

2026 CL4 Clarklake Lakeview and CL5 Clarklake Off Lake W/ Access Land Values Lot Rates

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	37.4	80.0	0.07	0.00	\$246	\$126,027	\$2.89	40.00	
000-19-16-432-005-00	FLORIDA AVE	12/09/22	\$20,700	WD	03-ARM'S LENGTH	\$20,700	\$19,000	91.79	\$16,834	\$20,700	\$16,834	112.2	80.0	0.07	0.00	\$184	\$283,562	\$6.51	120.00	
000-19-22-101-011-00	2903 RUSSELL CT	06/25/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$96,900	48.45	\$215,281	\$28,969	\$44,250	80.0	80.0	0.15	0.15	\$362	\$197,068	\$4.52	80.00	
000-19-16-432-005-00	FLORIDA AVE	12/13/22	\$40,250	WD	03-ARM'S LENGTH	\$40,250	\$19,000	47.20	\$38,000	\$40,250	\$38,000	112.2	80.0	0.22	0.00	\$358	\$182,955	\$4.20	120.00	
000-19-17-305-036-00	8815 N SHORE DR	06/28/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$52,200	41.76	\$119,529	\$49,501	\$44,030	76.8	86.9	0.24	0.24	\$645	\$207,987	\$4.77	67.00	
000-19-15-376-022-00	RIVERSIDE RD	04/28/25	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$7,600	13.82	\$54,400	\$55,000	\$54,400	0.0	0.0	0.42	0.40		\$130,952	\$3.01	0.00	
000-19-21-101-002-05	EAGLE POINT	01/05/24	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$24,200	34.57	\$44,011	\$70,000	\$44,011	80.8	140.0	0.48	0.24	\$867	\$145,833	\$3.35	73.00	
000-19-16-326-012-00	5120 N SHORE DR	02/10/25	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$68,200	36.86	\$184,369	\$80,631	\$80,000	134.2	200.0	0.50	0.50	\$601	\$161,262	\$3.70	109.00	
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:			\$805,050			\$805,050	\$295,500		\$785,108	\$454,151	\$434,209	851.9		2.86	2.23			Average per SqFt=>	\$3.64	
								Sale. Ratio =>	36.71			Average per FF=>	\$533			Average per Net Acre=>	158,738.55			\$3.64
								Std. Dev. =>	30.60											

lot rates for CL4&5
 USE 250,000 PER ACRE FOR LESS THAN .07 ACRES
 USE 220,000 PER ACRE FOR .07 - .15 ACRES
 USE 185,000 PER ACRE FOR .15 - .35 ACRES
 USE 160,000 PER ACRE FOR .35 - .50 ACRES
 USE 220,000 PER ACRE FOR .50 - .75 ACRES