

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	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	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	0.74	32,258	
012-306-014-00	Soo		228.35	940.44581	4.93	2022		4		\$130,000	0	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 used for commercial/industrial 2024 0.36

#REF!

Tax year

LAND TIME ADJUSTMENT = 2023

Average Inflat 0.00% per year
0.00% per month

NBH	Street Nar	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
MINUS adj for listings 5.43%												
	DeTour	0.87	2021	5	17	\$10,000		\$10,000	10,000	10,000	11,494	0.264
	DeTour	0.92	2022	8	8	\$7,000		\$7,000	7,000	7,000	7,609	0.175
	Dafter	1.00	2021	12	24	\$2,000		\$2,000	2,000	2,000	2,000	0.046
	DeTour	1.12	2022	12	12	\$3,000		\$3,000	3,000	3,000	2,679	0.061
	Raber	1.21	2021	11	23	\$14,000		\$14,000	14,000	14,000	11,570	0.266
	Dafter	2.00	2023	2	-10	\$4,000		\$4,000	4,000	4,000	2,000	0.046
	DeTour	2.31	2023	7	-5	\$12,000		\$12,000	12,000	12,000	5,195	0.119
	Dafter	2.32	2023	3	-9	\$7,500		\$7,500	7,500	7,500	3,233	0.074
	DeTour	2.50	2022	7	7	\$10,000		\$10,000	10,000	10,000	4,000	0.092
	DeTour	3.03	2023	9	-3	\$18,000		\$18,000	18,000	18,000	5,941	0.136
	Raber	3.75	2021	3	15	\$24,900		\$24,900	24,900	24,900	6,640	0.152
	Raber	5.00	2022	10	10	\$15,000		\$15,000	15,000	15,000	3,000	0.069
	Raber	5.00	2022	9	9	\$18,000		\$18,000	18,000	18,000	3,600	0.083
	DeTour	6.03	2022	11	11	\$75,000		\$75,000	75,000	75,000	12,438	0.286
	Dafter	10.00	2021	10	22	\$11,000		\$11,000	11,000	11,000	1,100	0.025
	Dafter	10.00	2021	7	19	\$8,000		\$8,000	8,000	8,000	800	0.018
	Raber	10.00	2022	11	11	\$11,000		\$11,000	11,000	11,000	1,100	0.025
	Dafter	19.18	2022	9	9	\$20,000		\$20,000	20,000	20,000	1,043	0.024
	DeTour	19.48	2021	3	15	\$25,500		\$25,500	25,500	25,500	1,309	0.030
	Dafter	20.00	2023	1	-11	\$29,900		\$29,900	29,900	29,900	1,495	0.034
	Raber	20.00	2022	8	8	\$30,000		\$30,000	30,000	30,000	1,500	0.034
	Raber	20.00	2022	4	4	\$18,500		\$18,500	18,500	18,500	925	0.021
	DeTour	25.00	2021	2	14	\$30,000		\$30,000	30,000	30,000	1,200	0.028
	Raber	30.00	2022	9	9	\$42,000		\$42,000	42,000	42,000	1,400	0.032
	Dafter	30.00	2021	6	18	\$40,000		\$40,000	40,000	40,000	1,333	0.031
	Raber	37.78	2022	6	6	\$24,000		\$24,000	24,000	24,000	635	0.015
	Raber	38.26	2022	4	4	\$40,000		\$40,000	40,000	40,000	1,045	0.024
	Pickford	40.00	2021	4	16	\$30,000		\$30,000	30,000	30,000	750	0.017
	Raber	40.00	2023	2	-10	\$22,000		\$22,000	22,000	22,000	550	0.013
	Dafter	40.00	2021	4	16	\$26,000		\$26,000	26,000	26,000	650	0.015
	Dafter	40.40	2021	12	24	\$32,296		\$32,296	32,300	32,300	800	0.018
	Dafter	40.00	2022	10	10	\$52,400		\$52,400	52,400	52,400	1,310	0.030
	Dafter	40.00	2021	11	23	\$45,500		\$45,500	45,500	45,500	1,138	0.026
	Raber	40.00	2021	4	16	\$25,000		\$25,000	25,000	25,000	625	0.014
	Raber	40.00	2021	4	16	\$25,000		\$25,000	25,000	25,000	625	0.014
	Raber	40.00	2022	11	11	\$38,000		\$38,000	38,000	38,000	950	0.022
	Raber	40.00	2022	4	4	\$31,500		\$31,500	31,500	31,500	788	0.018
	Raber	40.00	2021	4	16	\$20,000		\$20,000	20,000	20,000	500	0.011
	Raber	43.28	2021	7	19	\$50,000		\$50,000	50,000	50,000	1,155	0.027
	Raber	47.00	2023	3	-9	\$45,000		\$45,000	45,000	45,000	957	0.022
	Dafter	50.00	2021	5	17	\$55,000		\$55,000	55,000	55,000	1,100	0.025
	DeTour	70.60	2022	2	2	\$90,000		\$90,000	90,000	90,000	1,275	0.029
	Pickford	73.30	2021	2	14	\$75,000		\$75,000	75,000	75,000	1,023	0.023
	Pickford	74.40	2021	2	14	\$57,000		\$57,000	57,000	57,000	766	0.018
	Dafter	77.08	2021	7	19	\$49,000		\$49,000	49,000	49,000	636	0.015
	DeTour	80.00	2021	11	23	\$90,000		\$90,000	90,000	90,000	1,125	0.026
	DeTour	80.00	2023	11	-1	\$72,000		\$72,000	72,000	72,000	900	0.021
	Raber	80.00	2022	3	3	\$15,000		\$15,000	15,000	15,000	188	0.004
	Raber	80.00	2023	3	-9	\$82,000		\$82,000	82,000	82,000	1,025	0.024
	DeTour	120.00	2023	8	-4	\$51,500		\$51,500	51,500	51,500	429	0.010
	DeTour	120.00	2021	3	15	\$80,000		\$80,000	80,000	80,000	667	0.015
	DeTour	120.00	2021	11	23	\$105,000		\$105,000	105,000	105,000	875	0.020
	Dafter	153.99	2021	6	18	\$70,000		\$70,000	70,000	70,000	455	0.010
	Raber	290.00	2023	1	-11	\$205,000		\$205,000	205,000	205,000	707	0.016

109.18 acre

median acre 39.1

Commercial Acreage Tables FOR 2024							
acre		acre		acre		acre	
1.0	7623	3.0	17772	10	10890	30	28750
1.5	7427	4.0	17163	15	19384	40	29621
2.0	7231	5.0	16553	20	27878	50	58371
2.5	12502	7.0	13722	25	28314	100	87120

median 1,100 0.025

Cost per square ft	1 acre	2 acre	3 acre
	0.175	0.083	0.136
5.00			10.00
0.076			0.025
20.000		40.000	
0.032		0.017	
		100.000	
		0.02	