

Cross Village Land Value Analysis for 2023 assessment roll

20+ acres

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Class
05-04-34-300-018	5611 W LEVERING	12/14/2021	30,000	30,000	0	0	19	1,579		CROSS VILLAGE GENERAL	402
05-08-04-200-006	5545 N STATE RD	7/19/2021	70,000	70,000	0	0	19.5	3,590		CROSS VILLAGE GENERAL	402
05-08-02-200-006	5848 LOOKOUT DR	5/26/2021	459,000	59,910	0	0	26.62	2,251		CROSS VILLAGE GENERAL	401
05-08-04-400-001	5455 N STATE RD	8/2/2021	350,000	80,866	0	0	39	2,073		CROSS VILLAGE GENERAL	401
Totals:			909,000	240,776	0	0	104.12				
								Average			
								per Net Acre=>	2,312		

10-20 acres

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Class
05-04-26-400-011	352 N LAKESHORE DR	1/22/2021	290,000	71,476	0	0	16	4,467		M-119 ACREAGE	401
Totals:			290,000	71,476	0	0	16				
								Average			
								per Net Acre=>	4,467		

less than 5 acres

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Class
05-04-34-301-058	5997 WADSWORTH ST	10/1/2020	9,900	9,900	66	132	0.2	49,500		COMMERCIAL ZONING DOWNTOWN	402
05-04-33-427-026		9/29/2021	32,500	32,500	65.022168	132	0.2	162,500		CROSS VILLAGE (N) TOWN	402
05-04-33-427-009	LAKESHORE	6/24/2021	20,000	20,000	52.019227	82	0.248	80,645		COMMERCIAL ZONING DOWNTOWN	402
05-04-34-210-111	5375 CHIPPEWA DR	12/23/2021	60,000	60,000	150	250	0.861	69,686		TUSKENOW CONDO	402
05-04-33-475-109	6055 WHITE PINE DR	10/23/2020	45,000	45,000	313	183	1.315	34,221		OLD ARBRE CROCHE (NON-LAKE)	402
05-04-34-300-017	6705 OAK DR	8/6/2021	230,000	36,111	0	0	1.394	25,905		CROSS VILLAGE GENERAL	401
05-04-33-401-022		8/25/2021	15,500	15,500	191.790434	286	1.694	9,150		M-119 SEC 33 NONLAKE	402
05-04-34-300-015	6653 OAK DR	8/3/2021	174,500	43,495	233.803912	295	1.788	24,326		CROSS VILLAGE (N) TOWN	401
05-04-34-151-027		1/28/2021	23,000	23,000	213.035505	500	1.94	11,856		CROSS VILLAGE (N) TOWN	001
05-04-34-151-118	OAK	1/28/2021	23,000	23,000	216.390434	500	2.21	10,407		CROSS VILLAGE (N) TOWN	402
05-04-34-400-026		3/25/2021	32,000	32,000	0	0	4.5	7,111		CROSS VILLAGE GENERAL	402
05-04-34-400-027		9/9/2020	32,000	32,000	0	0	4.5	7,111		CROSS VILLAGE GENERAL	402
Totals:			697,400	372,506	1501.06168		20.85				
								Average			
								per Net Acre=>	17,866		

\*sales from Readmond Twp and Center Twp were also analyzed in developing rates used for Cross Village Twp

Cross Village Land Value Analysis for 2023 assessment roll

CROSS VILLAGE SHORES WATERFRONT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Other Parcels in Sale	Land Table	Class
05-04-24-101-039	8431 STURGEON BAY DR	12/15/2020	500,000	260,648	81.257823		277	0.763	3,208	CROSS VILLAGE SHORES	401
05-04-24-101-043	8387 STURGEON BAY DR	8/12/2021	600,000	288,134	51.873568		197	0.271	5,555	CROSS VILLAGE SHORES	401
05-04-24-101-062	8503 STURGEON BAY DR	7/23/2020	217,500	217,500	72.928665		312	0.645	2,982	CROSS VILLAGE SHORES	402
05-04-24-102-017	8815 STURGEON BAY DR	7/13/2021	199,000	199,000	70.040854		700	1.012	2,841	CROSS VILLAGE SHORES	402
Totals:			1,516,500	965,282	276.10091			2.691			
								Average			
								per FF=>	3,496		

OTHER WATERFRONT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Other Parcels in Sale	Land Table	Class
05-04-26-300-002	7065 N LAKE SHORE DR	11/10/2021	1,000,000	690,127	419.591679		530	4.648	1,645	CHILDWOOD AREA LAKEFRONT	401
05-04-26-400-004	7371 N LAKE SHORE DR	3/9/2021	425,000	371,667	180.639666		720	2.479	2,058	CHILDWOOD AREA LAKEFRONT	401
05-04-34-151-072	5884 CHIPPEWA DR	7/31/2020	610,000	37,451	119.652163		449	1.031	313	CHIPPEWA DR LAKEFRONT	401
05-04-34-151-078		8/31/2020	160,000	160,000	126.264826		500	1.148	1,267	CHIPPEWA DR LAKEFRONT	402
05-04-34-151-110	5518 CHIPPEWA	5/26/2021	1,250,000	727,612	211.029363		300	2.066	3,448	CHIPPEWA DR LAKEFRONT	001
05-04-34-151-114	5518 CHIPPEWA	5/26/2021	1,250,000	727,612	235.074565		300	2.41	3,095	CHIPPEWA DR LAKEFRONT	401
05-04-34-152-005	5948 CHIPPEWA DR	1/11/2021	275,000	275,000	308		100	1.271	893	05-04-34-152-004	402
05-04-34-200-011	5462 CHIPPEWA DR	8/10/2021	1,550,000	871,084	135		300	0.925	6,452	05-04-34-200-014	401
05-04-32-476-012	6027 N LAKE SHORE DR	8/9/2021	885,000	454,736	145.489358		438.5	1.51	3,126	M-119 SEC 33 LAKEFRONT	401
05-04-33-426-003	6289 N LAKE SHORE DR	12/23/2020	760,000	649,552	1006	514.503845	27.3	646	05-04-33-426-002	M-119 SEC 33 LAKEFRONT	401
05-08-05-100-002	5537 N LAKE SHORE DR	9/25/2020	700,000	700,000	343.142368		1400	8.035	2,040	M-119 SEC 5 LAKEFRONT	402
05-08-05-100-004	5525 N LAKE SHORE DR	6/19/2020	305,000	305,000	193.148446		1400	3.535	1,579	M-119 SEC 5 LAKEFRONT	402
05-08-05-300-005	5275 N LAKE SHORE DR	12/10/2021	2,550,000	1,829,640	195.172508		619	2.842	9,374	M-119 SEC 5 LAKEFRONT	401
05-08-05-300-011		10/14/2021	360,000	360,000	214.758527		598	3.226	1,676	M-119 SEC 5 LAKEFRONT	402
05-08-05-300-012	5245 N LAKE SHORE DR	2/25/2021	675,000	481,124	192.504175		598	2.759	2,499	M-119 SEC 5 LAKEFRONT	401
05-04-33-475-102	6109 N LAKE SHORE DR	4/28/2021	290,000	290,000	151		143	0.496	1,921	OLD ARBRE CROCHE	402
05-04-34-210-102	5424 CHIPPEWA DR	7/31/2020	1,000,000	1,000,000	277		200	1.722	3,610	05-04-34-210-103	402
05-04-34-210-111	5375 CHIPPEWA DR	12/23/2021	60,000	60,000	150		250	0.861	400	TUSKENOW CONDO	402
Totals:			14,105,000	9,990,605	4603.467644			68.264			
								Average			
								per FF=>	2,170		

COMMERCIAL

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Other Parcels in Sale	Land Table	Class
05-04-33-427-007	6352 N LAKESHORE DRIVE	3/30/2022	483,703	108,718	343.061984		132	1.57	317	COMMERCIAL ZONING DOWNTOWN	201
05-04-33-427-009	LAKESHORE	6/24/2021	20,000	20,000	52.019227		82	0.248	384	COMMERCIAL ZONING DOWNTOWN	402
05-04-34-151-041	5948 W LEVERING RD	2/3/2022	301,325	23,855	336.038272		230	1.584	71	COMMERCIAL ZONING DOWNTOWN	201
05-04-34-301-058	5997 WADSWORTH ST	10/1/2020	9,900	9,900	66		132	0.2	150	COMMERCIAL ZONING DOWNTOWN	402
Totals:			814,928	162,473	797.119483			3.602			
								Average			
								per FF=>	204		

OTHER NON-WATERFRONT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Other Parcels in Sale	Land Table	Class
05-04-33-427-026		9/29/2021	32,500	32,500	65.022168		132	0.2	500	CROSS VILLAGE (N) TOWN	402
05-04-34-151-027		1/28/2021	23,000	23,000	213.035505		500	1.94	108	CROSS VILLAGE (N) TOWN	001
05-04-34-151-118	OAK	1/28/2021	23,000	23,000	216.390434		500	2.21	106	CROSS VILLAGE (N) TOWN	402
05-04-34-300-015	6653 OAK DR	8/3/2021	174,500	43,495	233.803912		295	1.788	186	CROSS VILLAGE (N) TOWN	401
05-04-33-401-022		8/25/2021	15,500	15,500	191.790434		286	1.694	81	M-119 SEC 33 NONLAKE	402
05-04-33-475-109	6055 WHITE PINE DR	10/23/2020	45,000	45,000	313		183	1.315	144	OLD ARBRE CROCHE (NON-LAKE)	402
Totals:			313,500	182,495	1233.042453			9.147			
								Average			
								per FF=>	148		

\*lack of front foot sales necessitated utilizing conversations with realtors, property owners, and the assessors knowledge of the local markets to determine final rates for front footages.

Unit: 05 - 05 CROSS VILLAGE  
Rates/Values for Neighborhood 00110.CHIPPEWA DR LAKEFRONT, Last Edited: 01/19/2023

Frontages:  
Frontage 'B': Description: 'LAKEFRONT ' FF Rate: 2000  
Standard Frontage: 150 Standard Depth : 400  
Frontage 'C': Description: 'LKFRONT/BLUFF ' FF Rate: 2300  
Standard Frontage: 130 Standard Depth : 400  
Frontage 'D': Description: 'EASTL'Y OF RD ' FF Rate: 180  
Standard Frontage: 0 Standard Depth : 0

Sites:  
Site 'B': Description: 'MIN SITE VALUE ' Value: 200,000  
Site 'D': Description: 'BLUFF/M 119 ' Value: 50,000

Values for Acreage Table 1: 'GENERAL ACREAGE'

1	Acre: 12,000	3	Acre: 21,000	10	Acre: 41,000	30	Acre: 80,000
1.5	Acre: 15,000	4	Acre: 28,000	15	Acre: 58,000	40	Acre: 92,000
2	Acre: 20,000	5	Acre: 34,000	20	Acre: 68,000	50	Acre: 100,000
2.5	Acre: 20,500	7	Acre: 35,000	25	Acre: 75,000	100	Acre: 170,000

Rates for Rate Table 'Rate Table 1', (Units)  
Chippewa Dr : 150  
LkShore Bluff : 800  
Lake Shore Dr : 150  
Below Avg. : -100  
Above avg. : 150  
M-119 West : 700  
M-119 East : 700  
Lake/Cny view : 400  
Lake view ++ : 475  
Lake view +++ : 500  
Seasonal rd : -100  
poor access : -100

Unit: 05 - 05 CROSS VILLAGE  
Rates/Values for Neighborhood 00115.TUSKENOW CONDO, Last Edited: 01/19/2023

Frontages:  
Frontage 'A': Description: 'SHORE FRONTAGE ' FF Rate: 1800  
Standard Frontage: 150 Standard Depth : 250  
Frontage 'B': Description: 'BLUFF LOT ' FF Rate: 500  
Standard Frontage: 150 Standard Depth : 250

Sites:  
Site 'B': Description: 'LAKE SITE ' Value: 250,000  
Site 'D': Description: 'BLUFF SITE ' Value: 65,000

Values for Acreage Table 1: 'GENERAL ACREAGE'

1	Acre: 12,000	3	Acre: 21,000	10	Acre: 41,000	30	Acre: 80,000
1.5	Acre: 15,000	4	Acre: 28,000	15	Acre: 58,000	40	Acre: 92,000
2	Acre: 20,000	5	Acre: 34,000	20	Acre: 68,000	50	Acre: 100,000
2.5	Acre: 20,500	7	Acre: 35,000	25	Acre: 75,000	100	Acre: 170,000

Rates for Rate Table 'RATE TABLE 1', (Units)  
CHIPPEWA DR : 150  
LKSHORE BLUFF : 800  
LAKE SHORE DR : 150  
BELOW AVG. : -100  
ABOVE AVG. : 150  
M-119 WEST : 700  
M-119 EAST : 700  
LAKE/CNY VIEW : 400  
LAKE VIEW ++ : 475  
Lake view +++ : 500  
Seasonal rd : -100  
poor access : -100

Unit: 05 - 05 CROSS VILLAGE

Rates/Values for Neighborhood 00118.CHILDWOOD AREA LAKEFRONT , Last Edited: 01/19/2023

Frontages:

Frontage 'B': Description: 'CHILDWOOD ' FF Rate: 1900  
 Standard Frontage: 300 Standard Depth : 380

Frontage 'C': Description: 'SEC 26 LAKEFR ' FF Rate: 1900  
 Standard Frontage: 200 Standard Depth : 590

Values for Acreage Table 1: 'GENERAL ACREAGE'

1 Acre: 12,000	3 Acre: 21,000	10 Acre: 41,000	30 Acre: 80,000
1.5 Acre: 15,000	4 Acre: 28,000	15 Acre: 58,000	40 Acre: 92,000
2 Acre: 20,000	5 Acre: 34,000	20 Acre: 68,000	50 Acre: 100,000
2.5 Acre: 20,500	7 Acre: 35,000	25 Acre: 75,000	100 Acre: 170,000

Rates for Rate Table 'Rate Table 1', (Units)

Chippewa Dr : 150  
 LkShore Bluff : 800  
 Lake Shore Dr : 150  
 Below Avg. : -100  
 Above avg. : 150  
 M-119 West : 700  
 M-119 East : 700  
 Lake/Cny view : 400  
 Lake view ++ : 475  
 Lake view +++ : 500  
 Seasonal rd : -100  
 poor access : -100

Unit: 05 - 05 CROSS VILLAGE

Rates/Values for Neighborhood 00120.M-119 SEC 33 LAKEFRONT, Last Edited: 01/20/2023

Frontages:

Frontage 'B': Description: 'SEC 33 LAKE FRT' FF Rate: 1900  
 Standard Frontage: 132 Standard Depth : 425

Frontage 'C': Description: 'LAKE DEEP ' FF Rate: 1900  
 Standard Frontage: 0 Standard Depth : 700

Frontage 'D': Description: 'M 119 ' FF Rate: 100  
 Standard Frontage: 100 Standard Depth : 400

Values for Acreage Table 1: 'GENERAL ACREAGE'

1 Acre: 12,000	3 Acre: 21,000	10 Acre: 41,000	30 Acre: 80,000
1.5 Acre: 15,000	4 Acre: 28,000	15 Acre: 58,000	40 Acre: 92,000
2 Acre: 20,000	5 Acre: 34,000	20 Acre: 68,000	50 Acre: 100,000
2.5 Acre: 20,500	7 Acre: 35,000	25 Acre: 75,000	100 Acre: 170,000

Rates for Rate Table 'RATE TABLE 1', (Units)

CHIPPEWA DR : 135  
 LKSHORE BLUFF : 720  
 LAKE SHORE DR : 135  
 BELOW AVG. : -100  
 ABOVE AVG. : 135  
 M-119 WEST : 630  
 M-119 EAST : 630  
 LAKE/CNY VIEW : 360  
 LAKE VIEW ++ : 430  
 Lake view +++ : 500  
 Seasonal rd : -100  
 poor access : -100

Unit: 05 - 05 CROSS VILLAGE  
Rates/Values for Neighborhood 00121.M-119 SEC 33 NONLAKE, Last Edited: 01/23/2019

Frontages:  
Frontage 'B': Description: 'M-119 EAST' ' FF Rate: 250  
Standard Frontage: 66 Standard Depth : 300

Sites:  
Site 'D': Description: 'LAKE EASEMENT' ' Value: 34,000

Values for Acreage Table 1: 'GENERAL ACREAGE'

1 Acre: 12,000	3 Acre: 21,000	10 Acre: 41,000	30 Acre: 80,000
1.5 Acre: 15,000	4 Acre: 28,000	15 Acre: 58,000	40 Acre: 92,000
2 Acre: 20,000	5 Acre: 34,000	20 Acre: 68,000	50 Acre: 100,000
2.5 Acre: 20,500	7 Acre: 35,000	25 Acre: 75,000	100 Acre: 170,000

Rates for Rate Table 'Rate Table 1', (Units)

Chippewa Dr	: 150
LkShore Bluff	: 800
Lake Shore Dr	: 150
Below Avg.	: -100
Above avg.	: 150
M-119 West	: 700
M-119 East	: 700
Lake/Cny view	: 400
Lake view ++	: 475
Lake view +++	: 500
Seasonal rd	: -100
poor access	: -100

Unit: 05 - 05 CROSS VILLAGE  
Rates/Values for Neighborhood 00123.M-119 SEC 32 LAKEFRONT, Last Edited: 08/14/2022

Frontages:  
Frontage 'B': Description: 'LAKEFRONT' ' FF Rate: 2000  
Standard Frontage: 200 Standard Depth : 650

Values for Acreage Table 1: 'GENERAL ACREAGE'

1 Acre: 12,000	3 Acre: 21,000	10 Acre: 41,000	30 Acre: 80,000
1.5 Acre: 15,000	4 Acre: 28,000	15 Acre: 58,000	40 Acre: 92,000
2 Acre: 20,000	5 Acre: 34,000	20 Acre: 68,000	50 Acre: 100,000
2.5 Acre: 20,500	7 Acre: 35,000	25 Acre: 75,000	100 Acre: 170,000

Rates for Rate Table 'Rate Table 1', (Units)

Chippewa Dr	: 150
LkShore Bluff	: 800
Lake Shore Dr	: 150
Below Avg.	: -100
Above avg.	: 150
M-119 West	: 700
M-119 East	: 700
Lake/Cny view	: 400
Lake view ++	: 475
Lake view +++	: 500
Seasonal rd	: -100
poor access	: -100

Unit: 05 - 05 CROSS VILLAGE

Rates/Values for Neighborhood 00125.M-119 SEC 5 LAKEFRONT, Last Edited: 01/19/2023

Frontages:

Frontage 'B': Description: 'LAKEFRONT' FF Rate: 1900  
Standard Frontage: 200 Standard Depth : 650

Values for Acreage Table 1: 'GENERAL ACREAGE'

1 Acre: 12,000	3 Acre: 21,000	10 Acre: 41,000	30 Acre: 80,000
1.5 Acre: 15,000	4 Acre: 28,000	15 Acre: 58,000	40 Acre: 92,000
2 Acre: 20,000	5 Acre: 34,000	20 Acre: 68,000	50 Acre: 100,000
2.5 Acre: 20,500	7 Acre: 35,000	25 Acre: 75,000	100 Acre: 170,000

Rates for Rate Table 'Rate Table 1', (Units)

Chippewa Dr : 150  
LkShore Bluff : 800  
Lake Shore Dr : 150  
Below Avg. : -100  
Above avg. : 150  
M-119 West : 700  
M-119 East : 700  
Lake/Cny view : 400  
Lake view ++ : 475  
Lake view +++ : 500  
Seasonal rd : -100  
poor access : -100

Unit: 05 - 05 CROSS VILLAGE

Rates/Values for Neighborhood 00126.WAGANAKISI COVE, Last Edited: 01/19/2023

Frontages:

Frontage 'A': Description: 'LAKE FRONT' FF Rate: 1900  
Standard Frontage: 150 Standard Depth : 0

Sites:

Site 'A': Description: 'SITE' Value: 250,000  
Site 'B': Description: 'LAKE VIEW' Value: 70,000

Values for Acreage Table 1: 'GENERAL ACREAGE'

1 Acre: 12,000	3 Acre: 21,000	10 Acre: 41,000	30 Acre: 80,000
1.5 Acre: 15,000	4 Acre: 28,000	15 Acre: 58,000	40 Acre: 92,000
2 Acre: 20,000	5 Acre: 34,000	20 Acre: 68,000	50 Acre: 100,000
2.5 Acre: 20,500	7 Acre: 35,000	25 Acre: 75,000	100 Acre: 170,000

Rates for Rate Table 'RATE TABLE 1', (Units)

CHIPPEWA DR : 150  
LKSHORE BLUFF : 800  
LAKE SHORE DR : 150  
BELOW AVG. : -100  
ABOVE AVG. : 150  
M-119 WEST : 700  
M-119 EAST : 700  
LAKE/CNY VIEW : 400  
LAKE VIEW ++ : 475  
Lake view +++ : 500  
Seasonal rd : -100  
poor access : -100

Unit: 05 - 05 CROSS VILLAGE  
Rates/Values for Neighborhood 00127.OLD ARBRE CROCHE, Last Edited: 01/19/2023

Frontages:  
Frontage 'A': Description: ' ' FF Rate: 1900  
Standard Frontage: 150 Standard Depth : 0

Sites:  
Site 'A': Description: 'LAKE LOT ' Value: 240,000  
Site 'B': Description: 'BEACH AREA ' Value: 150,000  
Site 'C': Description: 'VIEW LOT ' Value: 55,000  
Site 'D': Description: 'BACK LOT ' Value: 45,000

Values for Acreage Table 1: 'GENERAL ACREAGE'

1	Acre: 12,000	3	Acre: 21,000	10	Acre: 41,000	30	Acre: 80,000
1.5	Acre: 15,000	4	Acre: 28,000	15	Acre: 58,000	40	Acre: 92,000
2	Acre: 20,000	5	Acre: 34,000	20	Acre: 68,000	50	Acre: 100,000
2.5	Acre: 20,500	7	Acre: 35,000	25	Acre: 75,000	100	Acre: 170,000

Rates for Rate Table 'Rate Table 1', (Units)  
Chippewa Dr : 150  
LkShore Bluff : 800  
Lake Shore Dr : 150  
Below Avg. : -100  
Above avg. : 150  
M-119 West : 700  
M-119 East : 700  
Lake/Cny view : 400  
Lake view ++ : 475  
Lake view +++ : 500  
Seasonal rd : -100  
poor access : -100

Unit: 05 - 05 CROSS VILLAGE  
Rates/Values for Neighborhood 00128.OLD ARBRE CROCHE (NON-LAKE), Last Edited: 08/14/2022

Sites:  
Site 'B': Description: 'BEACH ' Value: 180,000  
Site 'C': Description: 'FRONT VIEW ' Value: 80,000  
Site 'D': Description: 'BACK ' Value: 50,000

Values for Acreage Table 1: 'GENERAL ACREAGE'

1	Acre: 12,000	3	Acre: 21,000	10	Acre: 41,000	30	Acre: 80,000
1.5	Acre: 15,000	4	Acre: 28,000	15	Acre: 58,000	40	Acre: 92,000
2	Acre: 20,000	5	Acre: 34,000	20	Acre: 68,000	50	Acre: 100,000
2.5	Acre: 20,500	7	Acre: 35,000	25	Acre: 75,000	100	Acre: 170,000

Rates for Rate Table 'RATE TABLE 1', (Units)  
CHIPPEWA DR : 150  
LKSHORE BLUFF : 800  
LAKE SHORE DR : 150  
BELOW AVG. : -100  
ABOVE AVG. : 150  
M-119 WEST : 700  
M-119 EAST : 700  
LAKE/CNY VIEW : 400  
LAKE VIEW ++ : 475  
Lake view +++ : 500  
Seasonal rd : -100  
poor access : -100

Unit: 05 - 05 CROSS VILLAGE

Rates/Values for Neighborhood 00130.CROSS VILLAGE SHORES, Last Edited: 01/20/2023

Frontages:

Frontage 'A': Description: 'OPEN LOT ' FF Rate: 2900  
 Standard Frontage: 60 Standard Depth : 550  
 Frontage 'B': Description: 'WOODED LOT ' FF Rate: 2900  
 Standard Frontage: 60 Standard Depth : 320  
 Frontage 'D': Description: 'POOR WATERFRONT' FF Rate: 2100  
 Standard Frontage: 60 Standard Depth : 0

Sites:

Site 'C': Description: 'SITE W/ VIEW ' Value: 50,000

Values for Acreage Table 1: 'GENERAL ACREAGE'

1 Acre: 12,000	3 Acre: 21,000	10 Acre: 41,000	30 Acre: 80,000
1.5 Acre: 15,000	4 Acre: 28,000	15 Acre: 58,000	40 Acre: 92,000
2 Acre: 20,000	5 Acre: 34,000	20 Acre: 68,000	50 Acre: 100,000
2.5 Acre: 20,500	7 Acre: 35,000	25 Acre: 75,000	100 Acre: 170,000

Rates for Rate Table 'SITE CONDO', (Units)

GREAT VIEW : 100,000  
 GOOD VIEW : 90,000  
 PART VIEW : 70,000  
 MIN VIEW : 50,000  
 NO VIEW : 45,000  
 BASE LOT : 40,000

Unit: 05 - 05 CROSS VILLAGE

Rates/Values for Neighborhood 00132.STURGEON BAY SHORES CONDOS, Last Edited: 01/16/2023

Sites:

Site 'B': Description: 'LAKE VIEW ' Value: 65,000  
 Site 'D': Description: 'LKSHORE DR. ' Value: 30,000

Values for Acreage Table 1: 'GENERAL ACREAGE'

1 Acre: 12,000	3 Acre: 21,000	10 Acre: 41,000	30 Acre: 80,000
1.5 Acre: 15,000	4 Acre: 28,000	15 Acre: 58,000	40 Acre: 92,000
2 Acre: 20,000	5 Acre: 34,000	20 Acre: 68,000	50 Acre: 100,000
2.5 Acre: 20,500	7 Acre: 35,000	25 Acre: 75,000	100 Acre: 170,000

Rates for Rate Table 'SITE CONDO', (Units)

GREAT VIEW : 70,000  
 GOOD VIEW : 65,000  
 PART VIEW : 55,000  
 MIN VIEW : 40,000  
 NO VIEW : 30,000  
 BASE LOT : 25,000

Unit: 05 - 05 CROSS VILLAGE

Rates/Values for Neighborhood 00140.M-119 ACREAGE, Last Edited: 01/21/2023

Sites:

Site 'D': Description: 'SITE NONLK ' Value: 30,000

Values for Acreage Table 1: 'GENERAL ACREAGE'

1 Acre: 12,000	3 Acre: 21,000	10 Acre: 41,000	30 Acre: 80,000
1.5 Acre: 15,000	4 Acre: 28,000	15 Acre: 58,000	40 Acre: 92,000
2 Acre: 20,000	5 Acre: 34,000	20 Acre: 68,000	50 Acre: 100,000
2.5 Acre: 20,500	7 Acre: 35,000	25 Acre: 75,000	100 Acre: 170,000

Rates for Rate Table 'RATE TABLE 1', (Units)

CHIPPEWA DR : 120  
 LKSHORE BLUFF : 650  
 LAKE SHORE DR : 120  
 BELOW AVG. : -100  
 ABOVE AVG. : 135  
 M-119 WEST : 600  
 M-119 EAST : 600  
 LAKE/CNY VIEW : 325  
 LAKE VIEW ++ : 390  
 Lake view +++ : 500  
 Seasonal rd : -100  
 poor access : -100



Unit: 05 - 05 CROSS VILLAGE

Rates/Values for Neighborhood 00700.CROSS VILLAGE GENERAL, Last Edited: 01/21/2023

Frontages:  
 Frontage 'B': Description: 'LEVERING RD ' FF Rate: 90  
 Standard Frontage: 132 Standard Depth : 264

Values for Acreage Table 1: 'GENERAL ACREAGE'  
 1 Acre: 12,000 3 Acre: 21,000 10 Acre: 41,000 30 Acre: 80,000  
 1.5 Acre: 15,000 4 Acre: 28,000 15 Acre: 58,000 40 Acre: 92,000  
 2 Acre: 20,000 5 Acre: 34,000 20 Acre: 68,000 50 Acre: 100,000  
 2.5 Acre: 20,500 7 Acre: 35,000 25 Acre: 75,000 100 Acre: 170,000

Rates for Rate Table 'RATE TABLE 1', (Units)  
 CHIPPEWA DR : 135  
 LKSHORE BLUFF : 720  
 LAKE SHORE DR : 135  
 BELOW AVG. : -100  
 ABOVE AVG. : 100  
 M-119 WEST : 500  
 M-119 EAST : 500  
 LAKE/CNY VIEW : 340  
 LAKE VIEW ++ : 400  
 Lake view +++ : 500  
 Seasonal rd : -100  
 poor access : -100

Unit: 05 - 05 CROSS VILLAGE

Rates/Values for Neighborhood 00750.CROSS VILLAGE BLUFF, Last Edited: 01/22/2020

Frontages:  
 Frontage 'A': Description: 'BLUFF ' FF Rate: 650  
 Standard Frontage: 0 Standard Depth : 200  
 Frontage 'B': Description: 'BLUFF FRONT ' FF Rate: 650  
 Standard Frontage: 0 Standard Depth : 300  
 Frontage 'C': Description: 'BLUFF ACCESS ' FF Rate: 500  
 Standard Frontage: 0 Standard Depth : 165  
 Frontage 'D': Description: 'BLUFF VIEW ' FF Rate: 650  
 Standard Frontage: 0 Standard Depth : 165  
 Frontage 'E': Description: 'WATER FRONTAGE ' FF Rate: 1550  
 Standard Frontage: 0 Standard Depth : 250  
 Frontage 'F': Description: 'LAKE SHORE DR. ' FF Rate: 250  
 Standard Frontage: 0 Standard Depth : 165

Sites:  
 Site 'A': Description: 'LAKE ACCESS ' Value: 63,000

Values for Acreage Table 1: 'GENERAL ACREAGE'  
 1 Acre: 12,000 3 Acre: 21,000 10 Acre: 41,000 30 Acre: 80,000  
 1.5 Acre: 15,000 4 Acre: 28,000 15 Acre: 58,000 40 Acre: 92,000  
 2 Acre: 20,000 5 Acre: 34,000 20 Acre: 68,000 50 Acre: 100,000  
 2.5 Acre: 20,500 7 Acre: 35,000 25 Acre: 75,000 100 Acre: 170,000

Rates for Rate Table 'RATE TABLE 1', (Units)  
 CHIPPEWA DR : 135  
 LKSHORE BLUFF : 720  
 LAKE SHORE DR : 135  
 BELOW AVG. : -100  
 ABOVE AVG. : 135  
 M-119 WEST : 630  
 M-119 EAST : 630  
 LAKE/CNY VIEW : 360  
 LAKE VIEW ++ : 430  
 Lake view +++ : 500  
 Seasonal rd : -100  
 poor access : -100

Unit: 05 - 05 CROSS VILLAGE  
Rates/Values for Neighborhood 00775.CROSS VILLAGE DOWNTOWN, Last Edited: 02/09/2017

Frontages:  
Frontage 'A': Description: 'BLUFF FRONT ' FF Rate: 540  
Standard Frontage: 0 Standard Depth : 200  
Frontage 'B': Description: 'LAKESHORE DR ' FF Rate: 280  
Standard Frontage: 0 Standard Depth : 0  
Frontage 'C': Description: 'WADSWORTH ' FF Rate: 120  
Standard Frontage: 0 Standard Depth : 0  
Frontage 'D': Description: 'STATE/LEVERIN ' FF Rate: 112  
Standard Frontage: 0 Standard Depth : 0

Values for Acreage Table 1: 'GENERAL ACREAGE'

1 Acre: 12,000	3 Acre: 21,000	10 Acre: 41,000	30 Acre: 80,000
1.5 Acre: 15,000	4 Acre: 28,000	15 Acre: 58,000	40 Acre: 92,000
2 Acre: 20,000	5 Acre: 34,000	20 Acre: 68,000	50 Acre: 100,000
2.5 Acre: 20,500	7 Acre: 35,000	25 Acre: 75,000	100 Acre: 170,000

Rates for Rate Table 'RATE TABLE 1', (Units)  
CHIPPEWA DR : 170  
LKSHORE BLUFF : 700  
LAKE SHORE DR : 150  
BELOW AVG. : -100  
ABOVE AVG. : 100  
M-119 WEST : 600  
M-119 EAST : 600  
LAKE/CNY VIEW : 400  
LAKE VIEW ++ : 475  
Lake view +++ : 500  
Seasonal rd : -100  
poor access : -100

Unit: 05 - 05 CROSS VILLAGE  
Rates/Values for Neighborhood 00780.CROSS VILLAGE (N) TOWN, Last Edited: 01/22/2020

Frontages:  
Frontage 'A': Description: 'BLUFF TERRACE ' FF Rate: 300  
Standard Frontage: 0 Standard Depth : 0  
Frontage 'B': Description: 'WADSWORTH ' FF Rate: 250  
Standard Frontage: 66 Standard Depth : 136  
Frontage 'C': Description: 'LAKESHORE DR ' FF Rate: 300  
Standard Frontage: 0 Standard Depth : 0  
Frontage 'D': Description: 'OAK ' FF Rate: 150  
Standard Frontage: 150 Standard Depth : 300

Sites:  
Site 'D': Description: 'OAK DR SITE ' Value: 15,000

Values for Acreage Table 1: 'GENERAL ACREAGE'

1 Acre: 12,000	3 Acre: 21,000	10 Acre: 41,000	30 Acre: 80,000
1.5 Acre: 15,000	4 Acre: 28,000	15 Acre: 58,000	40 Acre: 92,000
2 Acre: 20,000	5 Acre: 34,000	20 Acre: 68,000	50 Acre: 100,000
2.5 Acre: 20,500	7 Acre: 35,000	25 Acre: 75,000	100 Acre: 170,000

Rates for Rate Table 'Rate Table 1', (Units)  
Chippewa Dr : 150  
LkShore Bluff : 800  
Lake Shore Dr : 150  
Below Avg. : -100  
Above avg. : 150  
M-119 West : 700  
M-119 East : 700  
Lake/Cny view : 400  
Lake view ++ : 475  
Lake view +++ : 500  
Seasonal rd : -100  
poor access : -100

Unit: 05 - 05 CROSS VILLAGE  
Rates/Values for Neighborhood 00790.CROSS VILLAGE (S) TOWN, Last Edited: 01/13/2023

Frontages:  
Frontage 'B': Description: 'LEVERING RD ' FF Rate: 110  
Standard Frontage: 132 Standard Depth : 264  
Frontage 'C': Description: 'FOREST AVE ' FF Rate: 125  
Standard Frontage: 165 Standard Depth : 165  
Frontage 'D': Description: 'CEDAR DR ' FF Rate: 125  
Standard Frontage: 132 Standard Depth : 660

Values for Acreage Table 1: 'GENERAL ACREAGE'  
1 Acre: 12,000 3 Acre: 21,000 10 Acre: 41,000 30 Acre: 80,000  
1.5 Acre: 15,000 4 Acre: 28,000 15 Acre: 58,000 40 Acre: 92,000  
2 Acre: 20,000 5 Acre: 34,000 20 Acre: 68,000 50 Acre: 100,000  
2.5 Acre: 20,500 7 Acre: 35,000 25 Acre: 75,000 100 Acre: 170,000

Rates for Rate Table 'RATE TABLE 1', (Units)  
CHIPPEWA DR : 150  
LKSHORE BLUFF : 600  
LAKE SHORE DR : 120  
BELOW AVG. : -100  
ABOVE AVG. : 150  
M-119 WEST : 400  
M-119 EAST : 400  
LAKE/CNY VIEW : 375  
LAKE VIEW ++ : 400  
Lake view +++ : 500  
Seasonal rd : -100  
poor access : -100

Unit: 05 - 05 CROSS VILLAGE  
Rates/Values for Neighborhood 90.PERSONALPROPERTY, Last Edited: 01/22/2006

Values for Acreage Table 1: 'General Acreage'  
1 Acre: 9,000 3 Acre: 11,100 10 Acre: 30,000 30 Acre: 66,000  
1.5 Acre: 10,500 4 Acre: 14,000 15 Acre: 39,000 40 Acre: 88,000  
2 Acre: 12,000 5 Acre: 17,500 20 Acre: 48,000 50 Acre: 100,000  
2.5 Acre: 12,500 7 Acre: 21,000 25 Acre: 57,500 100 Acre: 140,000

Rates for Rate Table 'Rate Table 1', (Units)  
Chippewa Dr : 80  
LkShore Bluff : 325  
Lake Shore Dr : 60  
Below Avg. : -100  
Above avg. : 100  
M-119 West : 325  
M-119 East : 325  
Lake/Cny view : 225  
Lake view ++ : 275  
Lake view +++ : 425  
Seasonal rd : -100  
poor access : -100

Unit: 05 - 05 CROSS VILLAGE  
Rates/Values for Neighborhood 99.Bluff , Last Edited: 02/23/2004

Values for Acreage Table 1: 'GENERAL ACREAGE'  
1 Acre: 12,000 3 Acre: 21,000 10 Acre: 41,000 30 Acre: 80,000  
1.5 Acre: 15,000 4 Acre: 28,000 15 Acre: 58,000 40 Acre: 92,000  
2 Acre: 20,000 5 Acre: 34,000 20 Acre: 68,000 50 Acre: 100,000  
2.5 Acre: 20,500 7 Acre: 35,000 25 Acre: 75,000 100 Acre: 170,000

Rates for Rate Table 'Rate Table 1', (Units)  
Chippewa Dr : 150  
LkShore Bluff : 800  
Lake Shore Dr : 150  
Below Avg. : -100  
Above avg. : 150  
M-119 West : 700  
M-119 East : 700  
Lake/Cny view : 400  
Lake view ++ : 475  
Lake view +++ : 500  
Seasonal rd : -100  
poor access : -100

Unit: 05 - 05 CROSS VILLAGE  
Rates/Values for Neighborhood COM.COMMERCIAL ZONING DOWNTOWN, Last Edited: 01/20/2023

Frontages:

Frontage 'A':	Description: 'M-119 FRT W/BLU'	FF Rate: 600
	Standard Frontage: 66	Standard Depth : 165
Frontage 'B':	Description: 'LAKESHORE DR '	FF Rate: 400
	Standard Frontage: 66	Standard Depth : 132
Frontage 'C':	Description: 'WADSWORTH '	FF Rate: 200
	Standard Frontage: 66	Standard Depth : 132
Frontage 'D':	Description: 'STATE/LEVERIN '	FF Rate: 110
	Standard Frontage: 132	Standard Depth : 132
Frontage 'E':	Description: 'WADSWORTH B-1 '	FF Rate: 200
	Standard Frontage: 66	Standard Depth : 132

Values for Acreage Table 1: 'GENERAL ACREAGE'

1 Acre: 12,000	3 Acre: 21,000	10 Acre: 41,000	30 Acre: 80,000
1.5 Acre: 15,000	4 Acre: 28,000	15 Acre: 58,000	40 Acre: 92,000
2 Acre: 20,000	5 Acre: 34,000	20 Acre: 68,000	50 Acre: 100,000
2.5 Acre: 20,500	7 Acre: 35,000	25 Acre: 75,000	100 Acre: 170,000

Rates for Rate Table 'RATE TABLE 1', (Units)

CHIPPEWA DR	: 170
LKSHORE BLUFF	: 700
LAKE SHORE DR	: 150
BELOW AVG.	: -100
ABOVE AVG.	: 100
M-119 WEST	: 600
M-119 EAST	: 600
LAKE/CNY VIEW	: 400
LAKE VIEW ++	: 475
Lake view +++	: 500
Seasonal rd	: -100
poor access	: -100

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