

CEDAR CREEK RESIDENTIAL	LAND	VALUES	2024 *	
<u>Parcel #</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Acreage</u>	<u>Price Per Acre</u>
<u>0-1 Acre</u>				
2209-18-1401-02	01/04/23	\$9,500	1.06	\$8,962
2309-05-3216	02/23/23	\$9,000	1.44	\$6,250
2309-05-3215	03/09/23	\$4,500	1.44	\$3,125
Price Per Acre				\$6,100
<u>2-4 Acres</u>				
2209-14-2201	04/23/21	\$15,000	4.60	\$3,261
2209-29-4106-01	05/03/21	\$13,000	2.20	\$5,909
2309-27-1404	08/25/21	\$15,000	3.33	\$4,505
2309-05-3303	06/13/22	\$13,500	4.45	\$3,034
2309-16-3306	06/17/21	\$19,900	4.71	\$4,225
Price Per Acre				\$4,200
<u>5-9 Acres</u>				
2309-16-3201-02	05/14/21	\$24,500	5	\$4,900
2309-30-1103	04/07/22	\$30,000	9.75	\$3,077
2311-34-4110	09/16/21	\$25,000	6.41	\$3,900
2312-12-4405	05/03/22	\$30,000	6.62	\$4,532
2410-36-3104	06/15/22	\$30,000	9.75	\$3,077
2412-30-1302	02/08/23	\$29,000	9.78	\$2,965
Price Per Acre				\$3,900
<u>10-11 Acres</u>				
2209-01-1125	02/08/23	\$22,000	10.31	\$2,134
2309-14-3305	01/19/22	\$28,000	10	\$2,800
2309-17-2102	08/11/22	\$31,500	10.01	\$3,147
2309-27-1209	12/06/22	\$29,000	10	\$2,900

2309-36-1209	05/18/21	\$26,500	10.60	\$2,500
2310-12-4304	08/22/22	\$20,000	10	\$2,000
2311-23-1102	03/24/23	\$49,900	10	\$4,990
2311-35-2402-01	03/23/22	\$30,000	11.40	\$2,632
Price Per Acre				\$2,900
<u>12-20 Acres</u>				
2209-14-2202	06/29/21	\$33,000	14.83	\$2,225
2209-14-2203	10/21/22	\$24,400	19.20	\$2,083
2210-13-1103	04/12/21	\$40,500	15.25	\$2,656
2211-26-1206	04/19/21	\$25,500	12.36	\$2,063
2309-01-3404	07/22/22	\$80,000	19.87	\$4,026
2309-16-3201-04	06/21/21	\$90,000	19.50	\$4,615
2309-27-3101	07/14/22	\$45,000	18.81	\$2,392
2310-04-3104	07/28/22	\$54,750	18.90	\$2,897
2312-05-2103	08/12/21	\$40,500	15.31	\$2,645
Price Per Acre				\$2,800
<u>21-30 Acres</u>				
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
2310-20-1102	11/03/21	\$85,000	29.97	\$2,836
2412-14-1104	08/24/21	\$79,000	30	\$2,663
2412-14-1104	03/29/22	\$90,000	30	\$3,000
2412-12-4401-01	11/10/21	\$41,000	20	\$2,050
Price Per Acre				\$2,600
<u>31-40 Acres</u>				
2111-32-4101-01	06/25/21	\$85,000	40	\$2,125
2310-17-3201	08/30/21	\$90,500	37	\$2,446

2311-16-4302	08/25/21	\$85,000	40.39	\$2,104
2312-06-4201	12/17/21	\$95,000	40	\$2,375
2410-24-3106	04/19/22	\$90,000	37.23	\$2,417
2412-08-1102-02	10/20/22	\$120,000	40	\$3,000
Price Per Acre				\$2,400
<u>40+ Acres</u>				
2209-14-4201	01/09/23	\$160,000	80	\$2,000
2309-22-1101-01	04/13/22	\$140,000	69.63	\$2,011
2310-03-4101-01	02/10/22	\$145,000	70	\$2,071
2310-20-3201	11/12/21	\$175,000	76.59	\$2,285
Price Per Acre				\$2,100
Cadillac Hills Subdivision	No sales	historical	rate	\$36 per FF
Directly Contaminated	No sales	historical	rate	\$21 per FF
Indirectly Contaminated	No sales	historical	rate	\$31 per FF
Emerald Ridge	No Sales	historical	rate	\$14,900 per Site
Emerald Vale	see attached			\$5,400 per acre
Golfview Estates	No Sales	historical	rate	\$15,500 per Lot
Sawins Platt	No sales	historical	rate	\$3500 per Site

**USING RESIDENTIAL RATES
FOR COMMERCIAL/INDUSTRIAL**