

2026 CL4 Clarklake Lakeview and CL5 Clarklake Offlake with Access Acreage Land Values

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
000-19-16-432-004-01	FLORIDA AVE	12/09/22	\$9,200	WD	03-ARM'S LENGTH	\$9,200	\$8,400	91.30	\$16,834	\$9,200	\$16,834		80.0	0.07	0.00	#DIV/0!	\$126,027	\$2.89	40.00
000-19-16-432-004-01	FLORIDA AVE	12/13/22	\$17,250	WD	03-ARM'S LENGTH	\$17,250	\$8,400	48.70	\$38,000	\$17,250	\$38,000		80.0	0.22	0.00	#DIV/0!	\$78,409	\$1.80	40.00
000-19-17-302-001-01	9224 HYDE RD	05/09/23	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$257,200	84.05	\$343,480	\$33,264	\$70,744	407.1	255.8	1.95	0.75	\$82	\$17,032	\$0.39	463.00
000-19-17-303-003-00	9316 VINING ST	06/21/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$123,600	42.62	\$332,911	\$11,664	\$54,575		132.7	0.30	0.30	#DIV/0!	\$39,539	\$0.91	97.00
000-19-17-305-001-02	N SHORE DR	10/03/23	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$39,700	124.06	\$98,325	\$12,300	\$78,625	120.2	370.0	0.43	0.23	\$102	\$28,941	\$0.66	100.00
000-19-21-226-009-02	2279 SUNSET PARK	11/21/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$101,200	42.17	\$287,251	\$18,629	\$65,880	178.9	346.8	0.98	0.98	\$104	\$19,087	\$0.44	124.49
000-19-17-305-001-04	N SHORE DR	10/03/23	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$39,700	99.25	\$98,325	\$20,300	\$78,625		370.0	0.43	0.20	#DIV/0!	\$47,765	\$1.10	100.00
000-19-17-305-001-05	N SHORE DR	06/21/24	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$0	0.00	\$95,850	\$99,900	\$95,850	218.3	121.7	0.71	0.71	\$458	\$140,704	\$3.23	200.00
Totals:			\$1,034,350			\$1,034,350	\$578,200		\$1,310,976	\$222,507	\$499,133	924.6		5.08	3.15				
								Sale. Ratio =>	55.90	Average			Average			Average			
								Std. Dev. =>	40.02	per FF=>		\$241	per Net Acre=>		43,826.47	per SqFt=>		\$1.01	

USE \$44,000 PER ACRE 12% INCREASE FOR ADDITIONAL ACREAGE