LAND TIME ADJUSTMENT =

SALE STUDY for 2024 | Tax year **2023** | 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 land and improvents	Building Appraisal	Land Residual	Land Residual Adjusted	Land Value Adjusted	cost sq ft	Cost Acre	Tillable Acre	$ per Tillable Acre	Soil Type
Agriculture											**MINUS adj for listings 5.43%**					
002-035-006-00		BRUCE-SEC 35 T45N R1E	34.3	2021	5	17	31,000		31,000	31,000	31,000	**0.021**	904			
004-109-004-00		DAFTER	77.0	2022	1	1	$61,600		$61,600	61,600	61,600	**0.018**	800	0		Sand Loam/ 0-6% slope/ trees
009-036-008-00		Pickford	38.0	2022	10	10	$68,000		$68,000	68,000	68,000	**0.041**	1,789			
009-186-011-00		Pickford	73.3	2021	2	14	$75,000		$75,000	75,000	75,000	**0.023**	1,023			
010-077-002-00		Raber	40.0	2020	6	30	28,000		$28,000	28,000	28,000	**0.016**	700			Silty Clay loam
010-079-001-00		Raber	39.0	2021	2	14	$55,000		$55,000	55,000	55,000	**0.032**	1,410			
010-079-001-00		Raber	40.0	2023	6	-6	$64,000		$64,000	64,000	64,000	**0.037**	1,600			
010-079-003-00		Raber Township E Sand Ric	40.0	2022	11	11	$38,000		$38,000	38,000	38,000	**0.022**	950			
011-025-005-35		Rudyard	64.5	2022	7	7	$85,000		$38,000	38,000	38,000	**0.014**	589			
011-032-008-00		Rudyard	120.0	2023	6	-6	$192,800		$38,000	38,000	38,000	**0.007**	317			
011-111-005-50		Rudyard	105.0	2022	8	8	$84,000		$38,000	38,000	38,000	**0.008**	362			
011-186-003-00		Rudyard	158.0	2022	8	8	$168,000		$38,000	38,000	38,000	**0.006**	241			Silty Clay loam
		Median	**52.3**								**Median**	**0.020**	**852**			

Agricultural land value for 2024

0.020 per square foot

40 tillable acres and up

smaller acreage value based on nonWaterfront land value