2026 Humboldt Township Lakefront FF Values

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	Actual Front	Other Parcels in Sale	Inspected Date	Class	Waterfront Name
52-06-003-027-00	10/27/25	$275,000	WD	03-ARM'S LENGTH	$275,000	$103,700	37.71	$209,372	$105,228	$39,600	100.0	$1,052	100.00	No	12/5/2022	401	HELEN LAKE
52-06-003-050-20	07/02/25	$326,500	WD	03-ARM'S LENGTH	$326,500	$136,100	41.68	$312,654	$132,646	$118,800	300.0	$442	300.00	No	5/22/2024	401	HELEN LAKE
52-06-022-043-00	02/05/24	$107,000	WD	03-ARM'S LENGTH	$107,000	$26,300	24.58	$98,721	$107,000	$92,750	250.0	$428	250.00	No	6/19/2024	402	CASEY LAKE
52-06-300-015-00	08/27/25	$130,000	WD	03-ARM'S LENGTH	$130,000	$70,700	54.38	$145,984	$43,812	$59,796	151.0	$290	151.00	No	1/8/2024	401	FISH LAKE
52-06-300-031-00	07/15/24	$670,000	WD	03-ARM'S LENGTH	$670,000	$263,200	39.28	$649,297	$127,180	$106,477	287.0	$443	287.00	No	11/24/2025	401	FISH LAKE
52-06-003-011-00	09/19/22	$120,000	WD	03-ARM'S LENGTH	$120,000	$51,300	42.75	$119,287	$74,913	$74,200	200.0	$375	200.00	No	11/30/2022	401	HELEN LAKE
52-06-003-042-00	05/12/22	$185,000	WD	03-ARM'S LENGTH	$185,000	$50,300	27.19	$185,429	$45,204	$45,633	123.0	$368	123.00	No	5/24/2024	401	HELEN LAKE
52-06-003-050-20	12/21/22	$245,000	WD	03-ARM'S LENGTH	$245,000	$100,700	41.10	$259,271	$97,029	$111,300	300.0	$323	300.00	52-06-003-050-10	5/22/2024	401	HELEN LAKE
~	~	**$2,058,500**	~	~	~	~	~	~	**$733,012**	~	**1,711.0**	**$428**	**1,711.00**	~	~	~	~
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