

SALE STUDY 2023 for 2024

Tax year

LAND TIME ADJUSTMENT =
2023

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

Parcel #	NBH	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 VACANT FRONTAGE SOLD AND SALE LISTING VALUES													MINUS adj for listings 10.09%				
004-122-041-00	Dafter	SEC 22 T46N R1W	200	588.06	2.70	2022		3	3	\$10,000	0	10,000	\$10,000	\$10,000	0.09	3,704	
008-075-064-00	Kinross	SEC 25 T45N R2W	437	266.14462	2.67	2021		5	5	\$12,000	0	12,000	\$12,000	\$12,000	0.10	4,494	
011-005-022-00	Rudyard	SEC 5 T44N R2W	240	225.06	1.24	2022		8	5	\$40,000	0	40,000	\$40,000	\$40,000	0.74	32,258	
012-306-014-00	Soo		228.35	940.44581	4.93	2022		4		\$130,000	0	130,000	\$130,000	\$130,000	0.61	26,369	
					Median acre	2.69									Average	0.39	16,706

Large commercial parcels and water front are using residential tables

Median cost per Sqft 0.36
used for commercial/industrial 2024