff analysis

average range
\$87 30 to 158
\$34,166 11,354 to 76,285

valued by ff only
study period 04/01/2023 to 03/31/2025

no interior frontage sales
looked to neighboring village

