

2025 PLAT OF MATCHWOOD LAND VALUE
(residential)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Other Parcels in Sale	Land Table
07 501 004 00		08/21/24	\$750	QC	03-ARM'S LENGTH	\$750	\$0	100.0	200.0	\$8	100.00	07 503 001 00, 07 504 004 00, 07 506 001 00, 07 5C PLAT OF MATCHWOOD	
07 505 002 00		10/21/20	\$650	QC	03-ARM'S LENGTH	\$650		83.0	120.0	\$8	83.00		
Totals:			\$1,400			\$1,400	\$0	183.0					
							Average						
							per FF=>	\$8					

USED \$8 FRONT FOOT

NOTE: NO TIME ADJUSTMENT USED
MARKET DIDN'T INDICATE A NEED FOR TIME ADJUSTMENT

2025 MATCHWOOD LAND STUDY FOR RESIDENTIAL, AGRICULTURE, TIMBER CUTOVER

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table
03-065-007-00	LP WALSH RD	10/11/21	WD	03-ARM'S LENGTH	\$7,000		5.00	5.00	\$1,400		
04-223-002-00	WASAS RD	11/26/21	WD	03-ARM'S LENGTH	\$7,500		5.50	5.50	\$1,364		
07 015 004 20	26714 M28	08/05/20	WD	03-ARM'S LENGTH	\$29,000	\$4,414	16.20	16.20	\$272		Res-Rural
07 028 001 12	13789 MATCHWOOD TOWER RD	11/12/21	WD	03-ARM'S LENGTH	\$70,000	\$15,270	19.50	19.50	\$783	07 028 001 14	Res-Rural
07 008 016 10	28476 HWY M28	07/05/22	WD	03-ARM'S LENGTH	\$160,000	\$38,421	28.00	28.00	\$1,372	07 008 009 10	Res-Rural
07 014 012 00		07/07/21	WD	03-ARM'S LENGTH	\$20,000	\$20,000	35.00	35.00	\$571		Res-Rural
07 213 001 00	15925 MONFIL RD	07/20/22	WD	03-ARM'S LENGTH	\$90,000	\$68,165	39.00	39.00	\$1,748		Res-Rural
07 235 007 00		12/29/21	LC	04-BUYERS INTEREST IN A LC	\$80,000	\$41,187	40.00	40.00	\$1,030		Res-Rural
04-008-019-00		07/29/21	WD	03-ARM'S LENGTH	\$25,000		46.50	46.50	\$538		Res-Rural
07 006 003 00	29790 BADA RD	05/07/20	WD	03-ARM'S LENGTH	\$85,000	\$40,489	59.00	59.00	\$686		Res-Rural
04-011-001-55		12/28/20	WD	03-ARM'S LENGTH	\$45,000		60.00	60.00	\$750	07-011-003-30;001-60	501-TC
07 023 003 00	14796 HOKENS RD	07/19/21	WD	03-ARM'S LENGTH	\$115,000	\$56,654	79.00	79.00	\$717		Agricultural
07 019 001 30	14579 BIG BEAR RD	07/16/21	WD	19-MULTI PARCEL ARM'S LENGTH	\$170,000	\$83,077	119.00	119.00	\$698	07 019 001 20, 07 019 001 00	res & ag
07-010-001-20		05/07/21	WD	03-ARM'S LENGTH	\$220,000		320.00	320.00	\$688	07-010-001-30	501-TC
07-210-004-00		12/22/21	WD	03-ARM'S LENGTH			80+		\$1,008	MUTLI PARCELS	501-TC
07 015 002 00	M28	02/16/24	WD	03-ARM'S LENGTH	\$54,900	\$54,900	39.00	39.00	\$1,408		
07 136 008 10	GOLDBERG RD	03/12/24	WD	03-ARM'S LENGTH	\$72,000	\$72,000	79.00	79.00	\$911		
07 005 010 20		11/18/22	WD	03-ARM'S LENGTH	\$67,279	\$67,279	145.48	145.48	\$462	07 007 005 00	
07 018 003 00		10/30/23	WD	19-MULTI PARCEL ARM'S LENGTH	\$170,000	\$170,000	136.00	136.00	\$1,250	07 018 004 00, 07 018 006 00	
07 019 001 00		07/16/21	WD	19-MULTI PARCEL ARM'S LENGTH	\$165,000	\$165,000	279.00	279.00	\$591	07 019 001 20, 07 019 001 30	Agricultural
07 023 003 00	14796 HOKENS RD	07/19/21	WD	03-ARM'S LENGTH	\$115,000	\$40,215	79.00	79.00	\$509		Agricultural

NOTE: NO TIME ADJUSTMENT USED

MARKET DIDN'T INDICATE A NEED FOR TIME ADJUSTMENT

PRICE PER ACRE

ACRES	LOW	HIGH	AVERAGE	USED	
0-10	\$1,364	\$1,400	1,382.00	1,350.00	
11-39	\$571	\$1,748	\$ 1,119.00	\$ 1,200.00	
40-79	\$509	\$1,408	818.00	\$ 875.00	
80+	\$462	\$1,250	\$ 821.00	\$ 800.00	FOR RESIDENTIAL AND TIMBER CUTOVER
80+	\$509	\$717	628.00	\$ 650.00	AGRICULTURE