

Land Valuation Report

Subject Property

Subject Property Address: Vz County Road 3707, Wills Point, TX, 75169

Acres: 10.00

County: VAN ZANDT

APN: R000037266

Current Market Value

Total Value: \$289,231

PPA: \$28,923 per acre

Valuation Methodologies: The valuation is based on closest sold comps, with adjustments for outliers and a 10% discount applied to ensure a sale within 100 days.

Demand Analysis

The demand analysis reveals that the county market is slower with a Sales Activity Ratio (SAR) of 0.71, while the city market is stronger with a SAR of 1.55. The county's average DOM is 169 days, suggesting a longer sale time, whereas the city is more favorable at 138 days.

Attribute Analysis

The subject property includes several positive attributes that significantly enhance its value. Attributes such as fencing, waterline availability, subdivision potential, road frontage, and cleared flat land make this property highly desirable. These features justify pricing at the higher end of the market.

Attribute Analysis Table

Category	Attributes
Positive	Fenced, Waterline at street, Subdividable, Not in flood zone, 598 feet of road frontage, Cleared, Flat land
Neutral	None
Negative	None

6-Sigma Adjusted PPA

Dataset	Average PPA	Included Records	Excluded Records
City For Sale	\$54,942	39	0
City Sold	\$47,600	60	0
County For Sale	\$39,232	299	2
County Sold	\$42,050	215	0

City For Sale PPA is 15.42% higher than City Sold PPA.

County For Sale PPA is 6.7% lower than County Sold PPA.

Comparable Properties

Closest Sold Comps

ADDRESS	Acres	PPA	Distance	Price
0000 VZ County Rd 3729	2.57	\$35,019	0.3	\$90,000
TBD Fm 47	5.0	\$29,980	0.7	\$149,900
595 Pr 7785	5.85	\$42,735	1.8	\$250,000
Lot 2 VZ County Road 3810	6.01	\$20,813	2.1	\$125,000

Closest Active Comps

ADDRESS	Acres	PPA	Distance	DOM	Price
Lot 39 County Road 3723	1.19	\$54,622	0.2	14	\$65,000
421 Private Road 7780	5.41	\$30,665	0.4	93	\$165,900
232 Vz County Road 3722	3.0	\$45,030	1.6	44	\$135,000
TBD VZ County Road 3718	0.81	\$74,074	1.9	203	\$60,000

Active Size Comps

ADDRESS	Acres	PPA	Distance	DOM	Price
0 US Highway 80	10.0	\$21,990	7.3	284	\$219,900
0000 Private Road 5203	10.0	\$15,000	18.2	309	\$150,000
10 ac FM 1604	10.0	\$23,490	20.7	78	\$234,900
337 Private Road 8507	10.0	\$32,500	27.0	48	\$325,000
1130 E Ohio St Unit A	10.0	\$35,000	27.4	9	\$350,000
TBD VZ County Road 4212	10.0	\$18,500	28.5	263	\$185,000

Sold Size Comps

ADDRESS	Acres	PPA	Distance	Price
1000 Vz County Road 3609	10.0	\$15,000	7.9	\$150,000
1659 VZ County Road 1905	10.0	\$18,500	11.3	\$185,000
271 VZ County Road 1807	10.0	\$20,890	16.5	\$208,900
Tract 3 VZ County Road 2147	10.0	\$20,000	18.1	\$200,000
0000 Private Road 5203	10.0	\$15,000	18.2	\$150,000
TBD VZ County Road 1832	10.01	\$15,984	16.3	\$160,000

Referenced URLs

ADDRESS	URL
Lot 39 County Road 3723	[Link](https://www.redfin.com/TX/Wills-Point/Lot-39-County-Road-3723-75472/home/191090620)
421 Private Road 7780	[Link](https://www.redfin.com/TX/Wills-Point/421-Private-Road-7780-75169/home/190582962)
232 Vz County Road 3722	[Link](https://www.redfin.com/TX/Wills-Point/232-VZ-County-Road-3722-75169/home/142681028)
TBD VZ County Road 3718	[Link](https://www.redfin.com/TX/Unknown/TBD-Vz-County-Road-3718-75169/home/182086437)
0000 VZ County Rd 3729	[Link](https://www.redfin.com/TX/Unknown/County-Road-3729-75169/home/190333471)
TBD Fm 47	[Link](https://www.redfin.com/TX/Wills-Point/TBD-Unknown/home/193435269)
595 Pr 7785	[Link](https://www.redfin.com/TX/Wills-Point/595-Private-Road-7785-75169/home/193473431)
Lot 2 VZ County Road 3810	[Link](https://www.redfin.com/TX/Wills-Point/2-Vz-County-Road-3810-75169/home/190034717)
0 US Highway 80	[Link](https://www.redfin.com/TX/Wills-Point/0-US-Highway-80-75169/home/190416370)
0000 Private Road 5203	[Link](https://www.redfin.com/TX/Unknown/Private-Road-5203-75103/home/192101475)
10 ac FM 1604	[Link](https://www.redfin.com/TX/Grand-Saline/10-ac-FM-1604-75140/home/193362011)
337 Private Road 8507	[Link](https://www.redfin.com/TX/Van/337-Private-Road-8507-Unknown/home/193741781)
1130 E Ohio St Unit A	[Link](https://www.redfin.com/TX/Van/1130-E-Ohio-St-75790/unit-A/home/194139446)
TBD VZ County Road 4212	[Link](https://www.redfin.com/TX/Ben-Wheeler/TBD-County-Road-4212-75754/home/190617475)
1000 Vz County Road 3609	[Link](https://www.redfin.com/TX/Edgewood/1000-

VZ-County-Road-3609-75117/home/142733441)

1659 VZ County Road 1905

[Link](https://www.redfin.com/TX/Fruitvale/1659-Vz-County-Road-1905-75127/home/192667068)

271 VZ County Road 1807

[Link](https://www.redfin.com/TX/Grand-Saline/271-Vz-County-Road-1807-75140/home/187393051)

Tract 3 VZ County Road 2147

[Link](https://www.redfin.com/TX/Wills-Point/3-Vz-County-Road-2147-75169/home/187669880)

TBD VZ County Road 1832

[Link](https://www.redfin.com/TX/Grand-Saline/TBD-Vz-County-Road-1832-75140/home/187423335)