

CEDAR CREEK TOWNSHIP STONEGATE CONDO'S VACANT LAND ANALYSIS								
DATES ANALYZED APRIL 1, 2021 TO MARCH 31, 2023								
Parcel Number	Street Address	Class	Sale Date	Terms of Sale	Sale Price	Total Acres	Dollars/Acre	Other Parcels in Sale
08-770-000-0106-00	DARCLIFF LN	402	12/01/21	03-ARM'S LENGTH	\$29,800	1.00	\$29,800	08-770-000-0107-00
08-770-000-0126-00	3828 STONE VALLEY LN	401	04/19/22	03-ARM'S LENGTH	\$28,500	1.00	\$28,500	
08-770-000-0043-00	3855 HAMPSHIRE HILL LN	401	04/19/21	03-ARM'S LENGTH	\$48,000	1.00	\$48,000	
08-770-000-0106-00	DARCLIFF LN	402	12/01/21	03-ARM'S LENGTH	\$29,800	1.00	\$29,800	08-770-000-0107-00
LARGE LOTS					\$136,100	4.00	\$34,025	
08-020-300-0001-15	HAMPSHIRE HILL LN	402	07/29/21	03-ARM'S LENGTH	\$22,500	1.00	\$22,500	
08-770-000-0018-00	4568 MANCHESTER LN	401	04/06/21	03-ARM'S LENGTH	\$25,000	1.00	\$25,000	
08-770-000-0146-00	3985 STONE VALLEY LN	401	10/21/21	03-ARM'S LENGTH	\$22,900	1.00	\$22,900	
08-770-000-0160-00	HADRIANS WAY	402	07/21/22	03-ARM'S LENGTH	\$20,000	1.00	\$20,000	
AVERAGE LOTS					\$90,400	4.00	\$22,600	
08-770-000-0111-00	AUSTIN RD	001	10/25/22	03-ARM'S LENGTH	\$12,000	1.00	\$12,000	
08-770-000-0125-00	3810 STONE VALLEY LN	402	09/13/22	03-ARM'S LENGTH	\$13,000	1.00	\$13,000	
08-770-000-0135-00	4056 STONE VALLEY LN	402	08/26/22	03-ARM'S LENGTH	\$13,500	1.00	\$13,500	
08-770-000-0136-00	4086 STONE VALLEY LN	401	07/08/22	03-ARM'S LENGTH	\$13,000	1.00	\$13,000	
SMALL LOTS					\$51,500	4.00	\$12,875	
LARGE LOTS USED \$34,000								
AVERAGE LOTS USED \$22,600								
SMALL LOTS USED \$12,900								