

Tennessee GRP 2009 Easement Values Per Acre

County	Market Analysis Hay/Pasture Land	Market Analysis Other Land	GARC Hay and Pasture Land	GARC Other Land
Anderson	\$5,000	\$5,000	\$3,500	\$3,500
Bedford	\$3,100	\$1,900	\$1,600	\$400
Benton	\$2,200	\$1,650	\$700	\$150
Bledsoe	\$2,500	\$1,820	\$1,000	\$320
Blount	\$10,000	\$9,000	\$8,500	\$7,500
Bradley	\$10,000	\$7,500	\$8,500	\$6,000
Campbell	\$2,500	\$2,500	\$1,000	\$1,000
Cannon	\$2,650	\$1,600	\$1,150	\$100
Carroll	\$2,205	\$1,530	\$710	\$30
Carter	\$3,500	\$4,500	\$2,000	\$3,000
Cheatham	\$3,600	\$2,100	\$2,100	\$600
Chester	\$2,100	\$1,200	\$600	\$0
Claiborne	\$2,500	\$2,000	\$1,000	\$500
Clay	\$1,840	\$1,250	\$340	\$0
Cocke	\$3,000	\$3,000	\$1,500	\$1,500
Coffee	\$3,350	\$1,900	\$1,850	\$400
Crockett	\$3,000	\$2,900	\$1,500	\$1,400
Cumberland	\$5,180	\$2,150	\$3,680	\$650
Davidson	\$8,300	\$8,300	\$6,800	\$6,800
Decatur	\$2,200	\$1,900	\$700	\$400
DeKalb	\$2,375	\$2,000	\$880	\$500
Dickson	\$2,290	\$2,400	\$790	\$900
Dyer	\$2,725	\$2,280	\$1,230	\$780
Fayette	\$2,300	\$1,800	\$800	\$300
Fentress	\$3,275	\$1,475	\$1,780	\$0
Franklin	\$3,500	\$1,200	\$2,000	\$0
Gibson	\$2,600	\$2,100	\$1,100	\$600
Giles	\$2,200	\$1,900	\$700	\$400
Grainger	\$3,500	\$3,500	\$2,000	\$2,000
Greene	\$4,500	\$3,000	\$3,000	\$1,500
Grundy	\$3,210	\$1,550	\$1,710	\$50
Hamblen	\$9,000	\$3,000	\$7,500	\$1,500
Hamilton	\$10,000	\$7,500	\$8,500	\$6,000
Hancock	\$3,000	\$2,000	\$1,500	\$500
Hardeman	\$2,675	\$1,730	\$1,180	\$230
Hardin	\$2,500	\$1,700	\$1,000	\$200
Hawkins	\$3,750	\$3,000	\$2,250	\$1,500
Haywood	\$2,600	\$1,570	\$1,100	\$70
Henderson	\$1,750	\$1,300	\$250	\$0
Henry	\$2,635	\$1,940	\$1,140	\$440
Hickman	\$3,650	\$1,600	\$2,150	\$100
Houston	\$2,440	\$1,500	\$940	\$0
Humphreys	\$3,500	\$1,550	\$2,000	\$50
Jackson	\$2,100	\$1,850	\$600	\$350
Jefferson	\$10,000	\$6,000	\$8,500	\$4,500
Johnson	\$3,500	\$3,000	\$2,000	\$1,500
Knox	\$10,000	\$9,000	\$8,500	\$7,500

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Lake	\$2,800	\$2,280	\$1,300	\$780
Lauderdale	\$2,650	\$1,300	\$1,150	\$0
Lawrence	\$2,600	\$2,415	\$1,100	\$920
Lewis	\$2,970	\$1,235	\$1,470	\$0
Lincoln	\$3,500	\$2,850	\$2,000	\$1,350
Loudon	\$5,000	\$5,000	\$3,500	\$3,500
Macon	\$1,840	\$1,200	\$340	\$0
Madison	\$2,500	\$1,350	\$1,000	\$0
Marion	\$2,700	\$1,100	\$1,200	\$0
Marshall	\$3,000	\$1,900	\$1,500	\$400
Mauzy	\$6,000	\$2,800	\$4,500	\$1,300
McMinn	\$5,000	\$4,000	\$3,500	\$2,500
McNairy	\$1,785	\$1,650	\$290	\$150
Meigs	\$4,000	\$3,000	\$2,500	\$1,500
Monroe	\$5,000	\$4,000	\$3,500	\$2,500
Montgomery	\$5,000	\$2,150	\$3,500	\$650
Moore	\$4,060	\$1,800	\$2,560	\$300
Morgan	\$2,500	\$2,500	\$1,000	\$1,000
Obion	\$2,860	\$1,125	\$1,360	\$0
Overton	\$3,205	\$1,525	\$1,710	\$30
Perry	\$2,200	\$1,500	\$700	\$0
Pickett	\$1,840	\$815	\$340	\$0
Polk	\$5,000	\$4,000	\$3,500	\$2,500
Putnam	\$4,000	\$1,800	\$2,500	\$300
Rhea	\$4,000	\$3,000	\$2,500	\$1,500
Roane	\$5,000	\$5,000	\$3,500	\$3,500
Robertson	\$5,630	\$2,150	\$4,130	\$650
Rutherford	\$6,100	\$5,350	\$4,600	\$3,850
Scott	\$2,500	\$3,000	\$1,000	\$1,500
Sequatchie	\$2,500	\$1,800	\$1,000	\$300
Sevier	\$10,000	\$9,000	\$8,500	\$7,500
Shelby	\$4,170	\$2,230	\$2,670	\$730
Smith	\$3,380	\$1,680	\$1,880	\$180
Stewart	\$2,440	\$1,200	\$940	\$0
Sullivan	\$12,500	\$10,000	\$11,000	\$8,500
Sumner	\$5,630	\$2,150	\$4,130	\$650
Tipton	\$2,300	\$2,230	\$800	\$730
Trousdale	\$3,415	\$1,265	\$1,920	\$0
Unicoi	\$3,500	\$2,500	\$2,000	\$1,000
Union	\$3,500	\$2,500	\$2,000	\$1,000
Van Buren	\$1,740	\$900	\$240	\$0
Warren	\$3,000	\$1,400	\$1,500	\$0
Washington	\$12,500	\$10,000	\$11,000	\$8,500
Wayne	\$2,980	\$1,450	\$1,480	\$0
Weakley	\$2,190	\$1,500	\$690	\$0
White	\$3,500	\$1,205	\$2,000	\$0
Williamson	\$8,300	\$8,300	\$6,800	\$6,800