

Land Comps 2009  
Stanislaus County

APN	Location	City	Acres	Sq. Ft.	Price	\$/s.f.	\$/acre	Zoning	County Use Code	Williamson Act	Date	Comments
017-044-007	2725 Vivian Road	Modesto	49.000	2,134,440.00	\$950,000	\$0.45	\$19,387.76	A-2-40	Almond Orchard	Yes	Nov-09	
019-037-013	4924 N Gratton	Denair	76.150	3,317,094.00	\$1,300,000	\$0.39	\$17,071.57	A-2-40	Almond Orchard	Yes	Jan-09	Included 2 houses
002-021-070	14101 Sonora Road	Oakdale	39.730	1,730,638.80	\$440,000.00	\$0.25	\$11,074.75	A-2-40	Dry Open Land	Yes	Feb-09	
002-031-034	Sonora Road	Knights Ferry	45.670	1,989,385.20	\$450,000.00	\$0.23	\$9,853.30	A-2-40	Dry Open Land	No	Oct-09	
008-017-025	Yosemite Blvd.	Waterford	88.654	3,861,768.24	\$289,000	\$0.07	\$3,259.86	A-2-40	Dry Open Land	Yes	Sep-09	
011-005-043	1 Warnerville Road	Oakdale	558.870	24,344,377.20	\$2,300,000	\$0.09	\$4,115.45	A-2-40	Dry Open Land	Yes	Jun-09	
001-006-017	Milton Road	Oakdale	596.110	25,966,551.60	\$775,000	\$0.03	\$1,300.10	A-2-40	Dry Open Land	Yes	Dec-09	
012-029-027	Blue Gum	Modesto	13.320	580,219.20	\$357,000	\$0.62	\$26,801.80	A-2-40	Irrigated Open Land	No	Dec-09	
048-030-010	2425 Marshall Road	Crows Landing	19.910	867,279.60	\$188,000	\$0.22	\$9,442.49	A-2-20	Irrigated Open Land	Yes	Jul-09	
049-040-002	1200 E. Stuhr Rd.	Newman	29.417	1,281,404.52	\$535,000	\$0.42	\$18,186.76	A-2-40	Irrigated Open Land	No	Sep-09	
058-031-008	7031 W Bradbury	Turlock	30.010	1,307,235.60	\$785,000	\$0.60	\$26,157.95	A-2-40	Irrigated Open Land	No	Jan-09	Included 3/1 house
058-010-009	7912 W. Main	Turlock	36.850	1,605,186.00	\$1,100,500.00	\$0.69	\$29,864.31	A-2-40	Irrigated Open Land	No	May-09	
048-006-018	Orange Ave.	Patterson	42.030	1,830,826.80	\$290,000	\$0.16	\$6,899.83	A-2-20	Irrigated Open Land	No	Oct-09	
057-015-034	S Faith Home Road	Turlock	42.766	1,862,886.96	\$1,050,000.00	\$0.56	\$24,552.21	A-2-40	Irrigated Open Land	No	Jan-09	
016-033-018	Welty Road	Patterson	43.290	1,885,712.40	\$450,000.00	\$0.24	\$10,395.01	A-2-40	Irrigated Open Land	Yes	Oct-09	
027-004-021	Armstrong Road	Crows Landing	65.200	2,840,112.00	\$416,000.00	\$0.15	\$6,380.37	A-2-40	Irrigated Open Land	Yes	Jul-09	
027-003-007	Davis W of Rd.	Newman	78.250	3,408,570.00	\$410,000.00	\$0.12	\$5,239.62	A-2-40	Irrigated Open Land	Yes	Oct-09	
047-005-008	2113 Fruit Ave	Patterson	78.480	3,418,588.80	\$870,760	\$0.25	\$11,095.31	A-2-20	Irrigated Open Land	No	Jul-09	4 parcels leased for row crops
014-012-011	9624 Claribel Road	Oakdale	91.600	3,990,096.00	\$1,500,000.00	\$0.38	\$16,375.55	A-2-40	Irrigated Open Land	Yes	May-09	
057-026-009	7505 Hogin Road	Turlock	101.000	4,399,560.00	\$2,161,000.00	\$0.49	\$21,396.04	A-2-40	Irrigated Open Land	Yes	May-09	
012-019-001	N. Gates Road	Modesto	117.600	5,122,656.00	\$2,764,000.00	\$0.54	\$23,503.40	A-2-40	Irrigated Open Land	Yes	Feb-09	
027-001-025	Marshall Road	Patterson	153.330	6,679,054.80	\$1,836,000.00	\$0.27	\$11,974.17	A-2-40	Irrigated Open Land	Yes	Apr-09	
016-003-009	3401 Gaffery Road	Westley	197.220	8,590,903.20	\$1,440,500.00	\$0.17	\$7,304.03	PD 318	Misc. Rural	No	Sep-09	
063-025-005	1632 Kaufman Rd.	Oakdale	7.310	318,423.60	\$170,000.00	\$0.53	\$23,255.81	L-M	Resid Site Dev	No	Dec-09	L-M = Limited Industrial
111-005-068	448 McHenry Ave.	Modesto	1.885	82,110.60	\$1,100,000.00	\$13.40	\$583,554.38	C-2	Vacant C-2	N/A	Nov-09	Corner of McHenry and Morris
056-083-009 & 012	Crows Landing Road	Modesto	4.609	200,768.04	\$1,010,000.00	\$5.03	\$219,136.47	P-D 247	Vacant PD Com.	N/A	Jun-09	
041-039-027	5255 Prairie Flower	Ceres	3.880	169,012.80	\$190,000.00	\$1.12	\$48,969.07	A-2-40	Walnut Orchard	Yes	Feb-09	
015-002-026	Tim Bell Road	Waterford	136.850	5,961,186.00	\$1,150,000.00	\$0.19	\$8,403.36	A-2-40	Walnut Orchard	Yes	Feb-09	

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