

did not drop older sales on large acreage with waterfront- very few sales

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

LAND TIME ADJUSTMENT =
2025

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

SALE STUDY for 2026

Tax year

Parcel #	NBH	Street Name- Location	Effec. FRONTAGE	Average DEPTH	Acreage	SALE YEAR	SALE MONTH	Month for time adj	SALE AMNT land and improvents	Building Appraisal Year of Sale	Land Residual	Land Residual Adjusted	Land Value Adjusted	Cost Per FF	Cost Per SQFT	Cost Per Acre
Waterfrontage Residential and Commercial													MINUS adj for listings			
VACANT FRONTAGE SOLD AND SALE LISTING VALUES													6.37%			
005-062-001-42		Detour	182.10	265.70	1.11	2023	8.00	20	\$84,000	0	84,000	84,000	84,000	461.29	0.58	75,675.68
005-062-001-43		Detour	180.70	326.70	1.36	2024	2.00	2	\$115,000	0	115,000	115,000	115,000	636.41	0.52	84,558.82
005-063-003-14		Detour	160.70	413.70	1.53	2024	10.00	10	\$100,000	0	100,000	100,000	100,000	622.28	0.67	65,359.48
005-063-003-22		Detour	151.20	365.90	1.27	2024	12.00	12	\$69,000	0	69,000	69,000	69,000	456.35	0.80	54,330.71
005-440-019-00		Detour	102.70	210.80	0.50	2024	10.00	10	\$40,000	0	40,000	40,000	40,000	389.48	0.54	80,000.00
005-063-003-04		Detour	138.70	566.90	1.81	2023	11.00	23	\$72,000	0	72,000	72,000	72,000	519.11	1.10	39,779.01
005-063-003-08		Detour	125.00	415.60	1.19	2023	5.00	17	\$48,000	0	48,000	48,000	48,000	384.00	1.08	40,336.13
005-063-003-21		Detour	130.40	467.67	1.40	2023	3.00	15	\$59,000	0	59,000	59,000	59,000	452.45	1.03	42,142.86
005-440-010-00		Detour	100.00	462.60	1.06	2023	10.00	22	\$42,000	0	42,000	42,000	42,000	420.00	1.10	39,622.64
005-500-009-00		Detour	97.20	379.00	0.85	2023	5.00	17	\$55,000	0	55,000	55,000	55,000	565.84	0.67	64,705.88
median value			134.55	396.35	1.23						64,000		64,000	458.82	0.74	59,518.30
Waterfront- Large parcels or wetlands																
Parcel #	NBH	Street Name- Location	Effec. FRONTAGE	Average DEPTH	Acreage	SALE YEAR	SALE MONTH	Month for time adj	SALE AMNT land and improvents	Building Appraisal Year of Sale	Land Residual	Land Residual Adjusted	Land Value Adjusted	Cost Per FF	Cost Per SQFT	Cost Per Acre
010-132-020-00		Raber Township	420.3	994.3	9.59	2022	4.00	28	\$50,000	0	50,000	50,000	50,000	118.96	8.35	5,213.76
005-169-001-00		Detour	458.30	200.00	44.68	2024	5.00	5	\$110,000	0	110,000	110,000	110,000	240.02	17.69	2,461.95
005-086-002-10		Detour	279.30	200.00	50.00	2023	8.00	20	\$250,000	0	250,000	250,000	250,000	895.09	8.71	5,000.00
051-039-040-50		SSM- Island No 3	600	5769	20.00	2022	11.00	35	\$145,000	0	145,000	145,000	145,000	241.67	6.01	7,250.00
median value			439	597	32						127,500		127,500	240.85	8.53	5106.88

Median Ftg	Median Depth	Median Land Value	Median cost per FF	
Lg parcels or wet	439	597	127,500	240.85
Sm parcel/ comm	135	396	64,000	458.82

** standard frontage/ depth for sm parcel/com based on entire database entry (median front & depth)

The **median** is a resistant statistic because it is calculated based on the middle value of an ordered dataset, making it less affected by extreme values or outliers compared to the **mean**.

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

SALE STUDY for 2026

Tax year

LAND TIME ADJUSTMENT =
2025

Parcel #	NBH	Street Name- Location	Acreage	SALE YEAR	SALE MONTH	Month for time adj	SALE AMNT land and	Building Appraisal	Land Residual	Land Residual Adjusted	Land Value Final	Cost Acre	Cost SQFT
Non-waterfront- Agricultural VACANT property sales													
010-032-008-70		Raber	0.09	2023	8	20	\$2,000		\$2,000	2,000	2,000	22,222	0.510
005-010-026-00		DeTour	0.10	2024	8	8	\$2,937		\$2,937	3,000	3,000	30,000	0.689
005-109-034-00		DeTour	0.22	2024	4	4	\$2,400		\$2,400	2,400	2,400	10,909	0.250
041-626-005-00		DeTour	0.12	2024	11	11	\$5,000		\$5,000	5,000	5,000	41,667	0.957
010-032-006-10		Raber	0.28	2023	8	20	\$2,000		\$2,000	2,000	2,000	7,143	0.164
010-330-018-00		Raber	0.52	2023	8	20	\$8,000		\$8,000	8,000	8,000	15,385	0.353
010-300-019-00		Raber	0.53	2024	9	9	\$30,000		\$30,000	30,000	30,000	56,604	1.299
010-410-056-00		Raber	1.21	2024	9	9	\$25,000		\$25,000	25,000	25,000	20,661	0.474
004-002-003-00		Dafter	2.25	2024	1	1	\$15,000		\$15,000	15,000	15,000	6,667	0.153
005-010-008-15		DeTour	2.25	2023	11	23	\$44,000		\$44,000	44,000	44,000	19,556	0.449
041-603-030-60		DeTour	2.31	2023	7	19	\$12,000		\$12,000	12,000	12,000	5,195	0.119
005-105-002-55		DeTour	3.03	2023	9	21	\$18,000		\$18,000	18,000	18,000	5,941	0.136
005-105-002-60		DeTour	3.03	2024	5	5	\$20,000		\$20,000	20,000	20,000	6,601	0.152
004-116-11-30		Dafter	5.74	2023	12	24	\$15,000		\$15,000	15,000	15,000	2,613	0.060
005-104-020-50		DeTour	5.02	2024	8	8	\$20,000		\$20,000	20,000	20,000	3,984	0.091
010-052-001-90		Raber	7.06	2023	9	32	\$25,000		\$25,000	25,000	25,000	3,541	0.081
010-010-005-00		Raber	7.39	2023	11	23	\$25,500		\$25,500	25,500	25,500	3,451	0.079
005-080-003-10		Raber	10.00	2024	5	32	\$35,000		\$35,000	35,000	35,000	3,500	0.080
005-181-018-25		DeTour	10.00	2023	10	32	\$40,000		\$40,000	40,000	40,000	4,000	0.092
004-120-001-25		Dafter	10.00	2024	5	32	\$38,000		\$38,000	38,000	38,000	3,800	0.087
004-116-006-30		Dafter	10.87	2023	8	20	\$35,000		\$35,000	35,000	35,000	3,220	0.074
004-107-013-00		Dafter	19.18	2023	7	19	\$52,000		\$52,000	52,000	52,000	2,711	0.062
004-107-002-00		Dafter	20.00	2023	1	13	\$29,900		\$29,900	29,900	29,900	1,495	0.034
005-107-005-00		DeTour	20.00	2024	8	8	\$46,250		\$46,250	46,300	46,300	2,315	0.053
005-069-003-00		DeTour	20.00	2024	1	1	\$30,000		\$30,000	30,000	30,000	1,500	0.034
005-071-005-00		DeTour	20.00	2023	9	21	\$33,000		\$33,000	33,000	33,000	1,650	0.038
010-145-003-25		Raber	20.00	2023	4	32	\$28,000		\$28,000	28,000	28,000	1,400	0.032
004-106-019-00		Dafter	21.00	2023	10	22	\$38,000		\$38,000	38,000	38,000	1,810	0.042
004-103-010-00		Dafter	25.00	2023	6	18	\$45,000		\$45,000	45,000	45,000	1,800	0.041
010-158-007-75		Raber	30.33	2024	6	32	\$55,000		\$55,000	55,000	55,000	1,813	0.042
004-121-006-00		Dafter	39.00	2024	7	7	\$50,000		\$50,000	50,000	50,000	1,282	0.029
010-071-007-00		Raber	40.00	2024	9	32	\$67,000		\$67,000	67,000	67,000	1,675	0.038
010-079-001-00		Raber	40.00	2023	6	32	\$64,000		\$64,000	64,000	64,000	1,600	0.037
010-179-010-00		Raber	40.00	2025	1	32	\$60,000		\$60,000	60,000	60,000	1,500	0.034
004-106-004-00		Dafter	40.60	2023	10	22	\$50,000		\$50,000	50,000	50,000	1,232	0.028
010-167-004-00		Raber	47.00	2023	3	15	\$45,000		\$45,000	45,000	45,000	957	0.022
010-158-007-25		Raber	60.54	2023	6	32	\$70,000		\$70,000	70,000	70,000	1,156	0.027
004-101-002-00		Dafter	50.00	2025	1	32	\$70,000		\$70,000	70,000	70,000	1,400	0.032
005-077-004-00		DeTour	80.00	2023	11	23	\$72,000		\$72,000	72,000	72,000	900	0.021
005-080-004-00		DeTour	80.04	2024	3	3	\$100,000		\$100,000	100,000	100,000	1,249	0.029
010-033-001-00		Raber	80.00	2023	3	15	\$82,000		\$82,000	82,000	82,000	1,025	0.024
010-033-005-00		Raber	80.00	2024	4	32	\$96,000		\$96,000	96,000	96,000	1,200	0.028
010-069-007-00		Raber	80.00	2025	3	32	\$122,000		\$122,000	122,000	122,000	1,525	0.035
Comp 1 MLS sale		Pickford	120.00	2024	4	4	\$120,000		\$120,000	120,000	120,000	1,000	0.023
Comp 3 MLS sale		Engadine	160.00	2024	12	12	\$175,000		\$175,000	175,000	175,000	1,094	0.025
Comp 6 MLS sale		Rudyard	160.00	2025	3	-9	\$185,000		\$185,000	185,000	185,000	1,156	0.027
Comp 5 MLS sale		Brimley	164.00	2025	1	-11	\$147,000		\$147,000	147,000	147,000	896	0.021
Comp 4 MLS sale		Pickford	240.00	2024	12	12	\$180,000		\$180,000	180,000	180,000	750	0.017
010-052-001-50		Raber	290.00	2023	1	13	\$205,000		\$205,000	205,000	205,000	707	0.016

median acre 20.0

median 1,810 0.042

acre	acre	acre	acre
1.0	21432	3.0	18818
1.5	17381	4.0	17686
2.0	13329	5.0	16553
		10	36590
		15	34848
		20	33106
		30	54886
		40	55757
		50	65340

	0-1 acre	2 acre	3 acre
	0.492	0.153	0.144
4 acre	5 acre	7 acre	10.00
#REF!	0.076	0.080	0.084
20 acres	25.000	30.000	40.00
0.038	0.041	0.042	0.032

SALE STUDY for 2026

Tax year

LAND TIME ADJUSTMENT =
2025

Parcel #	NBH	Street Name- Location	Acreage	SALE YEAR	SALE MONTH	Month for time adj	SALE AMNT land and	Building Appraisal	Land Residual	Land Residual Adjusted	Land Value Final	Cost Acre	Cost SQFT
Non-waterfront- Agricultural VACANT property sales				2.5	16074	7.0	24394	25	44649	100	87120		

The **median** is a resistant statistic because it is calculated based on the middle value of an ordered dataset, making it less affected by extreme values or outliers compared to the **mean**.

50-99 acres	100+ acres
0.03	0.02

Median cost per square foot of an actual or median acreage range

very few vacant commercial sales did not drop older sales

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

Commercial vacant SALE STUDY for 2026

Tax year

LAND TIME ADJUSTMENT = 2025

Parcel #	Street Name- Location	Effec. FRONTAGE	Average DEPTH	Acreage	SALE YEAR	SALE MONTH	Month for time adj	SALE AMNT land & impr	Building Appraisal	Land Residual	Land Residual Adjusted	Land Value Adjusted	cost per SqFt	Cost Acre	
Commercial/ Industrial VACANT FRONTAGE SOLD AND SALE LISTING VALUES															
004-116-011-30	Dafter			5.35	2023		12	24	\$15,000	0	15,000	\$15,000	\$15,000	0.06	2,804
041-603-030-60	Detour			2.31	2023		7	19	\$12,000	0	12,000	\$12,000	\$12,000	0.12	5,195
002-025-002-00	Bruce			9.50	2023		3	15	\$20,000	0	20,000	\$20,000	\$20,000	0.05	2,105
004-114-007-50	Dafter	736.6	632.8	10.70	2024		8	8	\$150,000	0	150,000	\$150,000	\$150,000	0.32	14,019
median frontage/ acreage		736.6	633	7.425				median			17,500	0.090	3,999.50		

Commercial Land Values - Raber for 2026			
Median Ftg	Median Depth	Median Land Value	Median cost per SQFT
commercial 737	633	17,500	0.09

The **median** is a resistant statistic because it is calculated based on the middle value of an ordered dataset, making it less affected by extreme values or outliers compared to the **mean**.

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

SALE STUDY for 2026

Tax year

LAND TIME ADJUSTMENT =
2025

Parcel #	NBH	Street Name- Location	Acreage	SALE YEAR	SALE MONTH	Month for time adj	SALE AMNT land and	Building Appraisal	Land Residual	Land Residual Adjusted	Land Value Final	Cost Acre	Cost SQFT
Non-waterfront- Agricultural VACANT property sales													
010-032-008-70		Raber	0.09	2023	8	20	\$2,000		\$2,000	2,000	2,000	22,222	0.510
005-010-026-00		DeTour	0.10	2024	8	8	\$2,937		\$2,937	3,000	3,000	30,000	0.689
005-109-034-00		DeTour	0.22	2024	4	4	\$2,400		\$2,400	2,400	2,400	10,909	0.250
041-626-005-00		DeTour	0.12	2024	11	11	\$5,000		\$5,000	5,000	5,000	41,667	0.957
010-032-006-10		Raber	0.28	2023	8	20	\$2,000		\$2,000	2,000	2,000	7,143	0.164
010-330-018-00		Raber	0.52	2023	8	20	\$8,000		\$8,000	8,000	8,000	15,385	0.353
004-002-003-00		Dafter	2.25	2024	1	1	\$15,000		\$15,000	15,000	15,000	6,667	0.153
005-010-008-15		DeTour	2.25	2023	11	23	\$44,000		\$44,000	44,000	44,000	19,556	0.449
041-603-030-60		DeTour	2.31	2023	7	19	\$12,000		\$12,000	12,000	12,000	5,195	0.119
005-105-002-55		DeTour	3.03	2023	9	21	\$18,000		\$18,000	18,000	18,000	5,941	0.136
005-105-002-60		DeTour	3.03	2024	5	5	\$20,000		\$20,000	20,000	20,000	6,601	0.152
004-116-11-30		Dafter	5.74	2023	12	24	\$15,000		\$15,000	15,000	15,000	2,613	0.060
005-104-020-50		DeTour	5.02	2024	8	8	\$20,000		\$20,000	20,000	20,000	3,984	0.091
010-052-001-90		Raber	7.06	2023	9	21	\$25,000		\$25,000	25,000	25,000	3,541	0.081
010-010-005-00		Raber	7.39	2023	11	23	\$25,500		\$25,500	25,500	25,500	3,451	0.079
005-080-003-10		Raber	10.00	2024	5	5	\$35,000		\$35,000	35,000	35,000	3,500	0.080
005-181-018-25		DeTour	10.00	2023	10	22	\$40,000		\$40,000	40,000	40,000	4,000	0.092
004-120-001-25		Dafter	10.00	2024	5	5	\$38,000		\$38,000	38,000	38,000	3,800	0.087
004-116-006-30		Dafter	10.87	2023	8	20	\$35,000		\$35,000	35,000	35,000	3,220	0.074
014-060-009-00			15.76	2023	7	19	\$30,000		\$30,000	30,000	30,000	1,904	0.044
004-107-013-00		Dafter	19.18	2023	7	19	\$52,000		\$52,000	52,000	52,000	2,711	0.062
004-107-002-00		Dafter	20.00	2023	1	13	\$29,900		\$29,900	29,900	29,900	1,495	0.034
005-107-005-00		DeTour	20.00	2024	8	8	\$46,250		\$46,250	46,300	46,300	2,315	0.053
005-069-003-00		DeTour	20.00	2024	1	1	\$30,000		\$30,000	30,000	30,000	1,500	0.034
005-071-005-00		DeTour	20.00	2023	9	21	\$33,000		\$33,000	33,000	33,000	1,650	0.038
010-145-003-25		Raber	20.00	2023	4	16	\$28,000		\$28,000	28,000	28,000	1,400	0.032
004-106-019-00		Dafter	21.00	2023	10	22	\$38,000		\$38,000	38,000	38,000	1,810	0.042
004-103-010-00		Dafter	25.00	2023	6	18	\$45,000		\$45,000	45,000	45,000	1,800	0.041
010-158-007-75		Raber	30.33	2024	6	6	\$55,000		\$55,000	55,000	55,000	1,813	0.042
002-057-006-50			36.08	2025	3	-9	\$45,000		\$45,000	45,000	45,000	1,247	0.029
004-121-006-00		Dafter	39.00	2024	7	7	\$50,000		\$50,000	50,000	50,000	1,282	0.029
009-009-003-00			39.00	2025	1	-11	\$58,000		\$58,000	58,000	58,000	1,487	0.034
010-071-007-00		Raber	40.00	2024	9	9	\$67,000		\$67,000	67,000	67,000	1,675	0.038
010-079-001-00		Raber	40.00	2023	6	18	\$64,000		\$64,000	64,000	64,000	1,600	0.037
010-179-010-00		Raber	40.00	2025	1	-11	\$60,000		\$60,000	60,000	60,000	1,500	0.034
004-106-004-00		Dafter	40.60	2023	10	22	\$50,000		\$50,000	50,000	50,000	1,232	0.028
002-061-011-50			48.86	2023	9	21	\$65,000		\$65,000	65,000	65,000	1,330	0.031
010-167-004-00		Raber	47.00	2023	3	15	\$45,000		\$45,000	45,000	45,000	957	0.022
004-101-002-00		Dafter	50.00	2025	1	-11	\$70,000		\$70,000	70,000	70,000	1,400	0.032
011-025-005-35			54.50	2025	1	-11	\$115,000		\$115,000	115,000	115,000	2,110	0.048
010-158-007-25		Raber	60.54	2023	6	18	\$70,000		\$70,000	70,000	70,000	1,156	0.027
004-104-020-10			69.85	2023	7	19	\$70,000		\$70,000	70,000	70,000	1,002	0.023
011-026-001-00			75.73	2025	1	-11	\$100,000		\$100,000	100,000	100,000	1,320	0.030
002-059-006-00			77.00	2023	9	21	\$80,000		\$80,000	80,000	80,000	1,039	0.024
005-077-004-00		DeTour	80.00	2023	11	23	\$72,000		\$72,000	72,000	72,000	900	0.021
010-033-001-00		Raber	80.00	2023	3	15	\$82,000		\$82,000	82,000	82,000	1,025	0.024
010-033-005-00		Raber	80.00	2024	4	4	\$96,000		\$96,000	96,000	96,000	1,200	0.028
010-069-007-00		Raber	80.00	2025	3	-9	\$122,000		\$122,000	122,000	122,000	1,525	0.035
005-080-004-00		DeTour	80.04	2024	3	3	\$100,000		\$100,000	100,000	100,000	1,249	0.029
Comp 1 MLS sale		Pickford	120.00	2024	4	4	\$120,000		\$120,000	120,000	120,000	1,000	0.023
Comp 3 MLS sale		Engadine	160.00	2024	12	12	\$175,000		\$175,000	175,000	175,000	1,094	0.025
Comp 6 MLS sale		Rudyard	160.00	2025	3	-9	\$185,000		\$185,000	185,000	185,000	1,156	0.027
Comp 5 MLS sale		Brimley	164.00	2025	1	-11	\$147,000		\$147,000	147,000	147,000	896	0.021
Comp 4 MLS sale		Pickford	240.00	2024	12	12	\$180,000		\$180,000	180,000	180,000	750	0.017
010-052-001-50		Raber	290.00	2023	1	13	\$205,000		\$205,000	205,000	205,000	707	0.016

median acre

25.0

median

1,650

0.038

SALE STUDY for 2026

Tax year

LAND TIME ADJUSTMENT =
2025

Parcel #	NBH	Street Name- Location	Acreage	SALE YEAR	SALE MONTH	Month for time adj	SALE AMNT land and	Building Appraisal	Land Residual	Land Residual Adjusted	Land Value Final	Cost Acre	Cost SQFT
Non-waterfront- Agricultural VACANT property sales													

acre	acre	acre	acre
1.0	18818	3.0	18818
1.5	16074	4.0	17686
2.0	13329	5.0	16553
2.5	16074	7.0	24394

The **median** is a resistant statistic because it is calculated based on the middle value of an ordered dataset, making it less affected by extreme values or outliers compared to the **mean**.

	0-1 acre	2 acre	3 acre
4 acre	0.432	0.153	0.144
N/A	0.076	0.080	0.084
20 acres	25.000	30.000	40.00
	0.040	0.041	0.032
50-99 acres	100+ acres		
0.03	0.02		

Median cost per square foot of an actual or median acreage range

