

HULBERT VACANT LAND STUDY Y 2022

DATE Nov-22
2022

SMALL ACREAGE

IMPACTS 2023 ASSESSMENTS

PARCEL #	SALE DATE	SALE PRICE	LIBER/PG	SIZE	FF/AC	ROAD	TOPOG	COVER	ELECT	LOCATION	RANGE	UNIT PRICE
007-121-017-00	5/22/2017	\$17,000	1256/696	5.0AC		PAVED	ROLL	WOODED	Y	HULBERT RD	R7W	\$3,400
007-127-034-00	5/19/2018	\$3,000	1281/141	3.2AC		PAVED	ROLL	WOODED	Y	S SPRUCE	R7W	\$946
007-135-032-50	5/23/2008	\$45,000	1054/788	3.5AC		PAVED	ROLL	WOODED	y	M28	R7W	\$1,429
007-127-024-50	5/19/2018	\$3,000	1291/142	2.2 AC		PAVED	LVL	WOODED	Y	S SPRUCE	R7W	\$1,351
007-135-030-25	9/17/2021	\$11,000	134/379	3.41AC		PAVED				M28	R7W	\$2,910
007-008-006-00	10/22/2021	\$18,000	1355/1302	1.86AC		PAVED	LVL			M28	R7W	\$9,000
003-115-026-00	1/23/2021	\$5,000	1340/337	4.76 AC								\$1,050
003-115-027-00	1/23/2021	\$5,000	1340/339	4.78 AC								\$1,046
003-115-028-00	1/23/2021	\$5,000	1340/341	4.654AC		DI-W				ARBUTUS TRK TR		\$1,074
015-223-039-00	8/25/2021	\$14,000	1352/1007	3.94AC		PAVED				PA-M123		\$3,553
015-225-026-00	1/8/2021	\$52,500	1337/17	4.79AC		PR-GR				BLACK BEAR		\$10,960

	4-5AC	3-4 AC	1-3AC
AVERAGE PER ACRE	3500	2210	5175
MINIMUM PRICE PER ACRE	1046	946	1351
MAXIMUM PRICE PER ACRE	10960	3553	9000

10 ACRES +/-

007-121-014-00	3/7/2018	\$15,000	1275/922	10ac		GR	LE	WOODED	Y	GR W APPLE LN	R5W	\$1,500
007-135-011-00	5/10/2019	\$22,500	1301/478	10AC		PAVED	LVL		y	S N Hulbert	R7W	\$2,250
003-029-014-00	8/24/2020	\$17,000	1329/920	13.97ac		PAVED	RO			SALT POINT RD	R5W	\$1,217
003-030-021-00	9/7/2021	\$20,000	1354/480	10.3AC		PAVED	LE			M28		\$1,931
003-030-053-00	5/14/2021	\$16,500	1345/331	13.567AC		PAVED				SALT POINT RD	R5W	\$1,217
003-203-015-00	1/11/2019	\$18,000	1297/862	13.57AC		GRAVEL	RO			W NORTH RD		\$1,326
003-203-018-75	6/11/2021	\$24,000	1348/817	11.057AC		GRAVEL	LE			W NORTH RD		\$2,171

20 ACRES+/-

003-011-001-50	9/19/2019	\$22,000	1309/359	20AC	PR-ESMT	RO	HW	NO	T46N	R5W	\$1,099
007-126-032-00	10/8/2021	\$30,000	1355/598	19.5AC	PA S HUL	RO	HW	YES	T46N	R7W	\$1,538
007-135-020-25	12/15/2017	\$20,000	1271/503	20AC	PAVED	LVL	WOODED	Y	T46N	R7W	\$1,000
015-130-004-50	4/6/2020	\$20,000	1324/1274	19.54AC	GR	LO					\$1,024
014-225-028-00	1/31/2022	\$38,453	1363/541	17.03AC	GR	LE	MI				\$2,258
007-131-005-00	11/18/2022	\$8,000		33.86AC							*236

	PAVED	GRAVEL
AVERAGE PER ACRE	1,212	1,641
MINIMUM PER ACRE	1,000	1,024
MAXIMUM PER ACRE	1,538	2,258

40-120 ACRES+/-

007-127-002-00 ETC	4/23/2021	\$29,000	1344/35	39.5AC	PAVED	LVL			T46N	R7W	\$734
003-012-002-00	2/20/2019	\$35,000	1297/1070	40AC	2TR S3074	MI	LE/RO	N	T46N	R5W	\$875
003-030-044-00	9/12/2019	\$46,000	1308/953	40AC		LE	HW	YES	T46N	R5W	\$1,150
007-121-002-75/003/019	5/21/2021	\$100,000	1345/702	90AC	PAVED	LVL			T46N	R7W	\$1,114
015-221-006-00etc	1/21/2021	\$57,000	1337/849	79AC	2TR		RO	NO	T44N	R6W	\$722

	40AC	90AC
AVERAGE PER ACRE	\$919	\$918
MINIMUM PER ACRE	\$734	\$722
MAXIMUM PER ACRE	\$1,150	\$1,114

LARGE TRACTS

007-005-002-00	12/19/2008	\$3,071,063	1061/1387	7226AC	TRAILS	ROLL/LVI	WOODED	Y	VARIOUS	\$425	CF
007-020-014-00	11/30/2007	\$60,000	1048/1395	157AC	TRAILS	LVL/RO	WOODED	N	T45N R5W	\$382	
007-109-001-00	4/10/2007	\$4,240,000	1031/1289	160AC	PAVED	ROLL	WOODED	N	T46N R7W	\$1,500	
007-127-002-50	6/26/2008	\$67,500	1054/858	200AC	PAVED	LVL/RO	WOODED	Y	T46N R7W	\$338	
007-032-001-00ETC	11/6/2015	\$655,000	1219/332	600AC		ROLL.		N	45N R7W	\$1,108	
007-109-004-00	6/4/2021	\$65,000	1346/865	160AC	PAVED		WOODED		46N R7W	\$406	

AVERAGE PER ACRE \$750
 MINIMUM PER ACRE \$338
 MAXIMUM PER ACRE \$1,500

ROAD FRONTAGE

015-580-084-00	8/31/2021	\$12,900	1352/1002	216.72RD	GR-SBAYRD					\$60	
007-121-017-00	5/22/2017	\$17,000	1256/996	330RD	PA N HULBER LE	HW		y		\$52	
007-008-006-00	10/4/2021	\$18,000	1355/1302	261.59RD	PA-WM28					\$69	
007-135-030-25	9/17/2021	\$11,000	1354/379	500RD	PA-28					\$22	
007-300-006-00	7/17/2020	\$2,500	1325/948	79RD	PA-SBUCKSAW					\$32	CREGO SUB
007-300-012-00	7/20/2020	\$2,500	1325/949	97RD	PS-SMAPLE					\$26	"
007-300-013-00	7/17/2020	\$2,500	1325/947	66RD	PA-BUCKSAW					\$38	"
007-127-018-00	9/1/2022	\$7,500	1375/200	120RD	PA-W SECOND					\$62	

PVD GRVL
 AVERAGE PER FF \$43 \$60
 MINIMUM PER FF \$22 \$60
 MAXIMUM PER FF \$69 \$60