

2026 LC 2 Lake Columbia Bayfront 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 (%)
000-19-22-428-039-01	103 PAULA DR	08/22/24	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$174,600	38.37	\$410,623	\$97,248	\$357,752	\$223,839	1.598	1,730	\$206.79	LC2	9.1272
000-19-23-351-028-00	10686 HEWITT RD	01/10/25	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$259,600	51.92	\$571,420	\$259,605	\$240,395	\$222,725	1.079	1,646	\$146.05	LC2	42.7646
000-19-27-104-022-00	161 CLAREMONT CIR	05/08/23	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$251,900	41.98	\$607,977	\$306,311	\$293,689	\$215,476	1.363	1,620	\$181.29	LC2	14.4002
000-19-27-104-024-00	157 CLAREMONT CIR	06/12/24	\$745,000	WD	03-ARM'S LENGTH	\$745,000	\$356,800	47.89	\$780,767	\$285,569	\$459,431	\$353,713	1.299	2,254	\$203.83	LC2	20.8101
000-19-27-104-032-00	141 CLAREMONT CIR	08/20/24	\$509,000	WD	03-ARM'S LENGTH	\$509,000	\$218,200	42.87	\$493,383	\$263,147	\$245,853	\$164,454	1.495	1,316	\$186.82	LC2	1.2019
000-19-27-104-033-00	139 CLAREMONT CIR	05/24/24	\$509,500	WD	03-ARM'S LENGTH	\$509,500	\$213,700	41.94	\$465,377	\$246,505	\$262,995	\$156,337	1.682	1,294	\$203.24	LC2	17.5248
000-19-27-105-004-00	106 MORNINGSIDE CT	12/10/24	\$539,000	WD	03-ARM'S LENGTH	\$539,000	\$267,000	49.54	\$585,060	\$311,709	\$227,291	\$195,251	1.164	1,800	\$126.27	LC2	34.2884
000-19-27-126-031-00	152 CASTLEWOOD DR	09/18/23	\$755,000	WD	03-ARM'S LENGTH	\$755,000	\$254,400	33.70	\$627,619	\$327,624	\$427,376	\$214,282	1.994	1,353	\$315.87	LC2	48.7473
000-19-27-251-034-00	166 HAWTHORNE DR	09/27/24	\$815,000	WD	03-ARM'S LENGTH	\$815,000	\$341,200	41.87	\$780,096	\$242,080	\$572,920	\$384,297	1.491	2,258	\$253.73	LC2	1.6156
000-19-27-251-037-00	172 HAWTHORNE DR	03/21/25	\$783,000	WD	03-ARM'S LENGTH	\$783,000	\$320,800	40.97	\$705,680	\$270,748	\$512,252	\$310,666	1.649	2,215	\$231.27	LC2	14.1903
000-19-28-253-001-00	120 BEDFORD DR	07/26/24	\$642,000	WD	03-ARM'S LENGTH	\$642,000	\$203,900	31.76	\$566,748	\$184,862	\$457,138	\$272,776	1.676	1,920	\$238.09	LC2	16.8893
000-19-28-253-002-00	129 KINGSBURY DR	03/12/25	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$253,700	41.93	\$556,956	\$208,455	\$396,545	\$248,929	1.593	1,426	\$278.08	LC2	8.6021

Totals:	\$7,457,500		\$7,457,500		\$3,115,800		\$7,151,706		\$4,453,637		\$2,962,745		\$214.28				0.3769
----------------	--------------------	--	--------------------	--	--------------------	--	--------------------	--	--------------------	--	--------------------	--	-----------------	--	--	--	---------------

Sale. Ratio =>	41.78	E.C.F. =>	1.503	Std. Deviation=>	0.251835382
----------------	-------	-----------	-------	------------------	-------------

Std. Dev. =>	5.87	Ave. E.C.F. =>	1.507	Ave. Variance=>	19.1802	Coefficient of Var=>	
--------------	------	----------------	-------	-----------------	---------	----------------------	--

2026 LC 2 Lake Columbia Bayfront ECF used 1.510

Land Value
\$88,782
\$253,960
\$304,064
\$280,388
\$261,871
\$236,639
\$306,116
\$317,889
\$238,628
\$256,686
\$183,785
<u>\$203,499</u>

12.72752552