

did not drop older sales for lack of tillable acre sales

Raber Sale study dates for 2026 (04-01-2023 to 03-31-2025)

LAND TIME ADJUSTMENT =

SALE STUDY for 2026 Tax year

2025

Average Inflation Rate = **0.00%** per year
0.00% per month

Parcel #	NBH	Street Name- Location	Acreage	SALE YEAR	SALE MONTH	Month for time adj	SALE AMNT and improvents	land	Building Appraisal	Land Residual	Land Residual Adjusted	Land Value Adjusted	Cost Acre	Cost SQFT	Tillable Acreage	Tillable cost SQFT
Non-waterfront Tillable Agriculture VACANT property sales												MINUS adj for listings 5.43%				
004-121-006-00		Dafter	39.00	2024	7	7	\$50,000		\$50,000		50,000	50,000	1,282	0.029	35	0.03
010-071-007-00		Raber	40.00	2024	9	32	\$67,000		\$67,000		67,000	67,000	1,675	0.038	35	0.02
005-071-004-00		DeTour	40.00	2023	11	32	\$28,000		\$28,000		28,000	28,000	700	0.016	20	0.03
010-179-010-00		Raber	40.00	2025	1	32	\$60,000		\$60,000		60,000	60,000	1,500	0.034	9.4	0.01
004-101-002-00		Dafter	50.00	2025	1	32	\$70,000		\$70,000		70,000	70,000	1,400	0.032	50	0.04
010-069-007-00		Raber	80.00	2025	3	32	\$122,000		\$122,000		122,000	122,000	1,525	0.035	16.24	0.01
Median Values													1,450	0.033	27.5	0.03

Agricultural land tillable acreage value- Raber for 2026

0.030 per square foot
40 acres and up