

2026 CL1-CL2 Clarklake Lakefront Land Values

| Parcel Number | Street Address | Sale Date | Sale Price | Terms of Sale | Adj. Sale \$ | sd. when Sol | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Net Acre | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt | Actual Front | ECF Area |
|----------------------|----------------|-----------|------------------|-----------------|------------------|--------------|---------------|------------------|------------------|------------------|---------------|-------|---------------|---------------|------------|--------------|--------------|--------------|----------|
| 000-19-15-376-002-02 | OCEAN BEACH RD | 08/30/21 | \$395,000 | 03-ARM'S LENGTH | \$395,000 | \$0 | 0.00 | \$437,646 | \$395,000 | \$437,646 | 95.1 | 106.5 | 0.39 | 0.39 | \$4,152 | \$1,010,230 | \$23.19 | 160.00 | CL2 |
| 000-19-15-379-004-00 | OCEAN BEACH RD | 02/16/22 | \$150,000 | 03-ARM'S LENGTH | \$150,000 | \$0 | 0.00 | \$85,989 | \$150,000 | \$85,989 | 31.2 | 43.0 | 0.04 | 0.04 | \$4,815 | \$3,846,154 | \$88.30 | 40.00 | CL2 |
| Totals: | | | \$545,000 | | \$545,000 | | | \$523,635 | \$545,000 | \$523,635 | 126.30 | | \$0.43 | \$0.43 | | | | | |

Average per FF \$ 4,315

Used \$4,500 for Frontage A and Frontage B