

Acreage Size	Price per Acre	Acreage Size	Price Per Acre		using these 1 Ac values
0.23	\$55,947.00	1.10	\$13,636.00	sold to contiguous property owner	\$49,904.00
0.52	\$49,904.00	1.14	\$57,017.00		\$47,101.00
0.55	\$47,101.00	1.24	\$32,307.00		\$44,478.00
0.61	\$76,384.00		<b>\$34,504.00</b>	<b>Average per Ac.</b>	\$28,776.00
0.65	\$44,478.00				\$41,184.00
0.70	\$28,776.00				\$28,395.00
0.73	\$41,184.00				\$32,307.00
0.81	\$28,395.00				<b>\$38,877.86</b> Using \$38,880

2.34	\$28,034.00	3.90	\$18,589.00	1 Ac.	\$38,880.00		
2.61	\$23,946.00	3.93	\$8,905.00	1.5	\$42,000.00	\$3,120 for 1/2 ac value	
3.12	\$27,261.00	5.39	\$17,439.00	2	\$45,120.00		
	<b>\$26,413.00</b>	<b>Average per Ac.</b>	7.39	\$29,769.00	2.5	\$48,240.00	
			<b>\$20,451.00</b>	<b>Average per Ac.</b>	3	\$51,360.00	
14.71	\$11,890.00	36.96	\$8,117.00	4	\$60,265.00	\$8905 lowest ac. Price in this ac. Range	
18.25	\$6,564.00	44.86	\$4,697.00	5	\$69,170.00		
20.11	\$8,702.00		<b>\$6,242.00</b>	<b>Average per Ac.</b>	7	\$86,980.00	
21.32	\$7,505.00				10	\$118,900.00	per ac price in this range
	<b>\$8,465.00</b>	<b>Average per Ac.</b>			15	\$150,100.00	\$11,890 (10ac) & \$6,240 (additional ac.)
					20	\$181,300.00	
					25	\$213,400.00	
					30	\$243,600.00	\$8120 / Ac
					40	\$287,200.00	\$7,180/ac 8120+6240 / 2 = 7180
					50	\$349,600.00	\$8,120 (40ac) + \$6,240 (additional ac.)
					100	\$661,600.00	50 ac pricing + \$6,240 (additional ac)

McKinley Values			NorthPort Crossing	
1 Ac	\$30,490.00	.70 per sf		\$425 FF
1.5	\$33,100.00	.12 per sf after	Hunters Ridge	no ff pricing
2	\$35,710.00		Walker Woods Site Condo	\$425 FF
2.5	\$38,320.00		1 Ac	\$49,220.00
3	\$40,930.00		1.5	\$59,240.00
4	\$46,160.00		2	\$69,260.00
5	\$51,390.00		2.5	\$79,280.00
7	\$61,840.00		3	\$89,300.00
10	\$77,535.00		4	\$109,340.00
15	\$103,670.00		5	\$129,380.00
			7	\$169,460.00
			10	\$204,510.00
			15	\$306,770.00