

# 28230 County Rd 14 — Renovated-Resale (ARV) Analysis

West Lauderdale County, AL · COUNTYWEST · PPIN 82841 · Parcel 2403070002022005. Every comp below is a real recorded deed-DB sale (county records), price cross-checked against the Alabama deed tax where possible. Prepared June 22, 2026 · planning-level — verify with a local agent/appraiser.

Lot / setting	<b>0.60 ac · rural west Lauderdale (COUNTYWEST)</b>	Built / grade	<b>1955 · Class D (pre-reno 1,373 sf, appraised \$114k)</b>
After renovation	<b>1,590 sf main + 600 sf bonus suite = 2,190 sf · 4 BR / 3 BA · laundry</b>	Detached garage	<b>2002 wood-frame metal garage/shop (utility)</b>
Scope	<b>Full gut + addition</b> — new plumbing, electrical, windows, HVAC, floors, kitchen, baths, sheetrock, paint	Owner of record	<b>Bonava Holdings LLC (altags, current)</b>

## Estimated resale value (ARV): ~\$285,000

Supportable range **\$265,000 – \$300,000** · conservative floor ~\$255k · upside to ~\$305–310k if finishes match the best comps (3320 CR 62, 13815 CR 14) and it shows well.

## HOW THE NUMBER IS BUILT

**Renovated comp rate.** COUNTYWEST renovated sales (1,400–2,400 sf, small lot, 2024+): median **\$147/sf**, median price **\$224,000**. Older homes that were renovated reach \$143–217/sf here.

**Applied to this house.** Blended ~\$130/sf across the full 2,190 sf — i.e. full rate on the 1,590 sf main level, discounted on the 600 sf bonus suite — lands near **\$285,000**. (Main 1,590 @ ~\$150 ≈ \$239k + bonus 600 @ ~\$100 ≈ \$60k.)

**4 BR / 3 BA + size.** At 2,190 sf with a 4th bedroom & 3rd bath, it out-sizes the \$207–225k block comps (1,450–1,700 sf) and competes with the \$245–296k renovated tier.

**Detached garage.** The 2002 metal garage/shop is basic (no door, sheet-metal) but real covered shop space rural buyers pay for — a modest +\$8–15k, already inside the range. A finished/insulated garage would push higher.

**Reality check.** The immediate 28xxx block's proven renovated sales are \$190–225k (smaller homes); that, plus the bonus-over-garage style space, is why I cap the most-likely near \$285k rather than a straight \$147/sf × 2,190 = \$322k.

## COMPARABLE RENOVATED SALES — subject's road & block (County Rd 14)

Address	SqFt	Yr	Sale Price	\$/SF	Sold	Lot	Note
28795 County Rd 14	1450	1958	<b>\$206,900</b>	<b>\$143</b>	2025-12-12	1.20ac	Same block (~½ mi) · renovated
28965 County Rd 14	1700	1949	<b>\$225,000</b>	<b>\$132</b>	2025-05-01	—	Same block · renovated
28625 County Rd 14	1826	1958	<b>\$189,900</b>	<b>\$104</b>	2026-03-02	1.84ac	Same block · FLIP \$135k→\$190k
24275 County Rd 14	1531	1947	<b>\$267,500</b>	<b>\$175</b>	2023-11-22	—	Same road · renovated
13815 County Rd 14	1625	1993	<b>\$352,000</b>	<b>\$217</b>	2024-09-18	—	Same road · top-of-road (deed-tax verified)
10174 County Rd 14	1436	1957	<b>\$187,500</b>	<b>\$131</b>	2024-08-05	—	Same road · renovated (deed-tax verified)
26015 County Rd 14	2014	1953	<b>\$176,500</b>	<b>\$88</b>	2024-05-31	—	Same road · AS-IS (not renovated) → floor

## COMPARABLE RENOVATED SALES — wider COUNTYWEST, size-matched

Address	SqFt	Yr	Sale Price	\$/SF	Sold	Lot	Note
3320 County Rd 62	1602	1956	<b>\$295,900</b>	<b>\$185</b>	2025-05-13	—	FLIP \$25k→\$296k
300 County Rd 6	1553	1980	<b>\$245,000</b>	<b>\$158</b>	2024-05-03	2.48ac	Renovated · 2.5 ac
100 County Rd 252	1470	1965	<b>\$223,000</b>	<b>\$152</b>	2026-01-29	0.64ac	Renovated · 0.64 ac (= subject lot)
16967 County Rd 60	1431	1960	<b>\$176,500</b>	<b>\$123</b>	2025-05-09	0.72ac	Renovated · 0.72 ac

**Three nearby flips prove the renovate-and-resell model in this exact market:** 3320 County Rd 62 bought \$24,900 → resold **\$295,900** (\$185/sf) • 5685 County Rd 14 (same road) \$90,000 → **\$174,900** (\$151/sf) • 28625 County Rd 14 (same block) \$135,000 → **\$189,900** (\$104/sf).

## METHOD & CAVEATS

**Data:** all sales are recorded deeds from the county deed database; "verified" rows reconcile to the Alabama deed tax (\$1 per \$1,000). No web estimates or \$/sf shortcuts were used to invent a price. **Location match:** same road / same 28xxx block first, then COUNTYWEST neighborhood, size-matched (1,400–2,400 sf). **Watch-outs:** rural \$/sf swings with acreage — comps on 3–280 ac (e.g. 28055 CR 14 at \$605k on 3.6 ac, 12655 CR 2 at \$600k on 282 ac) are excluded from the core rate; confirm the bonus suite is permitted/heated for full GLA credit; and final price hinges on finish quality matching the better comps. KCS shows a 2022 transfer indexed at \$265,000 — that predates our deed capture and is unverified (possibly a multi-parcel deed), so it does not drive this ARV.