

2023 110 LAND ANALYSIS SWAMP LAND STUDY

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.
ACREAGE BETWEEN	30-----47.49			
071-016-100-010-00	VACANT	5/12/2021	\$62,500	WD
071-026-200-007-00	N MCCONNELL RD	9/7/2021	\$89,900	WD
101-029-200-025-00	2313 W FOWLER RD	5/27/2021	\$40,000	WD
TOTALS				

ACREAGE BETWEEN	47.5-----99			
071-014-200-040-00	E MILLER RD	6/16/2021	\$100,000	WD
113-021-100-004-02	4700 W ALTBOCK TRAIL	6/22/2021	\$200,000	WD
071-015-300-040-00	2503 N SHARBONEAU RD	10/21/2022	\$165,900	WD
071-022-200-005-00	1710 E MILLER RD	10/21/2022	\$179,100	WD
101-025-400-005-00	188 W PROCUNIER RD	9/26/2022	\$163,000	WD
TOTALS				

ACREAGE BETWEEN	100+			
112-012-100-050-00	FRUCHEY RANCH RD	7/28/2021	\$219,900	WD
112-035-300-005-00	VACANT	11/19/2021	\$765,255	WD
071-011-100-025-00	2379 E MCNEIL RD	3/12/2021	\$169,000	WD
071-011-200-005-00	2260 E SUCKER CREEK RD	11/5/2021	\$610,000	WD
071-016-100-015-00	E MILLER RD	5/12/2021	\$292,500	WD
071-027-200-005-00	1705 E FRENCH RD	10/27/2021	\$459,000	WD
101-015-200-015-00	1397 W M-72	10/8/2021	\$350,000	WD
111-001-100-006-01	6490 HUBBARD LAKE TRL	11/6/2020	\$280,000	WD
111-001-100-006-01	6490 HUBBARD LAKE TRL	1/7/2022	\$325,000	WD
111-012-300-010-00	3018 N REEVES RD	11/17/2020	\$215,000	WD
TOTALS				

DATA FOR PROPERTY	(WITH OVER 50% SWAMP	ESTIMATED)		
071-016-100-010-00	VACANT		5/12/2021	\$62,500 WD
101-029-200-025-00	2313 W FOWLER RD		5/27/2021	\$40,000 WD
071-015-300-040-00	2503 N SHARBONEAU RD		10/21/2022	\$165,900 WD

Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
03-ARM'S LENGTH	\$62,500	\$34,000	54.40	\$68,000
03-ARM'S LENGTH	\$89,900	\$33,500	37.26	\$67,000
03-ARM'S LENGTH	\$40,000	\$0	0.00	\$64,170
				TOTAL LAND \$

19-MULTI PARCEL ARM'S LENGTH	\$100,000	\$37,600	37.60	\$75,263
03-ARM'S LENGTH	\$200,000	\$80,900	40.45	\$166,078
19-MULTI PARCEL ARM'S LENGTH	\$165,900	\$62,200	37.49	\$124,381
03-ARM'S LENGTH	\$179,100	\$68,600	38.30	\$139,370
03-ARM'S LENGTH	\$163,000	\$59,700	36.63	\$120,561
				TOTAL LAND \$

03-ARM'S LENGTH	\$219,900	\$80,700	36.70	\$161,439
19-MULTI PARCEL ARM'S LENGTH	\$765,255	\$278,100	36.34	\$628,034
03-ARM'S LENGTH	\$162,000	\$88,500	54.63	\$186,030
19-MULTI PARCEL ARM'S LENGTH	\$610,000	\$265,800	43.57	\$542,473
19-MULTI PARCEL ARM'S LENGTH	\$292,500	\$114,400	39.11	\$228,737
03-ARM'S LENGTH	\$456,800	\$157,500	34.48	\$320,058
19-MULTI PARCEL ARM'S LENGTH	\$350,000	\$158,800	45.37	\$307,831
03-ARM'S LENGTH	\$280,000	\$154,300	55.11	\$307,374
03-ARM'S LENGTH	\$325,000	\$153,700	47.29	\$311,547
03-ARM'S LENGTH	\$215,000	\$85,800	39.91	\$171,546
				TOTAL LAND \$

COPPIED FROM ABOVE				
03-ARM'S LENGTH	\$62,500	\$34,000	54.40	\$68,000
03-ARM'S LENGTH	\$40,000	\$0	0.00	\$64,170
19-MULTI PARCEL ARM'S LENGTH	\$165,900	\$62,200	37.49	\$124,381
				TOTAL LAND \$

Land Residual	BLD VALUE	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area
\$62,500	\$0	\$67,000	40.00	40.00	\$1,563	401
\$89,900	\$0	\$67,000	40.00	40.00	\$2,248	401
\$40,000	\$0	\$64,170	37.17	37.17	\$1,076	401
\$192,400		TOTAL ACRES	117.17			
SWAMP		AVG. \$/ACRE =	\$1,642			
40 ACRE STUDY		AVG. \$/ACRE =	\$1,900			

\$68,987	\$31,013	\$44,250	58.00	18.00	\$1,189	401
\$120,422	\$79,578	\$86,500	60.00	60.00	\$2,007	401
\$165,900	\$0	\$121,216	78.67	38.67	\$2,109	401
\$157,730	\$21,370	\$118,000	80.00	80.00	\$1,972	401
\$150,939	\$12,061	\$108,500	80.00	80.00	\$1,887	401
\$663,978		TOTAL ACRES	356.67			
SWAMP		AVG. \$/ACRE =	\$1,862			
50 ACRE STUDY		AVG. \$/ACRE =	\$1,600			

\$219,900	\$0	\$161,439	158.75	117.41	\$1,385	401
\$765,255	\$0	\$628,034	451.23	226.00	\$1,696	401
\$141,795	\$20,205	\$165,825	120.60	120.60	\$1,176	401
\$397,527	\$212,473	\$330,000	280.00	240.00	\$1,420	401
\$263,263	\$29,237	\$199,500	120.00	80.00	\$2,194	401
\$358,805	\$97,995	\$222,063	190.00	190.00	\$1,888	401
\$227,546	\$122,454	\$185,377	118.08	31.00	\$1,927	401
\$204,822	\$75,178	\$232,196	168.87	168.87	\$1,213	401
\$245,649	\$79,351	\$232,196	168.87	168.87	\$1,455	401
\$189,617	\$25,383	\$146,163	106.30	106.30	\$1,784	401
\$3,014,179		TOTAL ACRES	1882.70			
SWAMP		AVG. \$/ACRE =	\$1,601			
100+ ACRE STUDY		AVG. \$/ACRE =	\$1,500			

\$62,500	\$0	\$67,000	40.00	40.00	\$1,563	401
\$40,000	\$0	\$64,170	37.17	37.17	\$1,076	401
\$165,900	\$0	\$121,216	78.67	38.67	\$2,109	401
\$268,400		TOTAL ACRES	155.84			
SWAMP		AVG. \$/ACRE =	\$1,722.28			

Liber/Page **Other Parcels in Sale**

2.021E+11
2.021E+11
2.021E+11

ADJUSTMENT/ACRE



2.021E+11 071-015-100-060-00
2.021E+11
2.022E+11 071-015-300-030-00
2.022E+11
2.022E+11

ADJUSTMENT/ACRE



2.021E+11 112-013-100-050-00
111-002-100-005-00, 111-002-100-040-00, 111-003-400-005-01, 111-002-200-030-00
2.021E+11
2.021E+11 071-011-300-090-00
2.021E+11 071-016-200-005-04, 071-016-200-005-00
2.021E+11
2.2021E+12 101-015-200-014-00, 101-015-300-005-00
2.02E+11
2.022E+11
2.02E+11

ADJUSTMENT/ACRE

OVER ALL ADJUSTMENT/ACRE



2.021E+11
2.021E+11
2.022E+11 071-015-300-030-00

ADJUSTMENT/ACRE FOR PARCELS OVER ESTIMATED 50% SWAMP

2023 110 LAND ANALYSIS SWAMP LAND STUDY

Land Table	Gravel	AVG. SIZE OF SYUDY	Paved	Inspected Date	Class
RESIDENTIAL 401	0		0	9/2/2020	402
RESIDENTIAL 401	0		0	5/1/1992	402
RESIDENTIAL 401	0		0	9/15/2021	402
	(\$6.99)	X	39.06		-\$273 ADJ/
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RESIDENTIAL 401	0		0	NOT INSPECTED	401
RESIDENTIAL 401	0		0	9/5/2016	401
RESIDENTIAL 401	0		0	5/1/1992	402
RESIDENTIAL 401	0		0	10/1/1993	401
RESIDENTIAL 401	0		0	8/19/2016	401
	\$3.29	X	71.334		\$235 ADJ/
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RESIDENTIAL 401	0		0	9/8/2020	402
RESIDENTIAL 401	0		0	9/8/2020	402
RESIDENTIAL 401	0		0	1/2/2020	401
RESIDENTIAL 401	1		0	1/3/2020	401
RESIDENTIAL 401	0		0	8/24/1989	401
RESIDENTIAL 401	0		0	12/3/2021	401
RESIDENTIAL 401	0		0	9/15/2021	401
RESIDENTIAL 401	0		0	12/16/2006	401
RESIDENTIAL 401	0		0	12/16/2006	401
RESIDENTIAL 401	0		0	5/13/2007	401
	\$0.57	X	188.27		\$107.03 ADJ/
	\$0.60		130.92		\$79.18 ADJ/
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RESIDENTIAL 401	0		0	9/2/2020	402
RESIDENTIAL 401	0		0	9/15/2021	402
RESIDENTIAL 401	0		0	5/1/1992	402
	(\$4.20)	X	51.95		(\$218.01)
			OVER ALL	% CALLC. ADJ=	0%

difference from net \$ per acre	% adjustment	COMMENTS
(\$339)	-18%	55% SWAMP
\$346	18%	2 ROADS,CREEK,40% SWAMP
(\$826)	-43%	60% SWAMP
(\$819)	-43%	

40 ACRE PARCEL STUDY

(\$408)	-26%	30% SWAMP
\$409	26%	25 % SWAMP
\$511	32%	50% SWAMP
\$374	23%	30% WET
\$289	18%	10% SWAMP
\$1,174	73%	

50 ACRE PARCEL STUDY

(\$122)	-8%	<10% SWAMP
\$189	13%	15% SWAMP
(\$331)	-22%	40 % SWAMP
(\$87)	-6%	40% SWAMP
\$687	46%	25% SWAMP VALUE
\$382	25%	40 % SWAMP
\$420	28%	<5% SWAMP
(\$294)	-19%	<5% SWAMP
(\$52)	-3%	<5% SWAMP
\$277	18%	30% SWAMP
\$1,070	71%	

100 ACRE PARCEL STUDY

PER ACRE

(\$339)	-18%	55% SWAMP
(\$826)	-43%	60% SWAMP
\$511	32%	50% SWAMP
(\$654)	-29%	