

2023 Land Value Studies St James Township

Sales used in these studies are arm's length transactions, typically vacant land sales in line with the county study period of 04/01/2020 – 03/31/2022, unless otherwise noted.

Port StJames												
Parcel Number	Street Address	Sale Date	Sale Price	Adj Sale \$	Frontage	Net Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Class	Rate Group 1	
013-708-695-00	TAMARACK TRL	04/08/21	\$6,000	\$3,000	102.0	0.34	\$8,824	013-708-696-00	4007 PORT ST JAMES	402	SITE VALUE	
013-708-696-00	HEMLOCK TRL	04/08/21	\$6,000	\$3,000	75.0	0.31	\$9,677	013-708-695-00	4007 PORT ST JAMES	402	SITE VALUE	
013-708-691-00	HEMLOCK TRL	09/15/21	\$6,950	\$3,475	150.0	0.60	\$5,772	013-708-692-00	4007 PORT ST JAMES	402	SITE VALUE	
013-708-692-00	HEMLOCK TRL	09/15/21	\$6,950	\$3,475	150.0	0.60	\$5,772	013-708-691-00	4007 PORT ST JAMES	402	SITE VALUE	
013-708-666-00	TAMARACK TRL	11/12/20	\$3,500	\$3,500	128.3	0.66	\$5,295		4007 PORT ST JAMES	402	SITE VALUE	
013-707-586-00	WANDERING WOODS CT	03/17/21	\$4,000	\$4,000	128.3	1.13	\$3,530		4007 PORT ST JAMES	402	SITE VALUE	
013-708-638-00	GARDEN ISLAND VIEW RC	10/27/21	\$4,000	\$4,000	75.0	0.30	\$13,423		4007 PORT ST JAMES	402	SITE VALUE	
013-707-401-00	WILD WOODS CT	11/02/21	\$8,000	\$4,000	78.0	0.44	\$9,070	013-707-402-00	4007 PORT ST JAMES	402	SITE VALUE	
013-707-402-00	WILD WOODS CT	11/02/21	\$8,000	\$4,000	78.0	0.44	\$9,070	013-707-401-00	4007 PORT ST JAMES	402	SITE VALUE	
013-708-727-00	TAMARACK TRL	02/01/22	\$12,000	\$4,000	262.6	1.12	\$3,571	013-708-728-00, 013-708	4007 PORT ST JAMES	402	SITE VALUE	
013-708-728-00	TAMARACK TRL	02/01/22	\$12,000	\$4,000	262.6	1.12	\$3,571	013-708-727-00, 013-708	4007 PORT ST JAMES	402	SITE VALUE	
013-708-729-00	TAMARACK TRL	02/01/22	\$12,000	\$4,000	262.6	1.12	\$3,571	013-708-728-00, 013-708	4007 PORT ST JAMES	402	SITE VALUE	
013-707-573-00	ISLAND WOODS RD	01/11/21	\$12,500	\$4,167	75.0	0.32	\$13,229	013-707-572-00, 013-707	4007 PORT ST JAMES	001	SITE VALUE	
013-707-574-00	ISLAND WOODS RD	01/11/21	\$12,500	\$4,167	75.0	0.34	\$12,220	013-707-573-00, 013-707	4007 PORT ST JAMES	001	SITE VALUE	
013-707-572-00	ISLAND WOODS RD	01/11/21	\$12,500	\$4,167	75.0	0.34	\$12,184	013-707-573-00, 013-707	4007 PORT ST JAMES	001	SITE VALUE	
013-708-747-00	TAMARACK TRL	12/15/21	\$13,900	\$4,633	91.7	0.49	\$9,455	013-708-746-00, 013-708	4007 PORT ST JAMES	402	SITE VALUE	
013-708-748-00	TAMARACK TRL	12/15/21	\$13,900	\$4,633	91.7	0.49	\$9,455	013-708-747-00, 013-708	4007 PORT ST JAMES	402	SITE VALUE	
013-708-746-00	TAMARACK TRL	12/15/21	\$13,900	\$4,633	88.3	0.49	\$9,455	013-708-747-00, 013-708	4007 PORT ST JAMES	402	SITE VALUE	
013-707-375-00	ISLAND WOODS RD N	04/29/21	\$10,000	\$5,000	113.3	1.00	\$5,005	013-707-376-00	4007 PORT ST JAMES	402	SITE VALUE	
013-707-374-00	ISLAND WOODS RD N	06/11/21	\$5,000	\$5,000	86.7	0.58	\$8,666		4007 PORT ST JAMES	402	SITE VALUE	
013-707-420-00	WILD WOODS CT	03/14/22	\$22,000	\$5,500	75.0	0.34	\$16,369	013-707-421-00, 013-707	4007 PORT ST JAMES	402	SITE VALUE	
013-707-421-00	WILD WOODS CT	03/14/22	\$22,000	\$5,500	75.0	0.34	\$16,369	013-707-420-00, 013-707	4007 PORT ST JAMES	402	SITE VALUE	
013-707-422-00	WILD WOODS CT	03/14/22	\$22,000	\$5,500	75.0	0.34	\$16,369	013-707-421-00, 013-707	4007 PORT ST JAMES	402	SITE VALUE	
013-707-423-00	WILD WOODS CT	03/14/22	\$22,000	\$5,500	75.0	0.34	\$16,369	013-707-421-00, 013-707	4007 PORT ST JAMES	402	SITE VALUE	
013-707-587-00	WANDERING WOODS CT	10/15/21	\$6,500	\$6,500	138.6	1.34	\$4,844		4007 PORT ST JAMES	402	SITE VALUE	
			\$278,100	\$109,350	2,887.5	14.92						
\$4400 Ave Site Value												
013-707-601-00	WANDERING WOODS CT	10/14/21	\$29,400	\$29,400	540.3	7.21	\$4,079		4007 PORT ST JAMES	402	> 5 ACRES	
013-709-795-00	ALLEN'S LAKEVIEW RD	11/05/21	\$30,000	\$30,000	110.0	0.92	\$32,468	013-709-793-00	4007 PORT ST JAMES	402	VIEW TIER 1	
013-525-050-00	37480 LAKE SHORE RD (PV	11/30/21	\$50,000	\$50,000	110.0	0.53	\$94,697		4007 PORT ST JAMES	402	VIEW TIER 1	
013-525-032-00	LAKE SHORE RD (PVT)	05/20/21	\$100,000	\$100,000	204.3	0.96	\$104,712	013-525-033-00	4007 PORT ST JAMES	402	VIEW TIER 1	
Totals:			\$765,600	\$428,100	6,739.7	39.45						

Conclusions: \$4500 for Site Value A, Average site value rounded up as best indication of market. \$50,000 median as best indication for View Tier 1, and using this increase to extrapolate slight increase for View 2 & 3 due no sales. Sale 707-601-00 as support to hold values Site E, F, G

FONT LAKE

Parcel Number	Street Address	Sale Date	Sale \$	Land Residual	Front Ft	Depth	Total Acres	Dollars/FF	Liber/Page	Other Parcels	Rate Group 1
013-228-003-10	27400 HANNON DR (PVT)	06/24/21	\$110,000	\$110,000	150.0	332.0	1.14	\$733	1307/880		ACC-PR FONT L
013-550-001-00	27250 DONEGAL BAY RD	10/09/20	\$357,800	\$18,526	80.0	449.0	0.83	\$232	1275/186		WATERFRONT
013-550-007-00	PINE CHIP RD	08/05/20	\$20,000	\$20,000	90.0	221.0	0.46	\$222	1266/465		WATERFRONT
013-550-009-00	27380 PINE CHIP RD	09/24/20	\$255,000	\$113,455	80.0	157.5	0.29	\$1,418	1272/852		WATERFRONT
013-550-011-00	27410 PINE CHIP RD	02/28/20	\$250,000	\$40,653	160.0	132.8	0.49	\$254	1250/681		WATERFRONT
013-705-203-00	FONT VIEW CT	01/13/21	\$52,000	\$52,000	70.0	216.1	0.35	\$743	1287/757		WATERFRONT
013-705-210-00	37670 FONT VIEW CT	05/31/22	\$182,000	\$65,307	70.0	259.5	0.42	\$933	1348/737		WATERFRONT

Totals:	\$419,941	700.0	3.97
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Conclusion: FF Rates support WF rate increase to \$500, holding Exc Frontage at \$200 & Access Parcels at \$250

\$600 Ave per FF

Harbor/Marina

Parcel Number	Street Address	Sale Date	Adj Sale \$	Land Residual	Effec. Fron	Depth	Net Acres	Dollars/FF	Dollars/Acre	Class	Rate Group 2
013-581-004-00	KINGS HWY	09/24/20	\$135,000	\$135,000	66.0	502.0	0.73	\$2,045	\$185,950	402	WATERFRONT
013-226-029-15	MICHIGAN AVE	11/20/20	\$45,000	\$45,000	100.0	35.0	0.08	\$450	\$562,500	402	MARGINAL
013-222-019-40	26040 MAIN ST	01/07/21	\$150,000	\$150,000	26.8	58.0	0.04	\$5,601	\$4,166,667	402	MARINA
013-222-035-55	BACK HWY	07/16/21	\$1,629	\$251,920	100.7	145.0	0.65	\$1,629	\$251,920	202	COMM
013-226-006-00	MICHIGAN AVE	12/03/21	\$155,000	\$155,000	140.0	138.0	0.44	\$1,107	\$349,099	402	WATERFRONT WATERFRONT

Totals:	\$2,250	\$2,100	433.4	1.94
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Conclusion: Using FF rate of earliest Sale as support for WF and Marina rates of \$2000, average to support excess or view rate of \$900

Ave per FF=> \$1,497 per Net Acre=> \$335,054

Back HWY - extracted due few vacant sales

Parcel Number	Street Address	Sale Date	Sale \$	Land Residual	Front	Depth	Net Acre	Dollars/FF	Dollars/Acre	Liber/Page	Other Parcels	Land Table	Class
013-222-011-10	26189 BACK HWY	12/21/20	\$150,000	\$6,831	71.0	275.0	0.45	\$96	\$15,248	1289/163		BACK HIGHWAY	201
013-222-014-10	26015 MAIN ST	06/03/21	\$265,000	\$16,665	75.3	190.0	0.35	\$221	\$48,304	1305/726		BACK HIGHWAY	401
013-577-025-00	37615 KINGS HWY	10/02/20	\$86,000	\$15,840	66.0	132.0	0.20	\$240	\$79,200	1276/517		BACK HIGHWAY	201
013-222-026-00	26145 BACK HWY	05/27/21	\$188,000	\$18,560	77.3	171.0	0.31	\$240	\$59,487	1304/598		BACK HIGHWAY	401
013-578-003-00	37955 KINGS HWY	06/19/20	\$160,000	\$33,832	66.0	132.0	0.20	\$513	\$169,160	1260/771		BACK HIGHWAY	401
013-227-010-35	37200 KINGS HWY	12/13/21	\$329,000	\$87,928	170.0	336.0	2.62	\$517	\$33,535	1331/73		BACK HIGHWAY	401

Totals:	\$████████	\$179,656	525.7	4.13
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Conclusion: \$240 per FF, calculated FF mode as best indication of value

\$342 Average per FF

Village/Inland

Parcel Number	Street Address	Sale Date	Adj Sale \$	Land Residual	Frontage	Depth	Net Acres	Dollars/FF	Other Parcels	Class	Rate Gr
013-222-007-20	GALLAGHER AVE	01/21/22	\$50,000	\$50,000	178.0	84.3	0.53	\$281		402	<.25 AC
013-223-057-20	MAPLE ST	02/10/22	\$36,000	\$36,000	81.0	166.0	0.31	\$444		402	.26 AC -
013-227-001-35	26520 DONEGAL B	06/16/21	\$85,000	\$85,000	177.0	270.0	1.10	\$85		402	1.01 AC-
013-227-001-60	DONEGAL BAY RD	12/16/20	\$15,000	\$15,000	177.0	270.0	1.10	\$85		402	1.01 AC-
013-227-001-65	DONEGAL BAY RD	12/16/20	\$15,000	\$15,000	177.0	270.0	1.10	\$85		402	1.01 AC-
013-227-031-45	KINGS HWY	11/03/21	\$65,000	\$65,000	180.0	413.0	1.52	\$361		402	
013-585-009-00	INNISFREE LN (PV	08/16/19	\$26,000	\$26,000	215.0	566.0	2.79	\$121		402	2.01AC -
013-590-019-00	KARNES DR	11/11/22	\$24,000	\$24,000	169.0	253.0	0.98	\$142		402	
013-600-023-00	PINE CONE DR	10/15/21	\$42,500	\$42,500	282.7	187.5	1.14	\$150		402	1.01 AC-
013-780-006-00	MC DONOUGH RD	06/01/21	\$20,000	\$20,000	106.0	552.5	0.69	\$189	013-780-007-00	402	
013-780-007-00	MC DONOUGH RD	06/01/21	\$20,000	\$20,000	217.0	552.5	1.38	\$92	013-780-006-00	402	
013-780-023-00	MC DONOUGH RD	08/20/19	\$20,000	\$20,000	135.0	168.0	0.52	\$148		402	

Totals: \$850,000 \$850,000 2,094.7 13.15

Conclusion: Sales support holding established site values A-J, also implementing a FF rate of \$155

*Study period expanded 1 year due few vacant sales Average per FF \$166 per Net Acre \$26,502

Sites:

Site 'A':	Description: '<.25 AC	Value: 18,000
Site 'B':	Description: '.26 AC - .50 AC'	Value: 19,000
Site 'C':	Description: '.51 AC - .75 AC'	Value: 20,000
Site 'D':	Description: '.76 AC -1 AC	Value: 21,000
Site 'E':	Description: '1.01 AC-1.50AC	Value: 22,000
Site 'F':	Description: '1.51AC - 2AC	Value: 24,000
Site 'G':	Description: '2.01AC - 3	Value: 26,000
Site 'H':	Description: '3.01 AC-4 AC	Value: 27,000
Site 'I':	Description: '4.01 AC-4.99AC	Value: 28,000
Site 'J':	Description: 'BACK LOT	Value: 10,000

Karnes Woods

Parcel Number	Street Address	Sale Date	Sale \$	Land Residual	Land Value	FF	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Liber/Page	Other Parcels in Sale	Class
013-590-006-00	WOJAN RD	05/23/19	\$73,000	\$73,000	\$68,000	444.3	3.79	1.62	\$164	\$19,251	1223/54	013-590-021-00, 013-590-024-00	402
3 sites in sale													
013-590-019-00	37875 KARNES DR	11/11/22	\$24,000	\$24,000	\$25,350	169.0	0.98	0.98	\$142	\$24,440	1365/100		402
Totals:			\$97,000	\$97,000	\$93,350	613.3	4.77	2.60					

Average per FF=> \$158 per Net Acre 20,318.39 per Site= \$24,250

Conclusion: Site Value of \$24,000 and FF rate of \$150, rounded down due only sales just outside of study period

Marginal Waterfront

Parcel Number	Street Address	Sale Date	Inf. Adj. Sale \$	Land Residual	st. Land Value	Effec. Fron	Depth	Net Acres	Dollars/FF	Dollars/Acre	Class
013-585-003-00	INNISFREE LN (PVT)	11/05/21	\$100,000	\$100,000	\$90,000	200.0	554.0	2.54	\$500	\$39,308	402
013-585-005-00	INNISFREE LN (PVT)	02/04/22	\$100,000	\$100,000	\$96,750	215.0	554.0	2.73	\$465	\$36,576	402
013-585-006-00	INNISFREE LN (PVT)	12/29/21	\$100,000	\$100,000	\$98,550	219.0	665.0	2.83	\$457	\$35,311	402
013-650-001-10	38170 INDIAN POINT R	04/04/22	\$39,000	\$39,000	\$45,000	100.0	393.5	1.11	\$500	\$45,167	402
013-650-012-00	INDIAN POINT RD	05/26/21	\$39,000	\$39,000	\$45,000	100.0	171.0	0.39	\$390	\$99,237	402

Totals: \$375,300 834.0 9.61

Conclusion: sales support holding at \$450 per FF for low elevation or bluff/view parcels. Using \$250 for excess FF

Low/bluff/view rate of \$450 used as necessary in other WF Neighborhoods Ave per FF=: \$466 per Net Acre=> \$40,479

Premium Water Front - No vacant sales, using extracted values

Parcel Number	Street Address	Sale Date	Sale \$	Land Residual	Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Liber/Page	Other Parcels in Sale	Land Table	Class
013-222-007-10	26015 PINE ST	05/13/21	\$390,000	\$222,496	150.0	320.0	1.11	\$1,483	\$200,809	1302/792		4002 PREMIUM W	401
013-223-013-10	25895 PINE ST	11/06/20	\$339,000	\$207,797	125.0	280.0	0.80	\$1,662	\$258,776	2020-7751		4002 PREMIUM W	401
Totals:			\$729,000	\$430,293	275.0		1.91						

Conclusion: \$1500 per FF, average rounded down due no vacant sales

Average per FF \$1,565

Islands

Parcel Number	Street Address	Sale Date	Adj Sale \$	Land Resid	Frontage	Depth	Net Acres	Dollars/FF	Dollars/Acre	Other Parcels	Land Table	Class
013-202-012-15	GARDEN ISLAND	01/21/22	\$140,200	\$140,200	440.0	475.0	57.84	\$319	\$2,424	013-202-012-10	4010 ISLANDS	402

Conclusion: Only Island sale, supports holding \$200 FF and acreage rates.

Waterfront & Port StJames WF

Parcel Number	Street Address	Sale Date	Adj Sale \$	Land Resid	Frontage	Depth	Net Acres	Dollars/FF	Dollars/Acre	Other Parcels in Sale	Land Table	Class	Rate Group 1
013-600-006-20	38360 BEAVER DR	09/18/20	\$110,000	\$110,000	309.0	334.3	0.83	\$356	\$132,690		4006 WATER FRONT	401	WATERFRONT
013-540-003-00	GULL HARBOR DR	10/25/21	\$185,000	\$185,000	428.0	669.5	2.10	\$432	\$87,928	013-540-004-00, 013-540	4006 WATER FRONT	402	ACCESS OR VIEW
013-226-035-15	CARLISLE RD	07/20/21	\$90,000	\$90,000	164.0	446.0	2.94	\$549	\$30,633		4006 WATER FRONT	402	WATERFRONT
013-600-011-00	BEAVER DR	09/03/20	\$100,000	\$100,000	125.0	316.5	0.73	\$800	\$137,552		4006 WATER FRONT	402	WATERFRONT EX
013-226-003-10	GULL HARBOR DR	10/10/20	\$137,500	\$137,500	160.0	363.0	1.33	\$859	\$103,151		4006 WATER FRONT	402	WATERFRONT EX

WF Conclusion: First three sales have excess frontage or acreage - Sales 4 and 5 support \$800 per FF. Using \$400 for Excess frontage based on value trends.

013-707-528-00	37985 TROUT ISLAND	09/17/20	\$90,000	\$90,000	157.0	1209.0	2.18	\$573	\$41,228	013-707-529-00	4008 PORT ST JAMES WATER	402	WATERFRONT
013-707-507-00	WAYSIDE CT	07/08/21	\$100,000	\$100,000	154.1	363.0	0.70	\$649	\$142,248	013-707-508-00	4008 PORT ST JAMES WATER	402	WATERFRONT
013-707-528-00	37985 TROUT ISLAND	07/30/21	\$125,000	\$125,000	157.0	1209.0	2.18	\$796	\$57,261	013-707-529-00	4008 PORT ST JAMES WATER	402	WATERFRONT
013-707-534-00	GULL ISLAND RD	11/05/21	\$135,000	\$135,000	110.0	490.0	1.24	\$1,227	\$109,135		4008 PORT ST JAMES WATER	402	WATERFRONT

Port STJ WF Conclusion: Using \$800 per FF based on average FF per sales of \$811, rounded. Using \$400 for excess frontage based on value trends.

013-709-840-00	ALLEN'S LAKEVIEW RI	08/14/20	\$79,000	\$79,000	130.0	184.5	0.50	\$608	\$159,596		4008 PORT ST JAMES WATER	402	DONEGAL BAY F EX
013-525-027-00	37125 LAKE SHORE RI	05/20/21	\$110,000	\$110,000	100.0	157.0	0.36	\$1,100	\$305,556		4008 PORT ST JAMES WATER	402	DONEGAL BAY FF
013-525-028-00	37105 LAKE SHORE RI	10/05/21	\$140,000	\$140,000	100.0	163.5	0.38	\$1,400	\$373,333		4008 PORT ST JAMES WATER	401	DONEGAL BAY FF
013-525-002-00	LAKE SHORE RD (PVT)	09/13/21	\$150,000	\$150,000	100.0	128.0	0.29	\$1,500	\$510,204		4008 PORT ST JAMES WATER	402	DONEGAL BAY FF

Donegal Bay Conclusion: \$1200 per FF - Median of \$1250, rounded down, as best indication of market.

Totals:			\$1,551,500	\$1,551,500	2194.13	6033.33	15.76	\$10,850	\$2,190,513				
			AVE per FF		\$707			98,439.19	Ave per Acre				

Acreage												
Parcel Number	Street Address	Sale Date	Sale \$	Land Residual	FF	Depth	Acres	\$/FF	\$/Acre	Other Parcels in Sale	Land Table	Class
013-707-374-00	ISLAND WOODS R	06/11/21	\$5,000	\$5,000	86.7	295.5	0.58	\$58	\$8,666		4007 PORT ST JAN	402
013-227-035-40	CARLISLE RD	04/13/20	\$12,000	\$12,000	197.3	185.0	0.73	\$61	\$16,371		4001 VILLAGE & IN	402
013-227-001-60	DONEGAL BAY RD	12/16/20	\$15,000	\$15,000	177.0	270.0	1.10	\$85	\$13,674		4001 VILLAGE & IN	402
013-227-001-65	DONEGAL BAY RD	12/16/20	\$15,000	\$15,000	177.0	270.0	1.10	\$85	\$13,674		4001 VILLAGE & IN	402
013-780-007-00	MC DONOUGH RD	06/01/21	\$20,000	\$20,000	217.0	552.5	1.38	\$92	\$14,535	013-780-006-00	4001 VILLAGE & IN	402
012-436-001-80	GREENES BAY	02/11/21	\$15,000	\$15,000			2.50	#DIV/0!	\$6,000		Peaine twp	402
013-709-797-10	37645 ALLEN'S LAKE	05/21/21	\$180,000	\$46,705	414.0	316.7	3.01	\$113	\$15,517		4007 PORT ST JAN	401
013-223-001-80	LAKE DR	01/03/22	\$100,000	\$100,000	400.0	433.0	3.98	\$250	\$25,151		4001 VILLAGE & IN	402
013-720-009-00	DONEGAL BAY RD	03/15/21	\$45,000	\$45,000	602.0	497.5	6.88	\$75	\$6,545		STJ ACREAGE	402
013-707-601-00	WANDERING WOOD	10/14/21	\$29,400	\$29,400	540.3	498.0	7.21	\$54	\$4,079		4007 PORT ST JAN	402
013-707-447-00	ISLAND WOODS R	08/27/21	\$20,000	\$20,000	565.6	1000.0	9.20	\$35	\$2,175	013-707-413-00, 013-7	4007 PORT ST JAN	402
012-116-055-55	27910 PAID EENS	10/27/21	\$27,000	\$27,000			9.03		\$2,990		Peaine twp	402
012-730-045-00	MRS REDDINGS TR	12/09/21	\$74,000	\$74,000			13.50		\$5,481		Peaine twp	402
012-119-005-30	POPPES PATH	12/08/21	\$25,000	\$25,000			14.99		\$1,668		Peaine twp	402
012-130-001-50	WEST SIDE DR	01/20/22	\$66,000	\$66,000			40.10		\$1,646		Peaine twp	402

Totals: \$456,400 \$515,105 3,376.9 115.27
Ave per FF \$153 Ave per Net Acre \$4,469

Conclusions: Using rates \$9,000 for 1 acre, \$4,000 for 7 acre, \$3,000 for 10 acre, \$2400 for 15 acre, \$1500 for 40 acre
all other values extrapolated due few vacant acreage sales

Values for Acreage Table 1: 'ACREAGE '

1 Acre: 9,000	3 Acre: 21,000	10 Acre: 30,000	30 Acre: 48,000
1.5 Acre: 12,000	4 Acre: 24,000	15 Acre: 36,000	40 Acre: 60,000
2 Acre: 14,000	5 Acre: 25,000	20 Acre: 42,000	50 Acre: 65,000
2.5 Acre: 17,500	7 Acre: 28,000	25 Acre: 45,000	100 Acre: 110,000