

2026 LC 4 Lake Columbia Lakeview 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		
000-19-22-477-006-00	10693 HEWITT RD	08/09/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$65,400	25.15	\$249,648	\$12,976	\$247,024	\$177,949	1.388	1,056	\$233.92	LC4	4.9404			
000-19-23-352-003-00	10687 HEWITT RD	10/22/24	\$238,900	WD	03-ARM'S LENGTH	\$238,900	\$89,200	37.34	\$216,382	\$14,621	\$224,279	\$151,700	1.478	1,512	\$148.33	LC4	4.0860	\$11,500		
000-19-26-352-009-00	318 NOTTINGHAM DR	05/02/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$87,900	39.95	\$195,346	\$13,700	\$206,300	\$136,576	1.511	943	\$218.77	LC4	7.2937	\$10,580		
000-19-26-353-013-00	310 NOTTINGHAM DR	05/18/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$75,200	41.78	\$194,999	\$12,130	\$167,870	\$137,495	1.221	2,072	\$81.02	LC4	21.6665	\$10,488		
000-19-26-357-022-00	112 NOTTINGHAM DR	08/01/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$71,200	37.47	\$149,452	\$12,451	\$177,549	\$103,008	1.724	936	\$189.69	LC4	28.6060			
000-19-27-252-025-00	113 HAWTHORNE DR	04/26/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$126,400	48.62	\$298,396	\$12,753	\$247,247	\$214,769	1.151	1,485	\$166.50	LC4	28.6356			
000-19-28-254-006-00	163 HOLIDAY DR	12/31/24	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$108,700	54.62	\$229,389	\$13,143	\$185,857	\$162,591	1.143	1,352	\$137.47	LC4	29.4483	\$10,626		
000-19-28-403-015-00	11659 HAYES RD	06/28/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$121,000	50.42	\$250,443	\$17,298	\$222,702	\$175,297	1.270	1,904	\$116.97	LC4	16.7151	\$10,580		
000-19-28-454-008-00	143 N GRAND POINTE DR	09/24/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$114,400	44.00	\$238,135	\$13,184	\$246,816	\$169,136	1.459	1,852	\$133.27	LC4	2.1697	\$11,868		
000-19-33-227-004-00	155 N GRAND POINTE DR	08/11/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$73,300	33.32	\$168,280	\$11,444	\$208,556	\$117,922	1.769	1,536	\$135.78	LC4	33.1018	\$10,580		
000-19-33-278-008-00	125 E PRINCESS DR	08/30/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$103,800	35.79	\$241,180	\$22,355	\$267,645	\$164,530	1.627	1,176	\$227.59	LC4	18.9146	\$18,308		
000-19-33-477-001-00	165 SOUTHERN SHORES DR	07/05/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$69,700	34.00	\$159,803	\$21,951	\$183,049	\$103,648	1.766	1,029	\$177.89	LC4	32.8484	\$21,160		
000-19-34-176-023-00	6380 KELLEY RD	04/22/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$69,200	38.44	\$155,130	\$11,798	\$168,202	\$123,562	1.361	850	\$197.88	LC5	7.6303			
000-19-34-177-008-00	12867 KELLEY RD	01/11/24	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$107,400	39.78	\$252,058	\$14,908	\$255,092	\$178,308	1.431	1,350	\$188.96	LC4	0.6954	\$12,512		
000-19-34-227-008-00	243 RIVIERA DR	12/20/24	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$167,000	53.02	\$329,507	\$34,066	\$280,934	\$222,136	1.265	1,556	\$180.55	LC4	17.2885			
Totals:			\$3,527,900			\$3,527,900	\$1,449,800		\$3,328,148		\$3,289,122	\$2,338,628			\$168.97		3.1146			
									Sale. Ratio =>	41.10			E.C.F. =>	1.406	Std. Deviation=>		0.21117776			
									Std. Dev. =>	8.05			Ave. E.C.F. =>	1.438	Ave. Variance=>		16.9360	Coefficient of Var=>		11.78093552
2026 LC 4 Lake Columbia Lakeview ECF used 1.410																				