

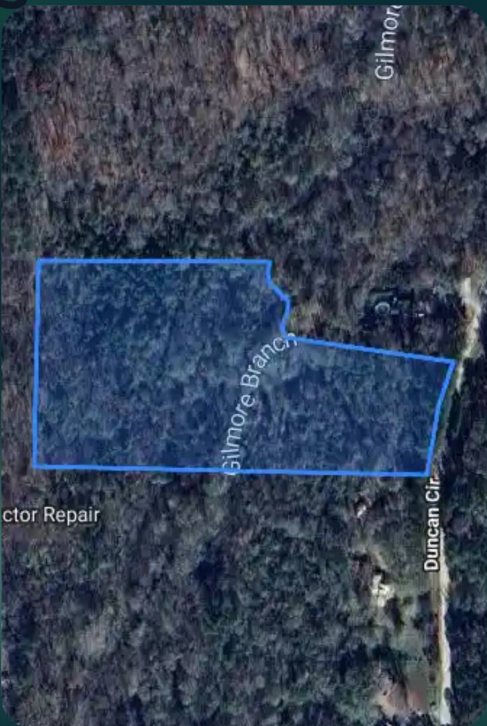
Comparative Analysis

Location & Details

📍 **Location:** Monroe County, GA
🏠 **Address:** DUNCAN CIR
🆔 **Zip Code:** 30233
📄 **APN:** 024-019A
🔗 **View Property:** <https://landportal.com/?pn>

Property Details

🏡 **Use Code:** 8001
🌳 **Land Use:** Residential-Vacant Land
📏 **Size:** 9.46 acres
💰 **Last Sale Price:** \$54,900.0
📅 **Last Sale Date:** 3-19-2022



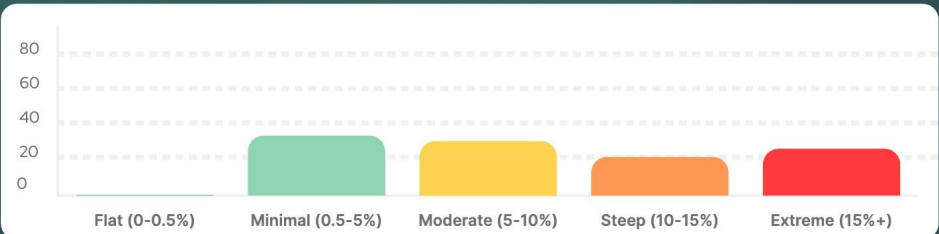
Accessibility & Restrictions

🚧 **Land Locked:** No
🚗 **Road Frontage:** 347.88 ft

Environmental Data

🌊 **Wetlands Coverage:** 2.81 %
⚠️ **FEMA Coverage (Flood Risk):** 22.74 %
📏 **Elevation Average:** No data available

Slope Analysis



Slope Estimation

■ **Flat (0-0.5%):** 0.27%
■ **Minimal (0.5-5%):** 29.89%
■ **Moderate (5-10%):** 27.17%
■ **Steep (10-15%):** 19.29%
■ **Extreme (15%+):** 23.37%

Cost Estimation

The TLP estimate reflects land value only and excludes buildings, structures, or other improvements.

🌐 **Total TLP Estimate price**

\$111,321.75

💡 **TLP Estimate per acre**

\$11,767.63 / acre

💰 **Avg. Price (All Similar) per acre**

\$11,783.02 / acre

🌐 **Avg. Price (County) per acre**

\$14,880.92 / acre

📍 **Avg. Price (Zip Code) per acre**

\$11,697.51 / acre

Similar plots

#	COUNTY, STATE	APN	SIZE, ACRE	DISTANCE, ML	LAST SALE PRICE, \$	LAST SALE DATE	PRICE / ACRE, \$	FEMA (%)	LAND LOCKED	ROAD FRONT, FT	WETLANDS, (%)	LESS 10% SLOPE, (%)	DAYS ON MARKET	PROPERTY DETAILS
1	Monroe, GA	074-005C	7.47	7.97	75,000.00	5-29-2025	10,040.17	0	No	426.97	1.34	53.21	37	View Property
2	Monroe, GA	073-018H	8.47	7.62	115,000.00	6-24-2025	13,577.34	0	No	597.48	0	62.02	47	View Property
3	Monroe, GA	036-012	6.32	2.68	62,000.00	1-27-2025	9,810.13	0	No	943.94	0	69.67	-	View Property
4	Monroe, GA	025D-018	7.5	0.99	85,000.00	4-12-2024	11,333.33	11.4	No	462.78	3.43	69.73	48	View Property
5	Monroe, GA	038-056	10.36	4.67	140,000.00	7-31-2024	13,513.50	20.9	No	206.83	6.75	51.06	-	View Property
6	Monroe, GA	038-051	10.36	4.95	140,000.00	7-30-2024	13,513.53	45.15	No	32.17	7.32	32.65	-	View Property
7	Monroe, GA	025D-017	6.15	1.01	72,500.00	2-7-2024	11,788.62	8.28	No	315.67	4.55	46.02	-	View Property
8	Monroe, GA	015-057	12	6.7	126,000.00	5-7-2024	10,500.00	0	No	613.29	0	84.02	122	View Property
9	Monroe, GA	024-050	5.43	0.69	65,000.00	7-15-2024	11,970.57	0	No	333.68	0	63.44	26	View Property

Price Distribution for Similar Properties

