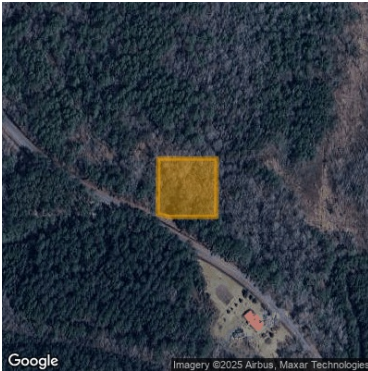


Property Report



City: , SC

County: Jasper

APN: 021-00-02-006

Lot Acreage: 1.00 Acres

Owner: Griffin Mack

Owner Mailing Address: 5616 Barnsdale Ln, Mint Hill, NC 28227

Owner Contact: See Owner Additional Contact Appendix

Property Details

Address:

Zip Code:

Subdivision:

Latitude: 32.566525

Longitude: -81.136889

Alternate APN:

Public Records

Assessed Total Value: \$380.00

Assessed Market Value: \$7,000.00

Open Lien Value: \$0.00

Prior Sale Date:

Prior Sale Price:

Prior Sale Mortgage:

Annual Tax:

Location Details

Land Type: VACANT - RESIDENTIAL LAND

County Land Use: 317

Zoning: R-1

Census Tract: 950100

S-T-R: --

Legal Description: S C 27-58

Pricing Analysis Overview

Pricing Source	Market Price	Market Price/Acre
Jasper County Price	\$95,490.31	\$95,490.31
Pineland (City) Price	\$81,166.76	\$81,166.76
Geo Adjusted Market Price	\$95,490.31	\$95,490.31
Average Price	\$90,715.79	\$90,715.79
DataTree Estimated Value	\$337,000.00	\$337,000.00

PRYCD Suggested Market Price

\$95,490.31

Priced using all comps, from all sources, with no max age

Note: Not enough data. Suggested price is a county estimate.

Offer price breakdown can be found in the Offer Price Appendix

PRYCD Suggested Pricing Rationale can be found in the Pricing Rationale Appendix

Comp Report

Overview

Type	Count	Avg \$/Acre	Avg \$	Avg Acreage	Avg Distance
All	20	\$60,325.49	\$66,984.70	1.24	7.4 miles
Sold	10	\$73,938.76	\$86,300.00	1.23	7.7 miles
For Sale	10	\$46,712.22	\$47,669.40	1.24	7.1 miles
Zillow	8	\$41,623.13	\$53,499.88	1.28	6.5 miles
Redfin	3	\$135,606.06	\$138,333.33	1.03	9.6 miles
Realtor.com	6	\$44,169.17	\$57,449.17	1.33	7.8 miles
Lands of America	2	\$91,595.74	\$57,500.00	0.72	5.8 miles
Lands of America Off Market	1	\$18,500.00	\$37,000.00	2.00	8.7 miles

CSV Download

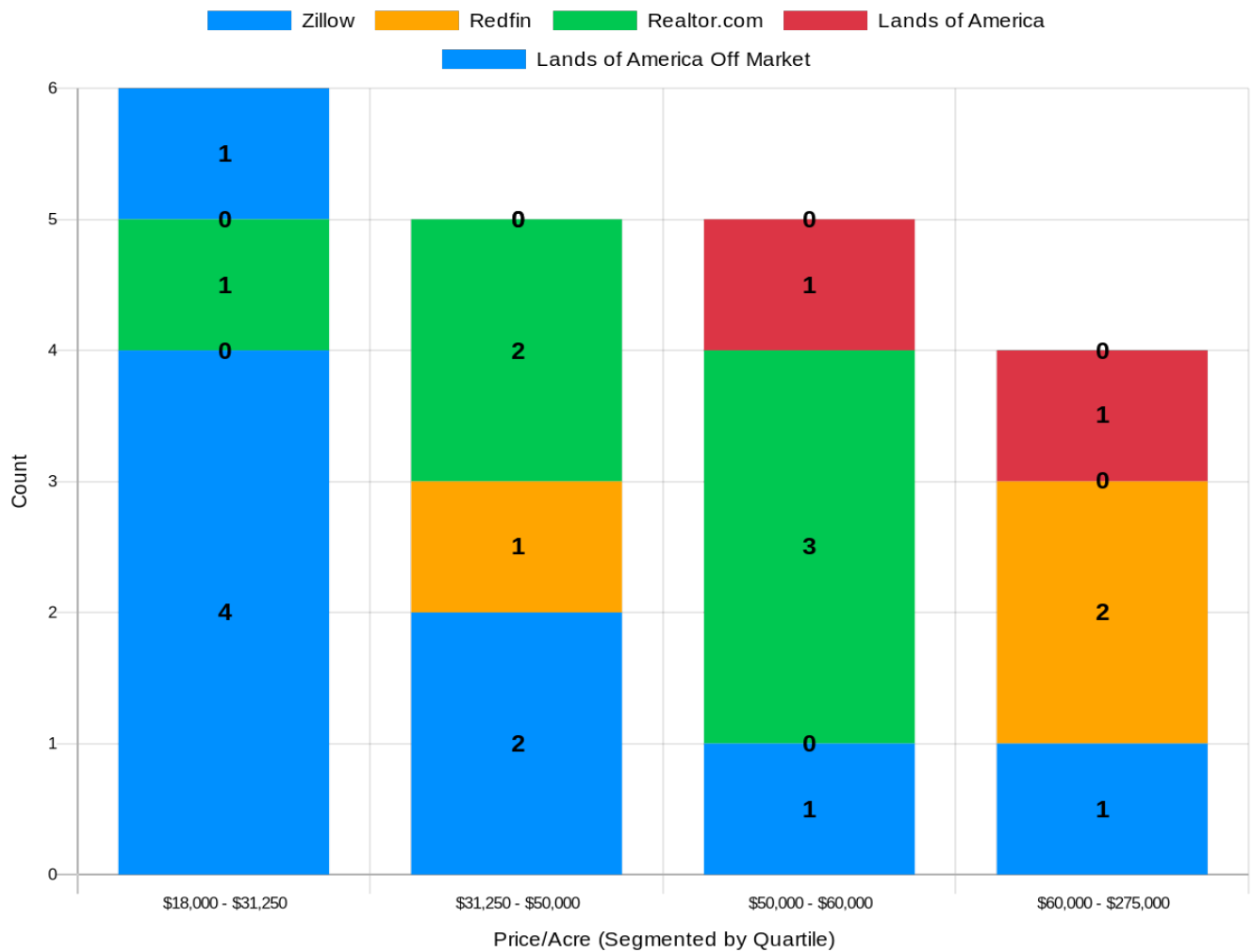
Follow the instructions below to download all of the comps in this report as a csv file.

1. From your file explorer, right click on *PRYCD Comp Report.pdf*
2. Select *Open With*
3. Select the Web Browser of your choice to open the file (Chrome is preferred)
4. Once open, right click on the link below
5. Select *Open link in new tab*
6. Your download should begin automatically!

[Click to Download](#)

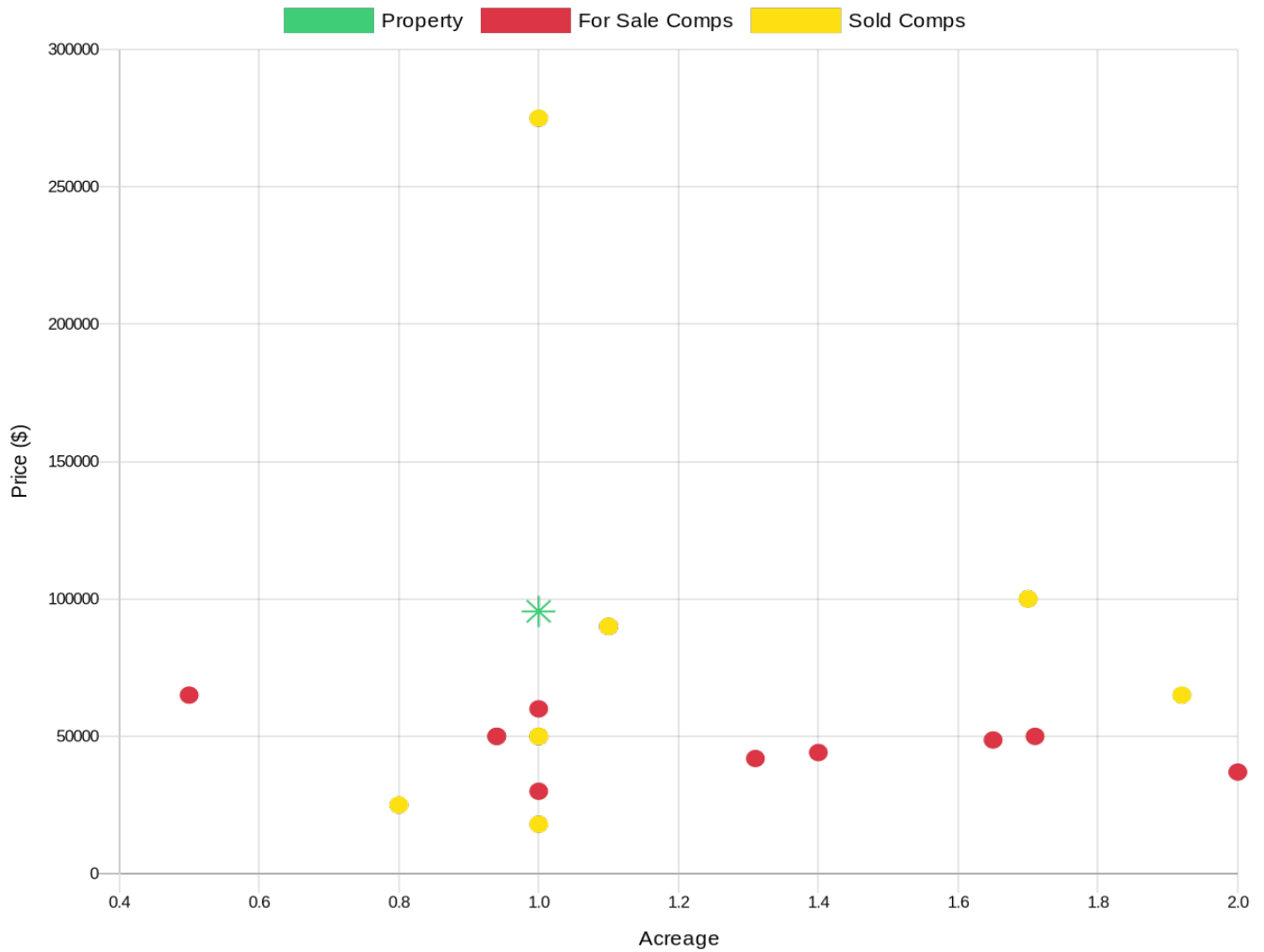
Comp Overview Chart

This chart displays the allocation of each comp source to each quartile of pricing within the distribution.



Comp Scatter Chart

This chart displays the property price and acreage plotted alongside all of the for sale and sold comps. Comps displayed are all comps near the property. Not all comps were used for modeling. See the Pricing Rationale Appendix for details.



For Sale Comps

Acreage	Price	Price/Acre	Distance	City	County	Source	List/Sold Date
0.94	\$50,000.00	\$53,191.49	3.26 miles	Tillman	Jasper County	Realtor.com	
0.94	\$50,000.00	\$53,191.49	3.35 miles	Tillman	Jasper County	Lands of America	04/30/2025
1.00	\$30,000.00	\$30,000.00	3.40 miles	Pineland	Jasper County	Zillow	10/07/2025
0.50	\$65,000.00	\$130,000.00	8.35 miles	Ridgeland	Jasper County	Lands of America	10/20/2025
1.65	\$48,675.00	\$29,500.00	8.71 miles	Varnville	Jasper County	Realtor.com	
1.00	\$60,000.00	\$60,000.00	8.72 miles	Ridgeland	Jasper County	Realtor.com	
2.00	\$37,000.00	\$18,500.00	8.74 miles	Varnville	Jasper County	Lands of America Off Market	11/15/2022
1.40	\$44,100.00	\$31,500.00	8.79 miles	Varnville	Jasper County	Realtor.com	
1.31	\$41,920.00	\$32,000.00	8.83 miles	Varnville	Jasper County	Realtor.com	
1.71	\$49,999.00	\$29,239.18	8.86 miles	Varnville	Jasper County	Zillow	09/12/2025

Sold Comps

Acreage	Price	Price/Acre	Distance	City	County	Source	List/Sold Date
1.92	\$65,000.00	\$33,854.17	1.53 miles	Pineland	Jasper County	Zillow	03/26/2025
1.00	\$18,000.00	\$18,000.00	3.07 miles	Tillman	Jasper County	Zillow	06/23/2025
1.00	\$50,000.00	\$50,000.00	7.72 miles		Jasper County	Redfin	02/07/2025
1.00	\$50,000.00	\$50,000.00	7.72 miles	Ridgeland	Jasper County	Zillow	02/07/2025
0.80	\$25,000.00	\$31,250.00	7.96 miles	Pineland	Jasper County	Zillow	03/14/2025
1.70	\$100,000.00	\$58,823.53	8.59 miles	Ridgeland	Jasper County	Realtor.com	10/24/2024
1.70	\$100,000.00	\$58,823.53	8.72 miles	Ridgeland	Jasper County	Zillow	12/16/2024
1.00	\$275,000.00	\$275,000.00	10.49 miles	Ridgeland	Jasper County	Redfin	04/24/2025
1.10	\$90,000.00	\$81,818.18	10.72 miles	Ridgeland	Jasper County	Zillow	04/30/2025
1.10	\$90,000.00	\$81,818.18	10.72 miles		Jasper County	Redfin	04/30/2025

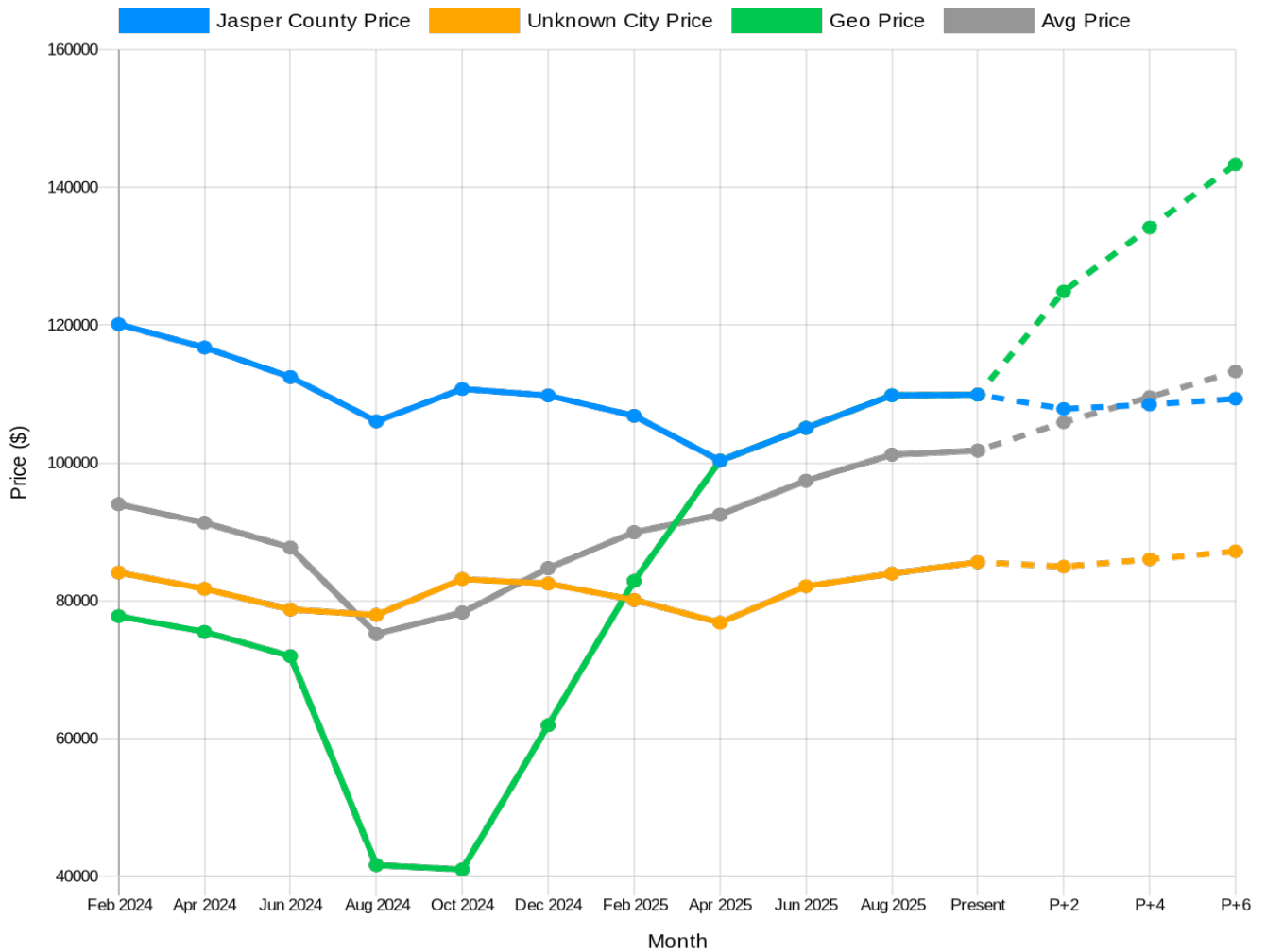
Agent Overview

All agent names below are extracted from the comps included in this report. Data reflects the breakdown of comps in this report, and may not include all agent listings.

Agent Name	Total Comps	For Sale Comps	Sold Comps	Avg Acreage	Avg Price	Avg Days on Market
Exp Realty Llc - Bluffton, Blake Gruel	2	2	0	0.94	\$50,000.00	N/A
True South Properties, Thomas Stanley	2	2	0	1.52	\$46,387.50	N/A
Align Right Realty Signaturehh, Carmen Washington	1	0	1	1.7	\$100,000.00	N/A
Exp Realty Llc (938), Carolina King	1	1	0	0.5	\$65,000.00	N/A
Realty One Group Lowcountry, Pamela Mckenzie	1	1	0	1.0	\$60,000.00	N/A
True South Properties, Tommy Stanley	1	1	0	2.0	\$37,000.00	N/A
Thomas Stanley	1	1	0	1.31	\$41,920.00	N/A

Pricing Trends

This chart displays historical pricing trends, as modeled by our various [pricing models](#). Pricing trends represent a rolling moving average of modeled prices.



*Geo Pricing contains one or more price points that have fallen back to county pricing. For more info, please see our [Geo Pricing page](#).

Forecast Metrics (Beta)

Pricing Source	Data R-Squared	Forecast Fit %
Jasper County Price	0.413	97.64
Unknown City Price	0.053	97.8
Geo Price	0.451	81.722
Avg Price	0.294	95.597

All forecast data is created using polynomial regression from historical trends. Predictive pricing is not a guarantee and does not consider external market factors.

[R-Squared Definition](#)

[Forecast Fit % Definition](#)

Property Insights

Slope Overview

Minimum Slope	Maximum Slope	Total Buildable Area %
0.00%	0.07%	100.00%

Slope <10% is considered buildable [\(Source\)](#)

Slope Breakdown

Slope	Definition	% of Property
Flat	Easiest to build on.	100.00%
Gentle Slope: 0% - 5%	Still considered easy to build on. No significant increase in cost or difficulty building.	0.00%
Slight Slope: 5% - 10%	While still easy to build on, may require additional cost and incur some risk in building.	0.00%
Moderate Slope: 10% - 15%	Cost, difficulty and risks of building are increased.	0.00%
Steep Slope: 15+%	Cost, difficulty and risks of building are substantially increased. Not recommended for building.	0.00%

Waterfront Overview

Is Waterfront?
No

Waterfront data is determined using public geographic data provided by Google. Please consult local county authorities for official feature data.

Septic Breakdown

Septic Absorption Limitation	Definition	% of Property
Very limited	Indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.	100.00%

Septic tank absorption fields are areas in which effluent from a septic tank is distributed into the soil through subsurface tiles or perforated pipe. The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use.

Ratings are neither absolute or official. Please consult local licensed authorities for more details. [Ratings Source](#)

Road Frontage (Beta)

0.0 feet

Road frontage is determined using public road data provided by Google. Frontage is an estimation using map projection. Please consult local county authorities for official legal & physical access details.

Road Access Points

Road Name	Nearest Point to Property	Property Access?
Cohen Rd, Pineland, SC 29934, USA	32.56595, -81.13678	No

Road access is determined based on the proximity of the closest point in the road to the property's boundary. Please consult local county authorities for official legal & physical access details.

Property Is Not In Flood Zone

Wetland Overview

Property In Wetland?	% Property In Wetland	% Property Not In Wetland
Yes	53.62%	46.38%

Wetland Breakdown

Wetland Type	Cowardin Type	Definition	Percent Area of Property
Freshwater Forested/Shrub Wetland	Palustrine Forested/Palustrine Shrub	Woody wetlands; forested swamp, shrub bog	53.62%

Wetland data is determined using U.S Fish & Wildlife Service's National Wetlands Inventory data. For more information, please see the [FWS website](#).

To learn more about wetland classification, please see [EPA's glossary](#).

Points of Interest

Name	Location	Distance to Property	Type
Robertville Baptist Church	32.58638, -81.19957	3.90 miles	Church,Place Of Worship,Establishment
Gillisonville Baptist Church	32.60765, -80.99719	8.61 miles	Church,Place Of Worship,Establishment
McPhersonville Church	32.69209, -80.91475	15.56 miles	Church,Place Of Worship,Establishment
Best Western Point South	32.63112, -80.87551	15.84 miles	Lodging,Establishment
WM - Oakwood Landfill	32.43933, -80.89602	16.55 miles	Establishment
Holiday Inn Express & Suites Hardeeville-Hilton Head by IHG	32.31339, -81.06179	18.02 miles	Lodging,Establishment
Super 8 by Wyndham Hardeeville/Savannah North	32.27858, -81.08176	20.14 miles	Lodging,Establishment
Red Roof Inn Hardeeville	32.27589, -81.08221	20.32 miles	Lodging,Establishment
Candlewood Suites Bluffton-Hilton Head by IHG	32.29810, -80.95037	21.49 miles	Lodging,Establishment
Hampton Inn & Suites Bluffton-Sun City	32.29809, -80.94811	21.55 miles	Lodging,Establishment

Points of interest are determined in order of proximity to the property. Only registered points of interest with Google will appear.

Offer Price Appendix

Percent of Market Value	County Offer	City Offer	Geo Adjusted Offer Price
100%	\$95,490.31	\$81,166.76	\$95,490.31
95%	\$90,715.79	\$77,108.42	\$90,715.79
90%	\$85,941.28	\$73,050.09	\$85,941.28
85%	\$81,166.76	\$68,991.75	\$81,166.76
80%	\$76,392.25	\$64,933.41	\$76,392.25
75%	\$71,617.73	\$60,875.07	\$71,617.73
70%	\$66,843.22	\$56,816.73	\$66,843.22
65%	\$62,068.70	\$52,758.39	\$62,068.70
60%	\$57,294.18	\$48,700.06	\$57,294.18
55%	\$52,519.67	\$44,641.72	\$52,519.67
50%	\$47,745.15	\$40,583.38	\$47,745.15
45%	\$42,970.64	\$36,525.04	\$42,970.64
40%	\$38,196.12	\$32,466.70	\$38,196.12
35%	\$33,421.61	\$28,408.37	\$33,421.61
30%	\$28,647.09	\$24,350.03	\$28,647.09
25%	\$23,872.58	\$20,291.69	\$23,872.58
20%	\$19,098.06	\$16,233.35	\$19,098.06
15%	\$14,323.55	\$12,175.01	\$14,323.55
10%	\$9,549.03	\$8,116.68	\$9,549.03
5%	\$4,774.52	\$4,058.34	\$4,774.52

Subdivision Price Appendix

Subdivision prices are PRYCD modeled prices. Please check with the local county's Planning Commission Office for zoning ordinances and regulations before embarking on any subdivision plans.

Comp counts are calculated using ranges around each acreage for general approximation of market saturation.

Acreage	County Price/Acre	City Price/Acre	Geo Adjusted Price/Acre	Sold Comp Count	For Sale Comp Count
Current Property (1.0 Acres)	\$95,490.31	\$81,166.76	\$95,490.31	72 Parcels	56 Parcels
0.5 Acres	\$208,516.58	\$177,239.09	\$208,516.58	104 Parcels	59 Parcels
0.25 Acres	\$364,792.63	\$310,073.74	\$364,792.63	211 Parcels	47 Parcels

Pricing Rationale Appendix

*Pricing rationale is a high level, step by step look at what our pricing model is considering while pricing the property.
Pricing rationale information is based on internal modeling and may not perfectly align with the displayed comps above.*

[Learn More about Standard Deviation](#)
[Learn More about Coefficient of Variation](#)

1. The property was pinpointed at the following coordinates: 32.567, -81.137
2. 119 properties were found in the county that had similar acreage profiles.
3. Removing comps from the following sources: []
4. The search pool was narrowed to 117 properties that fit the target modeling criteria.
5. 2 initial valid sold parcels were located within at least 4 miles of the property.
6. 3 initial valid for sale parcels were located within at least 4 miles of the property.
7. Defaulting back to base price of \$95,490.31/acre due to not meeting minimum modeling comp count (6).

Owner Additional Contact Appendix

Phones

Type	Number	Do Not Call	Last Reported
Land Line	704-545-1576	Able to Call	2023-11-22
Mobile	704-770-7595	Do Not Call	2025-01-29
Land Line	704-573-2352	Able to Call	2017-09-01
Land Line	704-573-3587	Able to Call	2010-12-01

Do Not Call: Indicates whether the phone number is on the national Do Not Call (DNC) Registry

Last Reported: The last known date the phone number was associated with the property owner

Emails

Email
evelynpmack@bellsouth.net
griffin.mack50@yahoo.com
mliban@sbcglobal.net

Property Boundary (WKT)

Estimated Acreage: 0.99 Acres

Acreage estimation is based on coordinate projection and should not be used as the legal acreage.

POLYGON((-81.136551533 32.566238179,-81.1365504624 32.5668098577,-81.1372255951 32.5668107363,-81.1372328629 32.5662659933,-81.1371116989 32.5662389532,-81.136551533 32.566238179))