

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%	
010-165-023-00		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
004-104-003-00		Dafter	1.00	2021	12	24	\$2,000		\$2,000	2,000	2,000	2,000	0.046
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
041-718-001-00		DeTour	1.41	2022	9	9	\$43,000		\$43,000	43,000	43,000	30,496	0.700
004-111-023-70		Dafter	2.00	2023	2	-10	\$4,000		\$4,000	4,000	4,000	2,000	0.046
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
004-111-023-60		Dafter	2.32	2023	3	-9	\$7,500		\$7,500	7,500	7,500	3,233	0.074
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
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
005-107-010-00		DeTour	6.03	2022	11	11	\$75,000		\$75,000	75,000	75,000	12,438	0.286
004-130-011-25		Dafter	10.00	2021	10	22	\$11,000		\$11,000	11,000	11,000	1,100	0.025
004-128-001-10		Dafter	10.00	2021	7	19	\$8,000		\$8,000	8,000	8,000	800	0.018
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
004-107-013-00		Dafter	19.18	2022	9	9	\$20,000		\$20,000	20,000	20,000	1,043	0.024
005-071-013-50		DeTour	19.48	2021	3	15	\$25,500		\$25,500	25,500	25,500	1,309	0.030
004-107-002-00		Dafter	20.00	2023	1	-11	\$29,900		\$29,900	29,900	29,900	1,495	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
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
004-133-003-00		Dafter	30.00	2021	6	18	\$40,000		\$40,000	40,000	40,000	1,333	0.031
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
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
004-103-014-50		Dafter	40.00	2021	4	16	\$26,000		\$26,000	26,000	26,000	650	0.015
004-128-001-00		Dafter	40.40	2021	12	24	\$32,296		\$32,296	32,300	32,300	800	0.018
004-236-008-00		Dafter	40.00	2022	10	10	\$52,400		\$52,400	52,400	52,400	1,310	0.030
004-236-008-00		Dafter	40.00	2021	11	23	\$45,500		\$45,500	45,500	45,500	1,138	0.026
010-051-003-00		Raber	40.00	2021	4	16	\$25,000		\$25,000	25,000	25,000	625	0.014
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
004-225-001-00		Dafter	50.00	2021	5	17	\$55,000		\$55,000	55,000	55,000	1,100	0.025
004-113-012-00		Dafter	51.07	2022	7	7	\$76,000		\$76,000	76,000	76,000	1,488	0.034
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
004-127-022-00		Dafter	77.08	2021	7	19	\$49,000		\$49,000	49,000	49,000	636	0.015
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
004-107-006-00		Dafter	153.99	2021	6	18	\$70,000		\$70,000	70,000	70,000	455	0.010
010-052-001-50		Raber	290.00	2023	1	-11	\$205,000		\$205,000	205,000	205,000	707	0.016

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%			
median acre			30.0									median	1,147	0.027

acre	acre	acre	acre	acre	acre	acre	acre
1.0	9583	3.0	17772	10	10890	30	29621
1.5	17163	4.0	17163	15	20256	40	29621
2.0	24742	5.0	16553	20	29621	50	58371
2.5	21257	7.0	13722	25	29621	100	87120

Cost per square ft	1 acre	2 acre	3 acre
5.00	0.220	0.284	0.136
0.076			10.00
20.000		40.000	
0.034		0.017	
	100.000		
	0.02		