

Land Valuation Data - Mack Hatcher & Spencer Creek

Map	Calculated Acres	ADDRESS	Owner	Land Market Value*	Value/ acre	Date of Last Sale	Sales Price	Sales Price/ acre
1	35.36	285 SPENCER CREEK RD	CHEEKWOOD GOLF CLUB LP	\$539,000	\$15,245	7.9.2015	\$1,200,000	\$33,940
2	104.34	111 DANIEL MCMAHON LN	CHURCH FIRST UNITED METHODIST OF FRA	\$4,191,900	\$40,175	2.9.2007	\$5,800,000	\$55,588
3	90.79	FRANKLIN RD	MEADOWS FAMILY L P	\$5,901,400	\$65,001	n/a	n/a	\$0
4	19.94	145 LEGENDS CLUB LN	IRON HORSE PARK LLC	\$5,600,000	\$280,895	9.16.2005	\$2,340,000	\$117,374
5	58.24	370 FRANKLIN RD	ADKERSON CREEKSIDE FARM LP	\$6,069,400	\$104,214	n/a	n/a	\$0
6	202.58	354 FRANKLIN RD	CUMBERLAND & WESTERN RESOURCES LLC	\$7,791,900	\$38,463	10.22.2014	\$18,600,000	\$91,814
7	7.40	MACK HATCHER PKWY	SHP V FRANKLIN LLC (Hearth at Franklin)	\$2,956,600	\$399,613	5.21.2015	\$15,370,000	\$2,077,402
8	304.26	1500 LEGENDS CLUB LN	KITE/CUPP LEGEND GOLF DEV CO	\$8,973,100	\$29,492	n/a	n/a	\$0
	Total			Total	Average/ acre		Total	Average/ acre
	822.90			\$42,023,300	\$51,067		\$43,310,000	\$52,631

*Based on Williamson County Assessment Data - updated 2017