

Comparative Analysis

Location & Details

📍 **Location:** Greene County, TN
🏠 **Address:** MARVIN RD
🆔 **Zip Code:** 37711
📄 **APN:** 049-040.01
🔗 **View Property:** <https://landportal.com/?p=049-040.01>

Property Details

🏡 **Use Code:** 8001
🌿 **Land Use:** Residential-Vacant Land
📏 **Size:** 1.06 acres
💰 **Last Sale Price:** No data available
📅 **Last Sale Date:** No data available



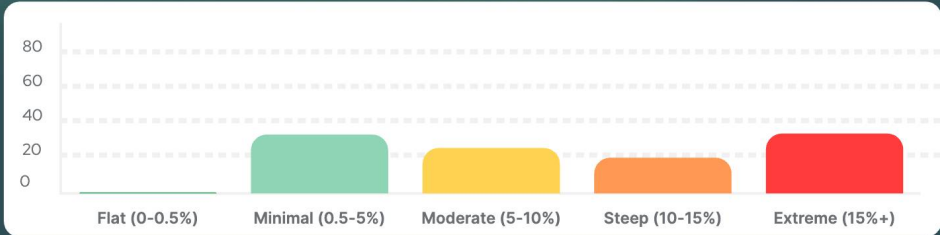
Accessibility & Restrictions

🛑 **Land Locked:** No
🚗 **Road Frontage:** 743.25 ft

Environmental Data

🌊 **Wetlands Coverage:** 12.10 %
⚠️ **FEMA Coverage (Flood Risk):** 0.00 %
📏 **Elevation Average:** No data available

Slope Analysis



Slope Estimation

■ **Flat (0-0.5%):** 0.53%
■ **Minimal (0.5-5%):** 29.3%
■ **Moderate (5-10%):** 22.59%
■ **Steep (10-15%):** 17.78%
■ **Extreme (15%+):** 29.79%

Cost Estimation

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

🌐 **Total TLP Estimate price**

\$40,164.25

💡 **TLP Estimate per acre**

\$37,890.8 / acre

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

\$38,502.44 / acre

🌐 **Avg. Price (County) per acre**

\$39,025.66 / acre

📍 **Avg. Price (Zip Code) per acre**

No data available

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	Greene, TN	071-049.05	1	2.6	40,000.00	12-11-2024	40,000.00	0	No	200.3	0	30.33	111	View Property
2	Greene, TN	083-074.07	0.95	5.03	32,000.00	3-14-2025	33,684.21	0	No	601.66	0	16.45	33	View Property
3	Greene, TN	081-017.19	1.01	4.76	40,000.00	9-12-2024	39,604.50	0	No	166.9	0	51.98	132	View Property
4	Greene, TN	095-029.00	0.78	5.14	25,000.00	1-16-2024	32,052.04	0	No	312.77	0	73.78	211	View Property
5	Greene, TN	060-076.07	0.53	2.35	25,000.00	5-6-2024	47,171.45	0	No	194.55	0	89.16	20	View Property

Price Distribution for Similar Properties

