

2026 LC1 Lake Columbia Lakefront Land Values

Parcel Number	Street Address	Sale Date	Sale Price	Land Table	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
000-19-33-279-024-00	KAREN CT	10/07/22	\$275,000	LC1.LAKE COLUMB	03-ARM'S LENGTH	\$275,000	\$102,700	37.35	\$290,011	\$275,000	\$290,011	65.9	203.9	0.29	0.29	\$4,172	\$948,276	\$21.77	62.00
000-19-34-301-025-00	KELLEY RD	05/12/23	\$230,000	LC1.LAKE COLUMB	03-ARM'S LENGTH	\$230,000	\$103,900	45.17	\$265,001	\$230,000	\$265,001	60.2	269.0	0.44	0.44	\$3,819	\$522,727	\$12.00	18.00
Totals:			\$505,000			\$505,000	\$206,600		\$555,012	\$505,000	\$555,012	126.1		0.73	0.73				
						Sale. Ratio =>	40.91		Average		Average		Average		Average				
						Std. Dev. =>	5.54		per FF=>		\$4,004		per Net Acre=>		601,780.82		per SqFt=>		\$15.88

Used \$4,100 for Lakefront Frontage A,B,C,D,E,F,G,H