

2023 Vacant Land Sales Study for 2024 Assessments  
 Sales Study Period: 4/1/2021-03/31/2023  
 Acreage Breakdown

1 acre						
<u>Tax Code</u>	<u>Sale date</u>	<u>Sale Price</u>	<u>Acreage</u>	<u>\$ Per Acre</u>	<u>Notes</u>	<u>Ave per acre</u>
17-200-005	02/08/23	\$20,000	1.640	12,195	#DIV/0!	
						\$12,195
2 - 2.999acres						
<u>Tax Code</u>	<u>Sale date</u>	<u>Sale Price</u>	<u>Acreage</u>	<u>\$ Per Acre</u>	<u>Notes</u>	
14-100-039	04/29/21	\$22,000	2.130	10,329		
22-300-037	05/07/21	\$30,000	2.000	15,000		
16-400-025	10/13/21	\$25,000	2.230	11,211		
04-100-020	09/23/22	\$30,000	2.200	13,636		
31-300-017	04/26/22	\$32,000	2.500	12,800		
21-300-017	04/26/22	\$32,000	2.500	12,800		
04-100-020	09/23/22	\$30,000	2.200	13,636		
02-200-053	12/03/21	\$35,000	2.000	17,500		
		\$236,000	17.760			\$13,288
3 acres						
<u>Tax Code</u>	<u>Sale date</u>	<u>Sale Price</u>	<u>Acreage</u>	<u>\$ Per Acre</u>	<u>Notes</u>	<u>Ave per acre</u>
02-100-039	05/12/21	\$34,000	3.110	10,932		
07-400-014	04/02/21	\$31,500	3.440	9,157		
28-400-013	08/25/21	\$35,000	3.410	10,264		
		\$100,500	9.960			\$10,090
4 - 9.999 acres						
<u>Tax Code</u>	<u>Sale date</u>	<u>Sale Price</u>	<u>Acreage</u>	<u>\$ Per Acre</u>	<u>Notes</u>	<u>Ave per acre</u>
02-100-041	05/28/21	\$43,000	4.600	9,348		
18-200-018	04/15/22	\$57,000	4.010	14,214		
31-200-025	08/02/21	\$64,900	5.000	12,980		
02-200-033 & 34	09/20/21	\$75,000	8.360	8,971		
02-100-043 & 044	05/10/21	\$53,000	4.480	11,830		





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50 acres									
<u>Tax Code</u>	<u>Sale date</u>	<u>Sale Price</u>	<u>Acreage</u>	<u>\$ Per Acre</u>	<u>Notes</u>	<u>Ave per acre</u>			
		\$0	0.000	#DIV/0!					
						\$3,482			
<b>Seculded Ridge</b>									
<u>Tax Code</u>	<u>Sale date</u>	<u>Sale Price</u>	<u>Acreage</u>	<u>\$ Per Acre</u>	<u>Notes</u>	<u>Ave per Lot</u>			
02-101-030	5/21/2021	\$17,000	0.768	22,135					
02-101-008	02/08/22	\$6,500	0.816	7,966					
02-101-024/055	02/09/22	\$40,000	0.880	45,455					
02-101-033	03/23/22	\$9,000	0.795	11,321					
02-101-047	02/08/22	\$6,500	0.595	10,924					
02-101-057	02/08/22	\$20,000	1.512	13,228					
02-101-058	02/10/22	\$20,000	1.116	17,921					
02-101-008	4/25/2022	\$15,000	0.816	18,382					
		\$134,000	7.298			\$18,361			
<b>Glen Mary/Redhawk</b>									
<u>Tax Code</u>	<u>Sale date</u>	<u>Sale Price</u>	<u>Lots</u>	<u>\$ Per Lot</u>	<u>Notes</u>				
01-101-021	04/09/21	\$21,000	1.000						
01-101-020	03/23/22	\$22,000	1.000						
01-101-020	06/13/22	\$28,500	1.000						
		\$71,500	3.000			\$23,833			