

Hudson
Name: THOMPSON, DAVID B. , THOMPSON, JAMES
ANDREWS, LISA M

Valuation Report

03/14/2024

Page 1

Account: 1077 Card: 1 of 2

Map/Lot:
Location:

11-01
WILDER DAVIS ROAD

Neighborhood 4 Neighborhood D-RURAL RESIDENTIAL DIRT
Tree Growth 1972
Zoning/Use Residential
Topography Level
Utilities
Street Street Surface
STATUS TG- 2028

Sale Data
Sale Date 06/25/2020
Sale Price 1
Sale Type Land Only
Financing Conventional
Verified Buyer
Validity Arms Length Sale

Reference 1 B15579P22B6421P18

Reference 2 TREE GROWTH

Tran/Land/Bldg 1 1 36

FIRST 0 SECOND 0

Exemption(s) Land Schedule 4

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Improved (Fract)	19,680.00	19,680	60%	Unimproved	11,808
14.00	Acres-Wasteland	80.00	1,120	100%		1,120
2.00	Acres-Rear Land 1-4	1,250.00	2,500	100%		2,500
Total Acres 17.00		907.53 Per Acre	Land Total			15,428
Accpt Land		15,400	Bldg Override		5,800	Total 21,200

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Street Street Surface
STATUS TG- 2028

Sale Data
Sale Date 06/25/2020
Sale Price 1
Sale Type Land Only
Financing Conventional
Verified Buyer
Validity Arms Length Sale

Reference 1 B6421P18
Reference 2 TREE GROWTH
Tran/Land/Bldg 1 1 99
FIRST 0 SECOND 0
Exemption(s) Land Schedule 4

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
43.00	Acres-Softwood (TG)	135.00	5,225	100%		5,225
Total Acres 43.00	121.51 Per Acre				Land Total	5,225
Accpt Land		5,200	Accepted Bldg	0	Total	5,200

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11-01

Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	15,400	0	15,400	15,400	5,800	21,200
2	5,200	0	5,200	5,200	0	5,200
TOTAL	20,600	0	20,600	20,600	5,800	26,400