

2026 LC 1 Lake Columbia Lakefront EFC

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value		
000-19-22-378-002-00	10709 WESCH RD	05/24/24	\$775,000	WD	03-ARMS LENGTH	\$775,000	\$348,500	44.97	\$743,156	\$257,185	\$517,815	\$303,732	1.705	1,540	\$336.24	LC1	1.9608	\$255,601		
000-19-22-378-012-00	10673 WESCH RD	07/14/23	\$538,000	WD	03-ARMS LENGTH	\$538,000	\$215,800	40.11	\$554,950	\$305,878	\$232,122	\$155,676	1.481	1,991	\$116.59	LC1	23.3884	\$303,375		
000-19-22-428-011-00	10622 HEWITT RD	07/14/23	\$538,500	WD	03-ARMS LENGTH	\$538,500	\$222,100	41.24	\$564,316	\$365,606	\$172,894	\$124,194	1.392	1,987	\$87.01	LC1	33.2319	\$362,031		
000-19-22-476-006-00	10700 HEWITT RD	11/01/24	\$790,000	WD	03-ARMS LENGTH	\$790,000	\$352,000	44.56	\$702,136	\$506,526	\$283,474	\$122,256	2.319	984	\$285.08	LC1	59.4237	\$495,463		
000-19-26-352-014-00	418 NOTTINGHAM DR	08/16/23	\$755,000	WD	03-ARMS LENGTH	\$755,000	\$259,900	34.42	\$678,432	\$325,107	\$429,893	\$220,828	1.947	2,492	\$172.51	LC1	22.2281	\$318,278		
000-19-26-358-011-00	307 NOTTINGHAM DR	06/05/24	\$731,000	WD	03-ARMS LENGTH	\$731,000	\$307,100	42.01	\$696,289	\$265,702	\$465,298	\$307,562	1.513	1,960	\$237.40	LC2	21.1592	\$252,034		
000-19-27-126-006-00	109 CASTLEWOOD DR	09/24/24	\$578,627	WD	03-ARMS LENGTH	\$578,627	\$288,700	49.89	\$620,676	\$339,577	\$239,050	\$175,687	1.361	1,614	\$148.11	LC1	36.3791	\$334,267		
000-19-27-126-019-00	135 CASTLEWOOD DR	04/12/24	\$771,000	WD	03-ARMS LENGTH	\$771,000	\$309,700	40.17	\$661,832	\$311,330	\$459,670	\$219,064	2.098	1,640	\$280.29	LC1	37.3889	\$296,767		
000-19-27-126-021-00	139 CASTLEWOOD DR	07/31/23	\$652,076	WD	03-ARMS LENGTH	\$652,076	\$243,400	37.33	\$629,279	\$330,588	\$321,488	\$186,682	1.722	1,482	\$216.93	LC1	0.2334	\$322,556		
000-19-27-126-022-00	141 CASTLEWOOD DR	08/25/23	\$530,000	WD	03-ARMS LENGTH	\$530,000	\$200,100	37.75	\$512,941	\$313,535	\$216,465	\$124,629	1.737	1,118	\$193.62	LC1	1.2428	\$303,622		
000-19-27-126-023-00	143 CASTLEWOOD DR	09/18/24	\$662,000	WD	03-ARMS LENGTH	\$662,000	\$268,900	40.62	\$624,495	\$307,986	\$354,014	\$197,818	1.790	1,688	\$209.72	LC1	6.5143	\$303,622		
000-19-27-251-004-00	106 HAWTHORNE DR	10/13/23	\$675,000	WD	03-ARMS LENGTH	\$675,000	\$241,100	35.72	\$644,135	\$337,401	\$337,599	\$191,709	1.761	1,084	\$311.44	LC1	3.6549	\$330,041		
000-19-27-251-006-00	110 HAWTHORNE DR	02/19/24	\$593,000	WD	03-ARMS LENGTH	\$593,000	\$295,700	49.87	\$685,113	\$336,551	\$256,449	\$217,851	1.177	2,923	\$87.73	LC1	54.7276	\$327,900		
000-19-27-326-001-00	191 HAWTHORNE DR	11/08/24	\$1,030,000	WD	03-ARMS LENGTH	\$1,030,000	\$387,100	37.58	\$879,215	\$377,423	\$652,577	\$313,620	2.081	1,984	\$328.92	LC1	35.6338	\$370,302		
000-19-28-277-043-00	123 BEDFORD DR	09/27/24	\$920,000	WD	03-ARMS LENGTH	\$920,000	\$360,400	39.17	\$777,776	\$310,230	\$609,770	\$292,216	2.087	2,086	\$292.32	LC1	36.2258	\$308,456		
000-19-33-279-017-00	128 E PRINCESS DR	05/02/23	\$750,000	WD	03-ARMS LENGTH	\$750,000	\$275,400	36.72	\$720,836	\$290,966	\$459,034	\$268,669	1.709	2,976	\$154.25	LC1	1.5900	\$283,770		
000-19-33-279-019-00	124 E PRINCESS DR	06/30/23	\$652,000	WD	03-ARMS LENGTH	\$652,000	\$316,800	48.59	\$732,691	\$287,555	\$364,445	\$278,210	1.310	3,120	\$116.81	LC1	41.4487	\$283,675		
000-19-33-279-025-00	126 KAREN CT	11/20/24	\$735,000	WD	03-ARMS LENGTH	\$735,000	\$351,500	47.82	\$756,000	\$286,474	\$448,526	\$293,454	1.528	1,872	\$239.60	LC1	19.6012	\$282,502		
000-19-33-476-021-00	172 SOUTHERN SHORES DR	03/17/25	\$587,000	WD	03-ARMS LENGTH	\$587,000	\$293,700	50.03	\$646,777	\$360,515	\$226,485	\$204,473	1.108	1,014	\$223.36	LC2	61.6797	\$349,208		
000-19-34-176-002-00	12890 KELLEY RD	08/16/24	\$615,000	WD	03-ARMS LENGTH	\$615,000	\$268,200	43.61	\$579,515	\$300,625	\$314,375	\$174,306	1.804	1,902	\$165.29	LC1	7.9128	\$299,101		
000-19-34-176-003-00	12888 KELLEY RD	04/03/23	\$1,050,000	WD	03-ARMS LENGTH	\$1,050,000	\$366,900	34.94	\$988,688	\$286,299	\$763,701	\$438,993	1.740	2,784	\$274.32	LC1	1.5215	\$284,204		
000-19-34-176-006-00	12882 KELLEY RD	05/28/24	\$1,210,250	WD	03-ARMS LENGTH	\$1,210,250	\$375,300	31.01	\$912,207	\$283,316	\$926,934	\$393,057	2.358	1,580	\$586.67	LC1	63.3819	\$280,520		
000-19-34-176-008-00	12878 KELLEY RD	11/25/24	\$590,000	WD	03-ARMS LENGTH	\$590,000	\$221,500	37.54	\$478,115	\$280,201	\$309,799	\$123,696	2.505	936	\$330.98	LC1	78.0064	\$279,008		
000-19-34-201-004-00	160 RIVIERA DR	05/23/23	\$663,000	WD	03-ARMS LENGTH	\$663,000	\$210,100	31.69	\$504,637	\$229,951	\$433,049	\$196,204	2.207	1,446	\$299.48	LC2	48.2683	\$228,118		
000-19-34-201-011-00	136 CANNES DR	06/06/24	\$695,000	WD	03-ARMS LENGTH	\$695,000	\$243,300	35.01	\$716,778	\$225,067	\$469,933	\$351,222	1.338	1,972	\$238.30	LC2	38.6457	\$223,435		
000-19-34-201-019-00	168 CANNES CIR	05/19/23	\$1,296,000	WD	03-ARMS LENGTH	\$1,296,000	\$399,800	30.85	\$1,047,200	\$396,035	\$899,965	\$406,978	2.211	2,485	\$362.16	LC1	48.6885	\$364,108		
000-19-34-226-025-00	220 RIVIERA DR	12/03/24	\$910,000	WD	03-ARMS LENGTH	\$910,000	\$399,300	43.88	\$876,032	\$294,718	\$615,282	\$416,653	1.477	2,782	\$221.17	LC2	24.7725	\$292,371		
000-19-34-301-017-00	103 HIGHVIEW CT	08/14/23	\$1,140,000	WD	03-ARMS LENGTH	\$1,140,000	\$476,700	41.82	\$1,145,625	\$290,896	\$849,104	\$610,521	1.391	3,736	\$227.28	LC2	33.3664	\$274,946		
000-19-34-351-002-00	156 SOUTHERN SHORES DR	04/14/23	\$482,500	WD	03-ARMS LENGTH	\$482,500	\$255,200	52.89	\$534,971	\$247,018	\$235,482	\$205,681	1.145	1,483	\$156.79	LC2	57.9559	\$240,312		
Totals:			\$21,914,953			\$21,914,953	\$8,754,200		\$20,616,823	\$12,864,692	\$7,515,641	\$238.12					1.2728			
									Sale Ratio =>	39.95			E.C.F. =>	1.712	Std. Deviation=>		0.386550289			
									Std. Dev. =>	6.07			Ave. E.C.F. =>	1.724	Ave. Variance=>		31.0408	Coefficient of Var=>		18.00039725
2026 LC 1 Lake Columbia Lakefront ECF used 1.720																				