

RESEARCH REPORT, SAMPLE

Parcel 5.0 Acres, Pine Ridge County

Vacant land, zoning and tax review, and comparable sales. Fictional county and parcel, invented figures.

Acres	Assessed value	Median comp / acre	Indicated value
5.0	\$38,000	\$7,083	\$33,646

Summary

The parcel is flat, has road access and sits in a rural residential zone that allows one home per 2 acres. Eight comparable sales in the last 12 months give a median of **\$7,083 per acre**, which indicates a value near **\$35,417** before any sale discount. Back taxes of \$1,500 are owed and must be cleared at closing. No deal-breakers found in the records reviewed.

Parcel facts

Item	Finding	Source checked
Parcel ID	PR-0457-112 (invented)	County GIS
Size and shape	5.0 acres, rectangular, 330 ft frontage	County GIS
Access	Paved county road, driveway permit required	County road map
Utilities	Power at road, well and septic needed	Utility map, health dept
Flood zone	Zone X, minimal risk	FEMA map
Liens	None found other than property tax	Recorder
Last sale	2009, \$21,000	Recorder

Zoning

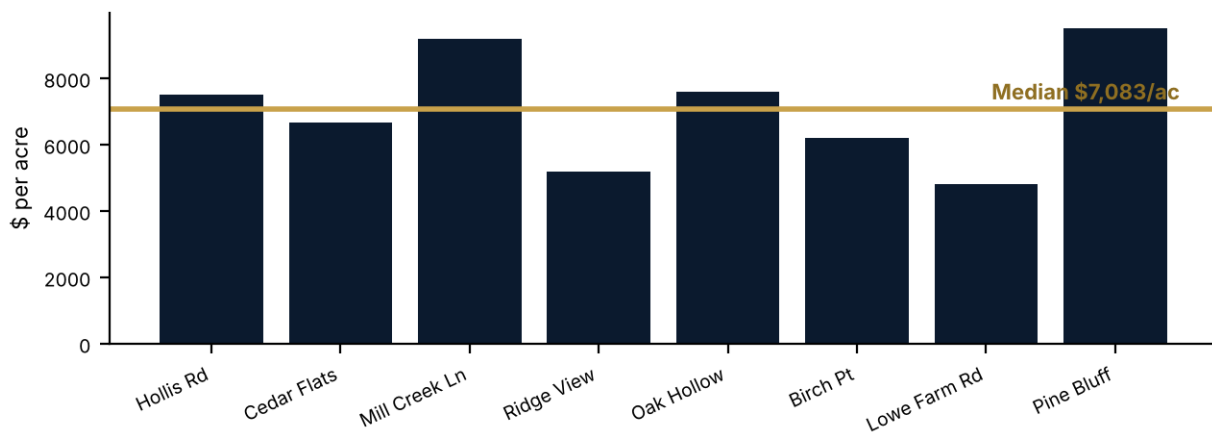
Rule	Detail
District	R-2 Rural Residential
Minimum lot size	2 acres, so a 2-way split is possible
Allowed uses	Single family home, barn, small farm, short-term rental with permit
Setbacks	Front 50 ft, side 20 ft, rear 30 ft
Not allowed	Mobile home parks, commercial use without rezoning
Next step	Confirm with planning office by phone and email before offer

Property tax

Item	Amount
Assessed value	\$38,000
Annual tax (about 1.1% of assessed)	\$418
Back taxes owed	\$1,500
Tax sale risk	None open, status current for 2026

Comparable sales

Comp	Location	Acres	Sale price	Sold	\$ / acre	Access
C1	Hollis Rd	2.00	\$15,000	2026-03-14	\$7,500	Paved
C2	Cedar Flats	5.10	\$34,000	2026-02-02	\$6,667	Gravel
C3	Mill Creek Ln	1.25	\$11,500	2026-05-19	\$9,200	Paved
C4	Ridge View	10.00	\$52,000	2026-01-21	\$5,200	Gravel
C5	Oak Hollow	2.50	\$19,000	2026-04-09	\$7,600	Paved
C6	Birch Pt	5.00	\$31,000	2026-06-30	\$6,200	Paved
C7	Lowe Farm Rd	20.00	\$96,000	2025-12-11	\$4,800	Paved
C8	Pine Bluff	1.00	\$9,500	2026-07-08	\$9,500	Paved



How the value was reached

Larger lots sell for less per acre, so the 5 to 10 acre comps carry more weight than the 1 acre lot and the 20 acre farm. Median is used over average so one unusual sale does not move the answer. Median \$7,083 per acre, 5.0 acres, gives \$35,417. A flip price after a 5 percent discount for a quick sale is \$33,646.

Risks and open items

1. Confirm driveway permit and well rules with the county. 2. Order a title search before closing. 3. Comps are from a small market, so six months of listings are also checked before any offer. 4. This is a research report and not an appraisal.

Method: county GIS and assessor search, recorder search, FEMA flood map, planning office, sold and active listings. Sample report with invented parcel and figures.