

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	Effec. FRONTAGE	Average DEPTH	Acreage	SALE YEAR	SALE MONTH	Month for time adj	SALE AMNT and improvents	land	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%			
005-011-005-00		Detour	176.90	288.10	1.17	2021	7.00	19	\$135,000		0	135,000	135,000	135,000	763.14	0.38	115,384.62
005-062-001-42		Detour	182.10	291.84	1.22	2023	8.00	-4	\$84,000		0	84,000	84,000	84,000	461.29	0.63	68,852.46
005-062-004-41		Detour	182.10	310.97	1.30	2022	1.30	1.3	\$100,000		0	100,000	100,000	100,000	549.15	0.57	76,923.08
010-136-008-40		Raber Township	176.7	562	2.28	2019	9.00	45	\$20,000		0	20,000	20,000	20,000	113.19	4.97	8,771.93
005-063-003-01		Detour	274.00	551.65	3.47	2021	6.00	18	\$147,000		0	147,000	147,000	147,000	536.50	1.03	42,363.11
005-063-003-04		Detour	138.70	566.90	1.81	2023	11.00	-1	\$72,000		0	72,000	72,000	72,000	519.11	1.10	39,779.01
005-063-003-06		Detour	125.00	425.15	1.22	2021	5.00	17	\$42,500		0	42,500	42,500	42,500	340.00	1.25	34,836.07
005-063-003-08		Detour	125.00	414.69	1.19	2023	5.00	-7	\$48,000		0	48,000	48,000	48,000	384.00	1.08	40,336.13
005-063-003-14		Detour	125.00	414.69	1.19	2022	11.00	11	\$75,000		0	75,000	75,000	75,000	600.00	0.69	63,025.21
005-063-003-21		Detour	130.40	467.67	1.40	2023	3.00	-9	\$59,000		0	59,000	59,000	59,000	452.45	1.03	42,142.86
005-075-013-50		Detour	96.70	518.04	1.15	2022	10.00	10	\$64,000		0	64,000	64,000	64,000	661.84	0.78	55,652.17
005-109-031-00		Detour	79.40	76.81	0.14	2023	5.00	-7	\$1,200		0	1,200	1,200	1,200	15.11	5.08	8,571.43
005-440-008-00		Detour	114.60	463.73	1.22	2022	8.00	8	\$40,000		0	40,000	40,000	40,000	349.04	1.33	32,786.89
005-440-009-00		Detour	124.50	454.84	1.30	2022	9.00	9	\$40,000		0	40,000	40,000	40,000	321.29	1.42	30,769.23
005-440-010-00		Detour	100.00	461.74	1.06	2023	10.00	-2	\$42,000		0	42,000	42,000	42,000	420.00	1.10	39,622.64
005-440-010-00		Detour	113.10	408.25	1.06	2022	10.00	10	\$40,000		0	40,000	40,000	40,000	353.67	1.15	37,735.85
005-440-013-00		Detour	113.10	674.01	1.75	2022	8.00	8	\$37,500		0	37,500	37,500	37,500	331.56	2.03	21,428.57
005-500-009-00		Detour	97.20	380.93	0.85	2023	5.00	-7	\$55,000		0	55,000	55,000	55,000	565.84	0.67	64,705.88
010-128-003-40		Raber Township	278.20	435.70	4.00	2021	1	13	\$80,000		0	80,000	80,000	80,000	287.56	2.18	20,000.00
010-133-003-76		Raber Township	128.30	324.80	0.85	2021	9	21	\$25,000		0	25,000	25,000	25,000	194.86	1.48	29,411.76
010-136-008-20		Raber Township	185.60	620.30	1.78	2021	3	15	\$32,000		0	32,000	32,000	32,000	172.41	2.42	17,977.53
010-165-021-00		Raber Township	98.40	114.60	0.50	2021	5	17	\$45,000		0	45,000	45,000	45,000	457.32	0.48	90,000.00
010-320-002-00		Raber Township	119.00	282.20	0.73	2022	8	8	\$30,000		0	30,000	30,000	30,000	252.10	1.06	41,095.89
010-460-014-00		Raber Township	146.90	323.80	1.12	2021	3	15	\$24,000		0	24,000	24,000	24,000	163.38	2.03	21,428.57
041-603-009-00		Detour	90.00	261.40	0.54	2022	9	9	\$70,000		0	70,000	70,000	70,000	777.78	0.34	129,629.63
041-750-027-00		Detour	55.90	62.30	0.08	2021	3	15	\$53,300		0	53,300	53,300	53,300	953.49	0.07	666,250.00
041-603-027-50		Detour	200.00	435.60	2.00	2021	1.00	13	\$55,000		0	55,000	55,000	55,000	275.00	1.58	27,500.00
median value			125.00	414.69	1.19							48,000		48,000	384.00	1.10	39,779.01

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 and improvents	land	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	4	\$50,000		0	50,000	50,000	50,000	118.96	8.35	5,213.76
005-061-001-00		Detour	1500.00	428.05	14.74	2023	2.00	-10	\$64,800		0	64,800	64,800	64,800	43.20	9.91	4,396.20
005-075-030-00		Detour	4446	502.6154	51.30	2022	9.00	9	\$59,500		0	59,500	59,500	59,500	13.38	37.56	1,159.84
005-053-003-00		Detour	1400	1611.72	51.80	2020	10.00	34	\$101,000		0	101,000	101,000	101,000	72.14	22.34	1,949.81
005-086-001-00		Detour	404	4917.751	45.61	2019	1.00	37	\$51,500		0	51,500	51,500	51,500	127.48	38.58	1,129.14
051-039-040-50		SSM- Island No 3	600	5769	20.00	2022	11.00	11	\$145,000		0	145,000	145,000	145,000	241.67	6.01	7,250.00
010-156-001-00		Raber Township	619.9	1750.3	24.91	2020	6.00	30	\$50,000		0	50,000	50,000	50,000	80.66	21.70	2,007.23
median value			620	1,612	25							59,500		59,500	80.66	21.70	2007.23

2023 Waterfront Land Values for 2024 Study			
Median Ftg	Median Depth	Adj Land Value	cost per FF
620	1,612	59,500	95.97
125	415	48,000	384.00

Lg parcels or wet  
Sm parcel/ comm

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