2026 LC 4 Lake Columbia Lakeview 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
000-19-22-477-003-00	HEWITT RD	11/01/24	$20,000	WD	03-ARM'S LENGTH	$20,000	$5,100	25.50	$9,656	$20,000	$9,656	61.7	158.0	0.22	0.22	$324	$89,686	$2.06	62.00
000-19-23-352-004-00	HEWITT RD	12/16/24	$8,000	WD	03-ARM'S LENGTH	$8,000	$5,500	68.75	$10,435	$8,000	$10,435	71.0	137.0	0.24	0.24	$113	$33,195	$0.76	60.00
000-19-26-356-027-00	NOTTINGHAM DR	08/14/23	$12,000	WD	03-ARM'S LENGTH	$12,000	$4,900	40.83	$10,442	$12,000	$10,442	60.2	165.0	0.23	0.00	$199	$52,174	$1.20	60.60
000-19-27-227-010-00	HEWITT RD	05/31/23	$7,000	WD	03-ARM'S LENGTH	$7,000	$4,900	70.00	$9,959	$7,000	$9,959	60.0	166.7	0.23	0.23	$117	$30,435	$0.70	60.00
000-19-27-227-011-00	HEWITT RD	11/21/24	$6,000	WD	03-ARM'S LENGTH	$6,000	$2,300	38.33	$4,482	$6,000	$4,482	60.0	166.7	0.23	0.23	$100	$26,087	$0.60	60.00
000-19-28-255-007-00	KINGSBURY DR	11/10/23	$12,500	WD	03-ARM'S LENGTH	$12,500	$5,800	46.40	$11,734	$12,500	$11,734	70.6	159.5	0.27	0.27	$177	$46,125	$1.06	63.80
000-19-28-276-036-00	BEDFORD DR	08/19/24	$30,000	WD	03-ARM'S LENGTH	$30,000	$5,000	16.67	$9,613	$30,000	$9,613	73.3	131.7	0.22	0.22	$410	$135,135	$3.10	72.81
000-19-33-278-005-00	111 E PRINCESS DR	04/24/23	$11,500	WD	03-ARM'S LENGTH	$11,500	$5,300	46.09	$10,695	$11,500	$10,695	62.9	167.0	0.25	0.25	$183	$46,559	$1.07	60.00
000-19-33-451-003-00	SOMERSET DR	04/26/23	$7,600	WD	03-ARM'S LENGTH	$7,600	$3,300	43.42	$6,644	$7,600	$6,644	72.6	150.5	0.24	0.00	$105	$31,933	$0.73	76.04
000-19-33-451-004-00	SOMERSET DR	04/26/23	$11,400	WD	03-ARM'S LENGTH	$11,400	$5,000	43.86	$6,644	$11,400	$6,644	71.0	165.2	0.24	0.00	$160	$47,899	$1.10	87.38
000-19-33-477-005-00	SOUTHERN SHORES DR	06/01/23	$9,000	WD	03-ARM'S LENGTH	$9,000	$4,900	54.44	$278,297	$9,000	$278,297	60.0	167.0	0.37	0.00	$150	$24,523	$0.56	60.00
000-19-33-477-006-00	SOUTHERN SHORES DR	06/01/23	$9,000	WD	03-ARM'S LENGTH	$9,000	$5,900	65.56	$278,297	$9,000	$278,297	66.4	169.7	0.37	0.00	$136	$24,523	$0.56	56.07
000-19-33-477-014-01	SOUTHERN SHORES DR	09/11/23	$10,200	WD	03-ARM'S LENGTH	$10,200	$12,400	121.57	$24,984	$10,200	$24,984	155.0	324.0	0.58	0.35	$66	$17,678	$0.41	155.00
000-19-34-203-009-00	RIVIERA DR	05/23/23	$10,000	WD	03-ARM'S LENGTH	$10,000	$4,900	49.00	$9,959	$10,000	$9,959	60.0	167.0	0.23	0.23	$167	$43,478	$1.00	60.00
000-19-34-352-035-01	SOUTHERN SHORES DR	05/01/23	$20,000	WD	03-ARM'S LENGTH	$20,000	$7,400	37.00	$14,939	$20,000	$14,939	90.0	167.0	0.35	0.35	$222	$57,971	$1.33	90.00
000-19-34-352-036-01	SOUTHERN SHORES DR	06/28/23	$15,000	QC	03-ARM'S LENGTH	$15,000	$7,400	49.33	$14,939	$15,000	$14,939	90.0	167.0	0.35	0.35	$167	$43,478	$1.00	90.00
		Totals:	**$199,200**			**$199,200**	**$90,000**		**$711,719**	**$199,200**	**$711,719**	**1,184.6**		**4.60**	**2.93**				
							Sale. Ratio =>	**45.18**			**Average**			**Average**			**Average**		
							Std. Dev. =>	**23.56**			**per FF=>**	**$168**		**per Net Acre=>**	**43,294.94**		**per SqFt=>**	**$0.99**	

Use	$43,300 for 1 Acre
	$47,600 for 1.5 Acre
	$51,900 for 2 Acre
	$56,300 for 2.5 Acre
	$60,600 for 3 Acre