

2026 LC5 Lake Columbia Off Lake Land Values

Parcel Number	Street Address	Sale Date	Sale Price	Effec. Front	Net Acres	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	ECF Area	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
000-19-22-376-020-00	FLETCHER DR	09/05/23	\$9,500	63.3	0.24	\$9,500	\$3,200	33.68	\$9,272	\$9,500	LC5	63.3	166.7	0.24	0.24	\$150	\$38,934	\$0.89	58.27
000-19-23-301-004-00	120 BOYCE DR	07/14/23	\$10,250	68.0	0.23	\$10,250	\$3,000	29.27	\$5,980	\$10,250	LC5	68.0	167.0	0.23	0.00	\$151	\$44,565	\$1.02	60.00
000-19-23-301-005-00	BOYCE DR	07/14/23	\$10,250	78.1	0.23	\$10,250	\$3,400	33.17	\$5,980	\$10,250	LC5	78.1	167.0	0.23	0.00	\$131	\$44,565	\$1.02	68.37
000-19-26-354-047-00	KIRKLEY DR	07/12/23	\$8,500	61.3	0.23	\$8,500	\$3,000	35.29	\$8,740	\$8,500	LC5	61.3	167.0	0.23	0.23	\$139	\$36,957	\$0.85	60.00
000-19-26-354-050-00	KIRKLEY DR	09/21/23	\$8,000	69.9	0.27	\$8,000	\$3,500	43.75	\$10,260	\$8,000	LC5	69.9	167.7	0.27	0.27	\$115	\$29,630	\$0.68	64.33
000-19-26-355-002-00	KIRKLEY DR	09/01/23	\$12,000	74.0	0.24	\$12,000	\$3,100	25.83	\$9,158	\$12,000	LC5	74.0	133.5	0.24	0.24	\$162	\$49,793	\$1.14	85.76
000-19-26-355-009-00	KIRKLEY DR	04/02/24	\$8,000	64.7	0.23	\$8,000	\$4,300	53.75	\$8,740	\$8,000	LC5	64.7	149.6	0.23	0.23	\$124	\$34,783	\$0.80	66.84
000-19-27-101-013-00	CLAREMONT CIR	12/13/24	\$8,000	61.3	0.23	\$8,000	\$4,300	53.75	\$8,740	\$8,000	LC5	61.3	167.0	0.23	0.23	\$131	\$34,783	\$0.80	60.00
000-19-27-276-019-00	SUSSEX PL	03/29/24	\$10,000	75.0	0.25	\$10,000	\$3,200	32.00	\$9,348	\$10,000	LC5	75.0	122.4	0.25	0.25	\$133	\$40,650	\$0.93	82.00
000-19-27-278-001-00	HEWITT RD	01/16/25	\$12,500	75.6	0.24	\$12,500	\$4,500	36.00	\$9,120	\$12,500	LC5	75.6	121.5	0.24	0.24	\$165	\$52,083	\$1.20	87.89
000-19-27-278-023-00	CARLYLE DR	08/22/24	\$10,000	70.7	0.23	\$10,000	\$4,300	43.00	\$8,740	\$10,000	LC5	70.7	125.0	0.23	0.23	\$141	\$43,478	\$1.00	80.00
000-19-28-226-017-00	GOLFVIEW DR	05/21/24	\$8,500	61.3	0.23	\$8,500	\$4,300	50.59	\$8,740	\$8,500	LC5	61.3	167.0	0.23	0.23	\$139	\$36,957	\$0.85	60.00
000-19-28-454-016-00	LITTLEFIELD DR	09/14/23	\$12,500	72.7	0.31	\$12,500	\$4,100	32.80	\$11,932	\$12,500	LC5	72.7	191.8	0.31	0.31	\$172	\$39,809	\$0.91	56.58
000-19-33-203-011-00	BENNINGTON LN	08/09/24	\$15,000	61.3	0.23	\$15,000	\$4,300	28.67	\$8,740	\$15,000	LC5	61.3	167.0	0.23	0.23	\$245	\$65,217	\$1.50	60.00
000-19-33-277-020-01	W PRINCESS DR	06/04/24	\$15,900	122.6	0.46	\$15,900	\$8,700	54.72	\$17,480	\$15,900	LC5	122.6	167.0	0.46	0.00	\$130	\$34,565	\$0.79	120.00
000-19-33-453-005-00	FLINT DR	10/24/24	\$8,000	61.5	0.23	\$8,000	\$4,400	55.00	\$8,778	\$8,000	LC5	61.5	168.0	0.23	0.00	\$130	\$34,632	\$0.80	60.00
000-19-33-477-017-00	SOUTHERN SHORES DR	03/13/24	\$8,000	70.4	0.26	\$8,000	\$3,400	42.50	\$9,880	\$8,000	LC5	70.4	162.0	0.26	0.26	\$114	\$30,769	\$0.71	70.00
000-19-33-477-024-00	CEMENT CITY RD	02/14/25	\$7,000	62.4	0.23	\$7,000	\$4,400	62.86	\$8,778	\$7,000	LC5	62.4	162.0	0.23	0.23	\$112	\$30,303	\$0.70	62.00
000-19-34-177-002-00	KELLEY RD	05/01/24	\$13,000	68.0	0.23	\$13,000	\$4,300	33.08	\$8,702	\$13,000	LC5	68.0	135.0	0.23	0.23	\$191	\$56,769	\$1.30	74.00
000-19-34-203-004-00	CANNES DR	02/06/25	\$12,000	65.2	0.24	\$12,000	\$4,500	37.50	\$9,044	\$12,000	LC5	65.2	156.0	0.24	0.24	\$184	\$50,420	\$1.16	65.00
000-19-34-204-009-00	CANNES DR	06/12/23	\$14,000	73.0	0.28	\$14,000	\$3,700	26.43	\$10,602	\$14,000	LC5	73.0	173.0	0.28	0.28	\$192	\$50,179	\$1.15	70.25
000-19-34-353-011-00	KELLEY RD	03/12/25	\$15,000	84.6	0.41	\$15,000	\$7,700	51.33	\$15,504	\$15,000	LC5	84.6	230.0	0.41	0.41	\$177	\$36,765	\$0.84	57.05
<b>Totals:</b>			<b>\$235,900</b>	<b>1,564.9</b>	<b>5.73</b>	<b>\$235,900</b>	<b>\$93,600</b>		<b>\$212,258</b>	<b>\$235,900</b>		<b>1,564.9</b>		<b>5.73</b>	<b>4.58</b>				
				<b>Average</b>	<b>Average</b>	<b>Sale Ratio =&gt;</b>	<b>39.68</b>					<b>Average</b>		<b>Average</b>		<b>Average</b>			
				<b>#VALUE!</b>	<b>per Net Acre=&gt;</b>		<b>Std. Dev. =&gt;</b>	<b>10.97</b>				<b>\$151</b>		<b>per Net Acre=&gt;</b>	<b>41,162.10</b>		<b>per SqFt=&gt;</b>	<b>\$0.94</b>	

used 41,200 per acre a 10% increase from 2025 add 10% to adjust other land sizes