



City: , SC  
 County: Jasper  
 APN: 022-00 -03-017  
 Lot Acreage: 6.00 Acres  
 Owner: Robert Renteria  
 Owner Mailing Address: 219 Hulston Landing Rd, Okatie, SC 29909  
 Owner Contact: See Owner Additional Contact Appendix

### Property Details

Address:  
 Zip Code:  
 Subdivision:  
 Latitude: 32.547587  
 Longitude: -81.11618  
 Alternate APN:

### Public Records

Assessed Total Value: \$50.00  
 Assessed Market Value: \$40,000.00  
 Open Lien Value:  
 Prior Sale Date: 03/23/2020  
 Prior Sale Price: \$80,000.00  
 Prior Sale Mortgage:  
 Annual Tax:

### Location Details

Land Type: AGRICULTURAL (NEC)  
 County Land Use: 353/MV  
 Zoning: R-1  
 Census Tract: 950100  
 S-T-R: --  
 Legal Description: PARCEL B

### Pricing Analysis Overview

Pricing Source	Market Price	Market Price/Acre
Jasper County Price	\$176,541.12	\$29,423.52
Pineland (City) Price	\$132,405.84	\$22,067.64
Geo Adjusted Market Price	\$105,991.07	\$17,665.18
Average Price	\$138,312.68	\$23,052.11
DataTree Estimated Value	-	-

### PRYCD Suggested Market Price

**\$105,991.07**

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

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	\$20,945.80	\$123,800.00	6.15	5.1 miles
Sold	10	\$22,290.59	\$74,700.00	3.75	5.2 miles
For Sale	10	\$19,601.01	\$172,900.00	8.55	5.0 miles
Zillow	6	\$18,487.45	\$81,000.00	4.56	4.8 miles
Realtor.com	6	\$17,803.06	\$128,333.33	6.54	5.2 miles
Redfin	3	\$35,827.55	\$127,000.00	4.32	6.1 miles
Lands of America	4	\$19,697.59	\$172,500.00	8.38	5.1 miles
Lands of America Off Market	1	\$14,900.00	\$149,000.00	10.00	3.3 miles

## CSV Download

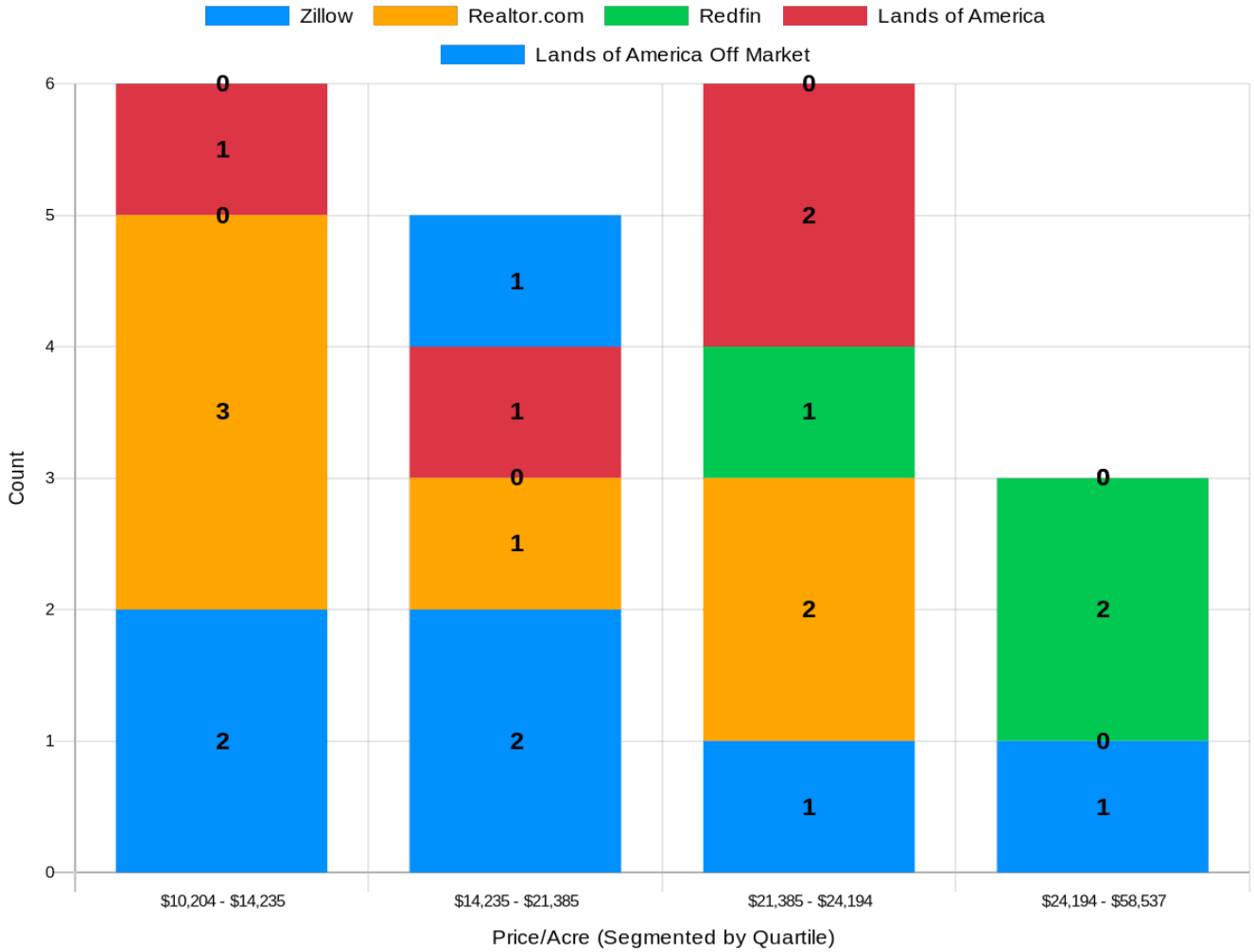
*Follow the instructions below to download all of the comps in this report as a csv file.*

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](#)

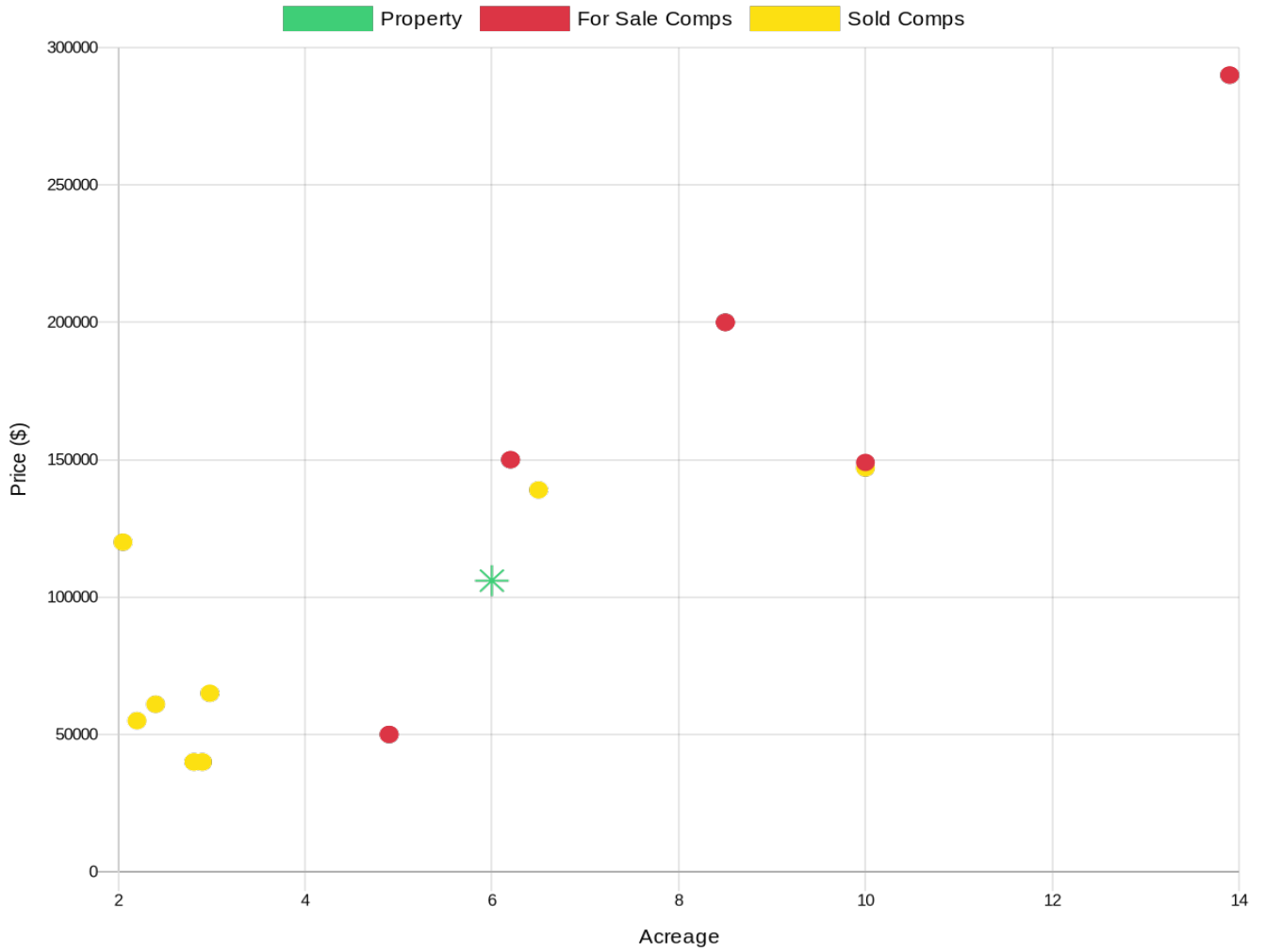
### Comp Overview Chart

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
4.90	\$50,000.00	\$10,204.08	2.34 miles	Pineland	Jasper County	<a href="#">Realtor.com</a>	
4.90	\$50,000.00	\$10,204.08	3.19 miles	Pineland	Jasper County	<a href="#">Lands of America</a>	12/16/2025
10.00	\$149,000.00	\$14,900.00	3.27 miles	Pineland	Jasper County	<a href="#">Lands of America Off Market</a>	07/19/2025
13.90	\$290,000.00	\$20,863.31	5.52 miles	Ridgeland	Jasper County	<a href="#">Realtor.com</a>	
13.90	\$290,000.00	\$20,863.31	5.54 miles	Ridgeland	Jasper County	<a href="#">Lands of America</a>	07/13/2023
8.50	\$200,000.00	\$23,529.41	5.90 miles	Ridgeland	Jasper County	<a href="#">Lands of America</a>	12/16/2025
8.50	\$200,000.00	\$23,529.41	5.90 miles	Ridgeland	Jasper County	<a href="#">Realtor.com</a>	
8.50	\$200,000.00	\$23,529.41	5.96 miles	Ridgeland	Jasper County	<a href="#">Redfin</a>	12/15/2025
6.20	\$150,000.00	\$24,193.55	5.96 miles	Ridgeland	Jasper County	<a href="#">Lands of America</a>	12/15/2025
6.20	\$150,000.00	\$24,193.55	5.96 miles	Ridgeland	Jasper County	<a href="#">Realtor.com</a>	

## Sold Comps

Acreage	Price	Price/Acre	Distance	City	County	Source	List/Sold Date
10.00	\$147,000.00	\$14,700.00	3.05 miles	Pineland	Jasper County	<a href="#">Zillow</a>	08/25/2025
2.20	\$55,000.00	\$25,000.00	3.98 miles	Pineland	Jasper County	<a href="#">Zillow</a>	02/27/2025
2.98	\$65,000.00	\$21,812.08	5.13 miles	Ridgeland	Jasper County	<a href="#">Zillow</a>	06/19/2025
2.90	\$40,000.00	\$13,793.10	5.21 miles	Garnett	Jasper County	<a href="#">Zillow</a>	03/28/2025
2.81	\$40,000.00	\$14,234.88	5.43 miles	Ridgeland	Jasper County	<a href="#">Zillow</a>	04/18/2025
2.90	\$40,000.00	\$13,793.10	5.44 miles	Garnett	Jasper County	<a href="#">Realtor.com</a>	03/28/2025
6.50	\$139,000.00	\$21,384.62	5.74 miles	Garnett	Jasper County	<a href="#">Zillow</a>	05/09/2025
2.81	\$40,000.00	\$14,234.88	5.76 miles	Ridgeland	Jasper County	<a href="#">Realtor.com</a>	04/18/2025
2.40	\$61,000.00	\$25,416.67	6.10 miles	Ridgeland	Jasper County	<a href="#">Redfin</a>	11/26/2025
2.05	\$120,000.00	\$58,536.59	6.12 miles		Jasper County	<a href="#">Redfin</a>	

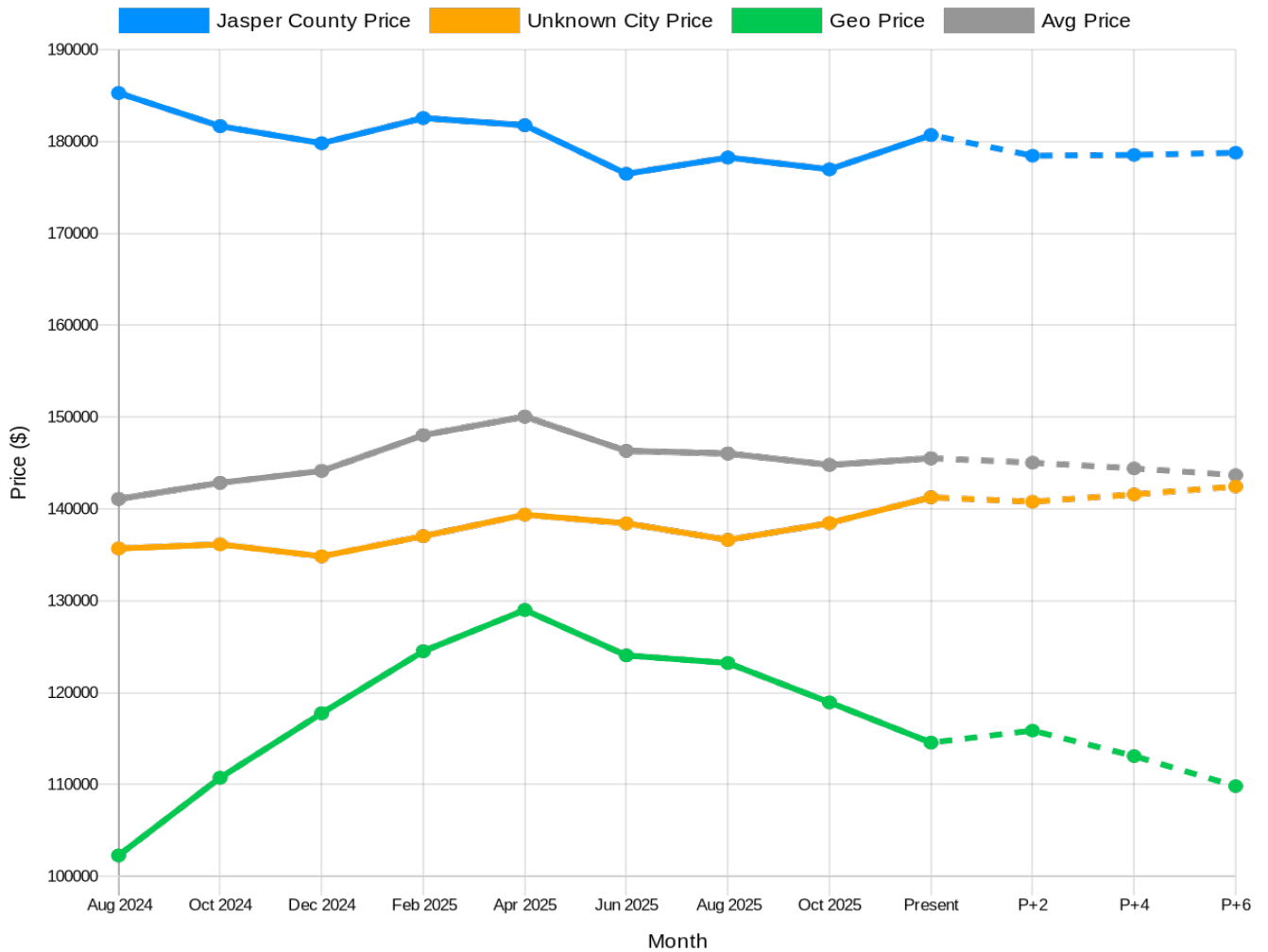
### Agent Overview

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
Harbour & Home Real Estate, Kelly Ruhlin	3	3	0	6.53	\$133,333.33	N/A
Harbour & Home Real Estate (657), Kelly Ruhlin	3	3	0	6.53	\$133,333.33	N/A
Flamelilly Real Estate Group, Teena Manzira	2	2	0	13.9	\$290,000.00	N/A
Grein & Co. Real Estate, Ron Griner	1	0	1	2.81	\$40,000.00	N/A
United Country J Romero Group, Jared Romero	1	1	0	10.0	\$149,000.00	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.



### Forecast Metrics (Beta)

Pricing Source	Data R-Squared	Forecast Fit %
Jasper County Price	0.45	99.087
Unknown City Price	0.598	99.297
Geo Price	0.219	97.448
Avg Price	0.192	99.01

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](#)

### Slope Overview

Minimum Slope	Maximum Slope	Total Buildable Area %
0.01%	0.10%	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)

40.1 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?
272-814 Oliver Dr, Pineland, SC 29934, USA	32.54667, -81.11595	Yes

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	26.40%	73.60%

### 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	26.40%

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	5.54 miles	Church,Place Of Worship,Establishment
Tillman Baptist Church	32.46446, -81.10749	5.76 miles	Church,Place Of Worship,Establishment
Wagon Branch Community Center	32.46264, -81.04256	7.27 miles	Establishment
Gillisonville Baptist Church	32.60765, -80.99719	8.07 miles	Church,Place Of Worship,Establishment
Jasper Workforce Center	32.48287, -80.98812	8.69 miles	Local Government Office,Establishment
Piggly Wiggly	32.48149, -80.98048	9.12 miles	Grocery Or Supermarket,Supermarket,Store,Food,Establishment
Ridgeland Correctional Institution	32.49474, -80.96761	9.39 miles	Establishment
Days Inn by Wyndham Ridgeland South Carolina	32.47785, -80.97446	9.55 miles	Lodging,Establishment
Subway	32.47801, -80.97383	9.58 miles	Meal Takeaway,Restaurant,Food,Establishment
OYO Hotel Ridgeland East	32.47740, -80.97381	9.60 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%	\$176,541.12	\$132,405.84	\$105,991.07
95%	\$167,714.06	\$125,785.55	\$100,691.52
90%	\$158,887.01	\$119,165.25	\$95,391.96
85%	\$150,059.95	\$112,544.96	\$90,092.41
80%	\$141,232.89	\$105,924.67	\$84,792.86
75%	\$132,405.84	\$99,304.38	\$79,493.30
70%	\$123,578.78	\$92,684.09	\$74,193.75
65%	\$114,751.73	\$86,063.79	\$68,894.20
60%	\$105,924.67	\$79,443.50	\$63,594.64
55%	\$97,097.61	\$72,823.21	\$58,295.09
50%	\$88,270.56	\$66,202.92	\$52,995.54
45%	\$79,443.50	\$59,582.63	\$47,695.98
40%	\$70,616.45	\$52,962.34	\$42,396.43
35%	\$61,789.39	\$46,342.04	\$37,096.87
30%	\$52,962.34	\$39,721.75	\$31,797.32
25%	\$44,135.28	\$33,101.46	\$26,497.77
20%	\$35,308.22	\$26,481.17	\$21,198.21
15%	\$26,481.17	\$19,860.88	\$15,898.66
10%	\$17,654.11	\$13,240.58	\$10,599.11
5%	\$8,827.06	\$6,620.29	\$5,299.55

### 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 (6.0 Acres)	\$29,423.52	\$22,067.64	\$17,665.18	55 Parcels	76 Parcels
5 Acres	\$34,078.42	\$25,558.82	\$34,078.42	62 Parcels	83 Parcels
2 Acres	\$57,426.05	\$43,069.53	\$57,426.05	82 Parcels	88 Parcels
1 Acres	\$95,617.71	\$71,713.28	\$95,617.71	66 Parcels	63 Parcels
0.5 Acres	\$207,289.85	\$155,467.39	\$207,289.85	86 Parcels	72 Parcels
0.25 Acres	\$398,403.46	\$298,802.59	\$398,403.46	87 Parcels	66 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: 32.548, -81.116
2. 176 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 170 properties that fit the target modeling criteria.
5. 12 initial valid sold parcels were located within at least 6 miles of the property.
6. 11 initial valid for sale parcels were located within at least 6 miles of the property.
7. The low outlier wall was set to \$13,793.10/acre and the high outlier wall was set to \$23,529.41/acre.
8. 1 properties were removed for not meeting reasonable statistical measures.
9. The price standard deviation of the remaining properties is \$6,041.13
10. The acreage standard deviation of the remaining properties is 3.49 acres
11. The coefficient of price variation of the remaining properties is 0.31
12. The coefficient of acreage variation of the remaining properties is 0.58
13. The pricing confidence score was calculated to be 87.9%
14. The initial county price point was \$29,423.52/acre.
15. Discounted 2 listings for having a high days on market
16. The final model was created based on the data of 11 for sale comps with an average of \$17,361.13/acre and 11 sold comps with an average of \$19,394.51/acre

### Owner Additional Contact Appendix

#### Phones

Type	Number	Do Not Call	Last Reported
Mobile	843-304-9459	Able to Call	2024-04-01

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
robert_13_campos@yahoo.com

Property Boundary (WKT)

Estimated Acreage: 5.88 Acres

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

POLYGON((-81.1159498763 32.546671474,-81.1151599401 32.5484911457,-81.1160977289 32.5486019343,-81.1169841791 32.5474239003,-81.1172591865 32.5467666459,-81.1159498763 32.546671474))