

**2026 Intrinsic, Regional, Serene Land Study**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre
011-019-002-10	6060 INTRINSIC LANE	07/18/24	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$5,600	2.01	2.01	\$2,786
011-019-002-32	315 REGIONAL WAY	09/30/22	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$98,600	1.91	1.91	\$51,623
011-019-002-41	200 SERENE DRIVE	09/29/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$62,000	1.63	1.63	\$38,037
011-019-002-46	6165 INTRINSIC DRIVE	06/14/21	\$58,500	WD	03-ARM'S LENGTH	\$58,500	\$58,500	2.17	2.17	\$26,959
011-019-002-48	175 SERENE DRIVE	12/27/23	\$441,000	WD	03-ARM'S LENGTH	\$441,000	\$52,600	1.94	1.94	\$27,113
011-019-002-65	6175 INTRINSIC LANE	10/14/20	\$47,500	WD	03-ARM'S LENGTH	\$47,500	\$47,500	2.84	2.84	\$16,725
<b>Totals:</b>			<b>\$1,842,000</b>			<b>\$1,842,000</b>	<b>\$324,800</b>	<b>12.50</b>	<b>12.50</b>	

Notes: Outlier in red. Limited study material even with expanded study period. No vacant sales.

Strong points for 2 acre rates, adjusted \$6,000/acre.

Base Rates for 2026:

1 acre: \$40,000      3 acre: \$51,000

1.5 acre: \$43,000    4 acre: \$54,000

2 acre: \$46,000     5 acre: \$60,000

2.5 acre: \$49,000