

2026 LC 5 Lake Columbia Off Lake 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	
000-19-26-351-012-01	116 WILKSHIRE DR	03/12/25	\$214,500	WD	03-ARM'S LENGTH	\$214,500	\$95,000	44.29	\$202,257	\$18,003	\$196,497	\$158,840	1.237	1,512	\$129.96	LC5	4.5909	\$15,884	
000-19-26-351-036-00	200 AMBLER DR	08/09/23	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$73,400	45.90	\$169,792	\$33,580	\$126,320	\$117,424	1.076	1,352	\$93.43	LC5	20.7228	\$17,480	
000-19-26-354-014-00	229 AMBLER DR	04/28/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$104,600	34.87	\$245,206	\$17,913	\$282,087	\$195,942	1.440	1,311	\$215.17	LC5	15.6657	\$8,740	
000-19-26-354-043-01	232 KIRKLEY DR	04/06/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$68,100	37.83	\$158,839	\$22,451	\$157,549	\$117,576	1.340	864	\$182.35	LC5	5.6991	\$17,480	
000-19-26-355-001-00	115 IVANHOE DR	08/31/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$136,800	39.09	\$323,837	\$10,846	\$339,154	\$269,820	1.257	2,449	\$138.49	LC5	2.6022	\$9,576	
000-19-26-355-033-00	228 BARBARA DR	06/02/23	\$253,500	WD	03-ARM'S LENGTH	\$253,500	\$91,700	36.17	\$215,522	\$10,640	\$242,860	\$176,622	1.375	1,088	\$223.22	LC5	9.2037	\$8,740	
000-19-26-359-002-02	103 CAMELOT CT	04/19/24	\$202,500	WD	03-ARM'S LENGTH	\$202,500	\$98,200	48.49	\$209,045	\$27,009	\$175,491	\$156,928	1.118	1,512	\$116.07	LC5	16.4694	\$26,220	
000-19-27-102-019-01	130 CLAREMONT CIR	09/28/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$89,200	36.41	\$209,002	\$19,419	\$225,581	\$163,434	1.380	1,440	\$156.65	LC5	9.7274	\$18,240	
000-19-27-102-030-00	142 CLAREMONT CIR	10/02/23	\$317,500	WD	03-ARM'S LENGTH	\$317,500	\$146,000	45.98	\$341,404	\$11,169	\$306,331	\$284,685	1.076	2,534	\$120.89	LC5	20.6953	\$8,740	
000-19-27-252-009-00	120 BINGHAM DR	02/13/24	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$109,400	45.21	\$249,453	\$21,786	\$220,214	\$196,265	1.122	1,584	\$139.02	LC5	16.0961	\$12,806	
000-19-27-253-023-00	133 BINGHAM DR	12/01/23	\$336,000	WD	03-ARM'S LENGTH	\$336,000	\$135,500	40.33	\$320,043	\$26,761	\$309,239	\$252,829	1.223	1,668	\$185.40	LC5	5.9873	\$19,114	
000-19-27-276-018-00	108 SUSSEX PL	03/20/24	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$123,100	42.60	\$289,066	\$10,238	\$278,762	\$240,369	1.160	1,564	\$178.24	LC5	12.3261	\$8,740	
000-19-27-277-008-01	111 SUSSEX PL	09/16/24	\$254,925	WD	03-ARM'S LENGTH	\$254,925	\$115,400	45.27	\$246,837	\$24,760	\$230,165	\$191,446	1.202	1,141	\$201.72	LC5	8.0740	\$19,456	
000-19-27-277-011-00	120 DIVERSY DR	07/12/23	\$318,500	WD	03-ARM'S LENGTH	\$318,500	\$122,300	38.40	\$288,652	\$18,945	\$299,555	\$232,506	1.288	1,577	\$189.95	LC5	0.5388	\$17,480	
000-19-27-277-012-00	115 SUSSEX PL	11/15/24	\$262,500	WD	03-ARM'S LENGTH	\$262,500	\$95,600	36.42	\$223,070	\$10,298	\$252,202	\$183,424	1.375	1,380	\$182.76	LC5	9.1979	\$8,588	
000-19-27-278-002-00	11494 HEWITT RD	08/17/23	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$70,700	31.49	\$165,344	\$10,047	\$214,453	\$133,877	1.602	1,008	\$212.75	LC5	31.8882	\$8,740	
000-19-27-278-012-00	11474 HEWITT RD	06/01/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$68,600	31.91	\$161,662	\$9,860	\$205,140	\$130,864	1.568	1,008	\$203.51	LC5	28.4597	\$8,740	
000-19-28-226-024-00	132 GOLFVIEW DR	03/15/24	\$208,950	WD	03-ARM'S LENGTH	\$208,950	\$99,100	47.43	\$232,468	\$29,880	\$179,070	\$174,645	1.025	1,296	\$138.17	LC5	25.7649	\$20,178	
000-19-28-276-007-00	179 GOLFVIEW DR	10/26/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$78,500	39.25	\$183,849	\$8,889	\$191,111	\$150,828	1.267	1,164	\$164.18	LC5	1.5904	\$8,740	
000-19-33-277-016-00	127 W PRINCESS DR	10/10/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$97,400	38.96	\$228,900	\$14,058	\$235,942	\$185,209	1.274	1,753	\$134.59	LC5	0.9061	\$8,930	
000-19-33-451-016-01	284 SOMERSET DR	06/13/24	\$429,900	WD	03-ARM'S LENGTH	\$429,900	\$195,200	45.41	\$438,857	\$26,309	\$403,591	\$355,645	1.135	2,979	\$135.48	LC5	14.8172	\$17,480	
000-19-33-451-021-01	294 SOMERSET DR	06/02/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$89,000	34.23	\$206,933	\$24,276	\$235,724	\$157,463	1.497	1,560	\$151.11	LC5	21.4026	\$19,000	
000-19-33-452-002-00	106 DECATUR DR	04/27/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$111,200	40.44	\$263,395	\$14,770	\$260,230	\$214,332	1.214	1,200	\$216.86	LC5	6.8842	\$11,780	
000-19-33-452-012-01	287 SOMERSET DR	03/27/25	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$86,900	51.12	\$184,908	\$13,566	\$156,434	\$147,709	1.059	1,449	\$107.96	LC5	22.3915	\$13,338	
000-19-33-452-021-01	104 FLINT DR	05/25/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$151,500	47.34	\$346,510	\$21,712	\$298,288	\$279,998	1.065	2,202	\$135.46	LC5	21.7666	\$11,856	
000-19-33-453-006-01	109 FLINT DR	10/10/24	\$272,900	WD	03-ARM'S LENGTH	\$272,900	\$0	0.00	\$280,621	\$22,589	\$250,311	\$222,441	1.125	1,350	\$185.42	LC5	15.7697	\$19,000	
000-19-34-176-021-00	6372 KELLEY RD	07/18/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$58,900	29.45	\$145,568	\$11,777	\$188,223	\$115,337	1.632	925	\$203.48	LC5	34.8952	\$8,740	
000-19-34-176-022-00	6376 KELLEY RD	05/30/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$92,100	27.91	\$270,010	\$10,300	\$319,700	\$223,888	1.428	1,848	\$173.00	LC5	14.4960	\$8,740	
000-19-34-176-022-00	6376 KELLEY RD	04/26/24	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$125,500	34.86	\$270,010	\$10,300	\$349,700	\$223,888	1.562	1,848	\$189.23	LC5	27.8955	\$8,740	
000-19-34-179-021-00	141 FERRIS DR	03/01/24	\$337,500	WD	03-ARM'S LENGTH	\$337,500	\$146,600	43.44	\$340,626	\$12,271	\$325,229	\$283,065	1.149	1,882	\$172.81	LC5	13.4030	\$8,740	
000-19-34-352-014-01	12970 KELLEY RD	09/04/24	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$114,600	39.53	\$254,921	\$25,864	\$264,036	\$197,463	1.337	1,303	\$202.64	LC5	5.4155	\$21,584	
000-19-34-352-018-00	118 VICTORIA DR	04/29/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$80,400	30.34	\$214,214	\$8,740	\$256,260	\$177,133	1.447	1,552	\$165.12	LC5	16.3725	\$8,740	
Totals:			\$8,534,475			\$8,534,475	\$3,270,500		\$7,880,821		\$7,975,449	\$6,311,892			\$167.03		1.9428		
								Sale. Ratio =>	38.32			E.C.F. =>	1.264	Std. Deviation=>		0.17354781			
								Std. Dev. =>	9.24			Ave. E.C.F. =>	1.283	Ave. Variance=>		14.4286	Coefficient of Var=>		11.24611334
2026 LC 5 Lake Columbia Off Lake ECF used 1.260																			