

<b>Cedar Creek Res/Com/Ind Land</b>	<b>Values</b>	<b>2023</b>		
<u>Parcel #</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Acreage</u>	<u>Price Per Acre</u>
<b><u>0-1 Acre</u></b>				
2112-36-2202	07/30/20	\$5,000	.99	\$5,051
2410-23-1402	10/23/20	\$5,000	.90	\$5,556
<b>Price Per Acre</b>				<b>\$5,300</b>
<b><u>2-4 Acres</u></b>				
2211-26-1201	06/06/20	\$9,000	2	\$4,500
2310-29-2105	05/11/20	\$12,500	4.15	\$3,012
2410-24-3401	07/05/21	\$15,000	3.5	\$4,286
<b>Price Per Acre</b>				<b>\$3,900</b>
<b><u>5-9 Acres</u></b>				
2209-14-2201	04/23/21	\$15,000	4.6	\$3,261
2209-18-2204	07/27/20	\$19,550	6.83	\$2,862
2209-24-2305	05/21/20	\$17,000	5	\$3,400
2212-12-1101	12/09/20	\$15,000	5	\$3,000
2309-16-3201-02	05/14/21	\$24,500	5	\$4,900
2309-16-3306	06/17/21	\$19,900	4.71	\$4,225
2311-08-1105	10/01/20	\$18,000	8.36	\$2,153
<b>Price Per Acre</b>				<b>\$3,400</b>
<b><u>10-11 Acres</u></b>				
2209-16-2406	01/22/21	\$20,000	9.86	\$2,028
2211-26-1206	04/19/21	\$25,500	12.36	\$2,063
2309-14-3305	01/19/22	\$28,000	10	\$2,800
2211-18-1401	01/06/21	\$20,000	10	\$2,000
2211-22-2101	07/09/20	\$23,500	10	\$2,350
2309-36-1209	05/18/21	\$26,500	10.60	\$2,500

2311-35-2402-01	04/29/20	\$27,500	11.40	\$2,412
<b>Price Per Acre</b>				<b>\$2,300</b>
<b><u>12-20 Acres</u></b>				
2209-14-2202	06/29/21	\$33,000	15.09	\$2,187
2211-33-3318	10/21/20	\$42,000	19.59	\$2,144
2212-10-1101	08/03/20	\$34,000	15.48	\$2,196
2412-20-2202	08/14/20	\$32,000	15.38	\$2,081
<b>Price Per Acre</b>				<b>\$2,200</b>
<b><u>21-30 Acres</u></b>				
2309-03-1401-02	11/04/21	\$60,000	25.46	\$2,357
2309-21-3403	12/29/21	\$70,000	28.67	\$2,459
2310-03-2201	01/13/21	\$63,500	30.05	\$2,113
2412-12-4401-01	07/12/21	\$40,000	20	\$2,000
2412-12-4401-01	11/10/21	\$41,000	20	\$2,050
<b>Price Per Acre</b>				<b>\$2,200</b>
<b><u>31-40 Acres</u></b>				
2311-10-1401	05/13/20	\$80,000	40	\$2,000
2311-16-4302	08/25/21	\$85,000	40.39	\$2,104
2312-04-1401	03/31/21	\$70,000	38.30	\$1,828
2312-06-4201	12/17/21	\$95,000	40	\$2,375
2312-29-4101-01	01/12/21	\$68,000	31.90	\$2,132
2412-09-3102	05/15/20	\$90,000	40	\$2,250
<b>Price Per Acre</b>				<b>\$2,100</b>
<b><u>40+ Acres</u></b>				
2110-18-2101	02/02/21	\$126,000	69.21	\$1,821

2111-32-4104-04	06/25/21	\$260,000	119.57	\$1,819
2209-14-4201	07/01/20	\$120,000	80	\$1,500
2309-15-1201	10/09/20	\$95,000	58.82	\$1,615
2309-22-1101-01	06/25/21	\$115,000	69.63	\$1,652
2310-10-2101	03/17/21	\$150,000	79.1	\$1,896
2310-20-3201	11/12/21	\$175,000	76.59	\$2,285
<b>Price Per Acre</b>				<b>\$1,800</b>
<b>Cadillac Hills Subdivision</b>	No sales			<b>\$36 per FF</b>
<b>Directly Contaminated</b>	No sales			<b>\$21 per FF</b>
<b>Indirectly Contaminated</b>	No sales			<b>\$31 per FF</b>
<b>Emerald Ridge</b>	No Sales			<b>\$14,900 per Site</b>
<b>Emerald Vale</b>	see attached			<b>\$5,400 per acre</b>
<b>Golfview Estates</b>	No Sales			<b>\$15,500 per Lot</b>
<b>Sawins Platt</b>	No sales			<b>\$3500 per Site</b>