

SALE STUDY for 2024				Tax year			LAND TIME ADJUSTMENT = 2023		Average Inflation Rate = 0.00% per year per month		Cost	Cost		
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 Adjusted	Cost Acre	SQFT	
Non-waterfront VACANT property sales											MINUS adj for listings 5.43%			
005-010-026-00		DeTour	0.10	2022	9	9	\$4,400		\$4,400	4,400	4,400	44,000	1.010	
041-626-002-53		DeTour	0.11	2022	6	6	\$100		\$100	100	100	909	0.021	
041-626-009-00		DeTour	0.12	2021	9	21	\$6,000		\$6,000	6,000	6,000	50,000	1.148	
041-738-001-00		DeTour	0.14	2022	6	6	\$10,000		\$10,000	10,000	10,000	71,429	1.640	
005-109-034-00		DeTour	0.22	2023	5	-7	\$1,200		\$1,200	1,200	1,200	5,455	0.125	
041-626-002-51		DeTour	0.22	2022	6	6	\$500		\$500	500	500	2,273	0.052	
041-701-012-00		DeTour	0.23	2022	9	9	\$6,500		\$6,500	6,500	6,500	28,261	0.649	
041-632-012-00		DeTour	0.24	2022	4	4	\$12,000		\$12,000	12,000	12,000	50,000	1.148	
041-725-014-00		DeTour	0.28	2021	4	16	\$28,000		\$28,000	28,000	28,000	100,000	2.296	
041-723-007-00		DeTour	0.29	2023	3	-9	\$30,000		\$30,000	30,000	30,000	103,448	2.375	
041-760-073-80		DeTour	0.29	2021	4	16	\$15,000		\$15,000	15,000	15,000	51,724	1.187	
041-760-066-00		DeTour	0.32	2021	10	22	\$10,500		\$10,500	10,500	10,500	32,813	0.753	
041-626-002-56		DeTour	0.36	2022	6	6	\$10,000		\$10,000	10,000	10,000	27,778	0.638	
041-647-005-48		DeTour	0.44	2022	6	6	\$15,000		\$15,000	15,000	15,000	34,091	0.783	
041-634-023-00		DeTour	0.45	2023	8	-4	\$50,000		\$50,000	50,000	50,000	111,111	2.551	
041-760-061-00		DeTour	0.45	2023	3	-9	\$5,000		\$5,000	5,000	5,000	11,111	0.255	
041-702-011-00		DeTour	0.46	2021	4	16	\$16,000		\$16,000	16,000	16,000	34,783	0.798	
041-760-069-00		DeTour	0.47	2021	7	19	\$8,000		\$8,000	8,000	8,000	17,021	0.391	
041-647-005-39		DeTour	0.58	2021	8	20	\$27,000		\$27,000	27,000	27,000	46,552	1.069	
041-647-009-00		DeTour	0.67	2022	12	12	\$30,000		\$30,000	30,000	30,000	44,776	1.028	
005-500-032-00		DeTour	0.69	2021	4	16	\$13,000		\$13,000	13,000	13,000	18,841	0.433	
010-165-023-00		Raber	0.70	2021	4	16	\$10,000		\$10,000	10,000	10,000	14,286	0.328	
010-157-018-30		Raber	0.75	2021	7	19	\$25,000		\$25,000	25,000	25,000	33,333	0.765	
041-647-027-00		DeTour	0.86	2022	8	8	\$18,000		\$18,000	18,000	18,000	20,930	0.480	
041-782-001-00		DeTour	0.87	2021	5	17	\$10,000		\$10,000	10,000	10,000	11,494	0.264	
041-707-009-00		DeTour	0.92	2022	8	8	\$7,000		\$7,000	7,000	7,000	7,609	0.175	
005-104-029-10		DeTour	1.12	2022	12	12	\$3,000		\$3,000	3,000	3,000	2,679	0.061	
010-410-056-00		Raber	1.21	2021	11	23	\$14,000		\$14,000	14,000	14,000	11,570	0.266	1.00 acre
041-718-001-00		DeTour	1.41	2022	9	9	\$43,000		\$43,000	43,000	43,000	30,496	0.700	
005-010-008-15		DeTour	2.25	2023	11	-1	\$44,000		\$44,000	44,000	44,000	19,556	0.449	
041-603-030-60		DeTour	2.31	2023	7	-5	\$12,000		\$12,000	12,000	12,000	5,195	0.119	1.99 acre
041-647-023-55		DeTour	2.50	2022	7	7	\$10,000		\$10,000	10,000	10,000	4,000	0.092	
005-105-002-55		DeTour	3.03	2023	9	-3	\$18,000		\$18,000	18,000	18,000	5,941	0.136	
010-460-036-00		Raber	3.75	2021	3	15	\$24,900		\$24,900	24,900	24,900	6,640	0.152	3.09 acre
010-069-009-00		Raber	5.00	2022	10	10	\$15,000		\$15,000	15,000	15,000	3,000	0.069	
010-167-002-00		Raber	5.00	2022	9	9	\$18,000		\$18,000	18,000	18,000	3,600	0.083	5 acre
005-107-010-00		DeTour	6.03	2022	11	11	\$75,000		\$75,000	75,000	75,000	12,438	0.286	
005-067-010-50		DeTour	10.00	2021	11	23	\$16,500		\$16,500	16,500	16,500	1,650	0.038	
005-180-012-75		DeTour	10.00	2022	11	11	\$20,000		\$20,000	20,000	20,000	2,000	0.046	
005-181-018-25		DeTour	10.00	2021	5	17	\$22,000		\$22,000	22,000	22,000	2,200	0.051	
005-181-018-25		DeTour	10.00	2023	10	-2	\$40,000		\$40,000	40,000	40,000	4,000	0.092	
010-003-010-00		Raber	10.00	2022	11	11	\$11,000		\$11,000	11,000	11,000	1,100	0.025	
010-056-006-00		Raber	10.00	2021	4	16	\$15,000		\$15,000	15,000	15,000	1,500	0.034	10 acre
005-071-013-50		DeTour	19.48	2021	3	15	\$25,500		\$25,500	25,500	25,500	1,309	0.030	
005-071-005-00		DeTour	20.00	2020	9	33	\$20,000		\$20,000	20,000	20,000	1,000	0.023	
005-181-018-60		DeTour	20.00	2020	6	30	\$30,000		\$30,000	30,000	30,000	1,500	0.034	
005-181-018-60		DeTour	20.00	2021	10	22	\$42,000		\$42,000	42,000	42,000	2,100	0.048	
010-001-004-00		Raber	20.00	2022	8	8	\$30,000		\$30,000	30,000	30,000	1,500	0.034	
010-169-002-00		Raber	20.00	2022	4	4	\$18,500		\$18,500	18,500	18,500	925	0.021	20 acre
005-183-010-00		DeTour	25.00	2021	2	14	\$30,000		\$30,000	30,000	30,000	1,200	0.028	
010-010-001-00		Raber	30.00	2022	9	9	\$42,000		\$42,000	42,000	42,000	1,400	0.032	
010-145-004-00		Raber	37.78	2022	6	6	\$24,000		\$24,000	24,000	24,000	635	0.015	
010-004-006-00		Raber	38.26	2022	4	4	\$40,000		\$40,000	40,000	40,000	1,045	0.024	
005-071-004-00		DeTour	40.00	2023	11	-1	\$28,000		\$28,000	28,000	28,000	700	0.016	
005-078-016-00		DeTour	40.00	2022	1	1	\$40,000		\$40,000	40,000	40,000	1,000	0.023	
005-104-012-00		DeTour	40.00	2021	9	21	\$44,000		\$44,000	44,000	44,000	1,100	0.025	
005-180-014-00		DeTour	40.00	2022	2	2	\$45,000		\$45,000	45,000	45,000	1,125	0.026	
009-076-005-00		Pickford	40.00	2021	4	16	\$30,000		\$30,000	30,000	30,000	750	0.017	
010-010-012-00		Raber	40.00	2023	2	-10	\$22,000		\$22,000	22,000	22,000	550	0.013	
010-051-003-00		Raber	40.00	2021	4	16	\$25,000		\$25,000	25,000	25,000	625	0.014	

SALE STUDY for 2024

Tax year

LAND TIME ADJUSTMENT =
2023

Average Inflation Rate =

0.00%
0.00%

per year
per month

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 Adjusted	Cost Acre	Cost SQFT
Non-waterfront VACANT property sales													
												MINUS adj for listings	
												5.43%	
010-051-005-00		Raber	40.00	2021	4	16	\$25,000		\$25,000	25,000	25,000	625	0.014
010-079-003-00		Raber	40.00	2022	11	11	\$38,000		\$38,000	38,000	38,000	950	0.022
010-169-003-00		Raber	40.00	2022	4	4	\$31,500		\$31,500	31,500	31,500	788	0.018
010-169-007-00		Raber	40.00	2021	4	16	\$20,000		\$20,000	20,000	20,000	500	0.011
010-157-018-00		Raber	43.28	2021	7	19	\$50,000		\$50,000	50,000	50,000	1,155	0.027
010-167-004-00		Raber	47.00	2023	3	-9	\$45,000		\$45,000	45,000	45,000	957	0.022
005-080-001-00		DeTour	70.60	2022	2	2	\$90,000		\$90,000	90,000	90,000	1,275	0.029
009-186-011-00		Pickford	73.30	2021	2	14	\$75,000		\$75,000	75,000	75,000	1,023	0.023
009-165-001-25		Pickford	74.40	2021	2	14	\$57,000		\$57,000	57,000	57,000	766	0.018
005-069-008-00		DeTour	80.00	2021	11	23	\$90,000		\$90,000	90,000	90,000	1,125	0.026
005-077-004-00		DeTour	80.00	2023	11	-1	\$72,000		\$72,000	72,000	72,000	900	0.021
010-010-011-00		Raber	80.00	2022	3	3	\$15,000		\$15,000	15,000	15,000	188	0.004
010-033-001-00		Raber	80.00	2023	3	-9	\$82,000		\$82,000	82,000	82,000	1,025	0.024
005-069-005-00		DeTour	120.00	2023	8	-4	\$51,500		\$51,500	51,500	51,500	429	0.010
005-085-011-00		DeTour	120.00	2021	3	15	\$80,000		\$80,000	80,000	80,000	667	0.015
005-085-011-00		DeTour	120.00	2021	11	23	\$105,000		\$105,000	105,000	105,000	875	0.020
010-052-001-50		Raber	290.00	2023	1	-11	\$205,000		\$205,000	205,000	205,000	707	0.016

median acre 10.0

median 2,100 0.048

acre	acre	acre	acre
1.0	11500	3.0	17772
1.5	25309	4.0	17163
2.0	39117	5.0	16553
2.5	28445	7.0	17424

1 acre	2 acre	3 acre
5.00	0.264	0.136
0.076	0.449	10.00
20.000	40.000	0.042
0.034	0.017	
100.000		
0.02		