

**2026 LC6 Lake Columbia Wetland Land Value**

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	
000-19-26-354-032-00	KIRKLEY DR	10/04/23	\$4,000	QC	03-ARM'S LENGTH	\$4,000	\$900	22.50	\$4,255	\$4,000	\$4,255	59.5	167.0	0.23	0.23	\$67	\$17,391	\$0.40	60.00	
000-19-26-355-021-00	BARBARA DR	07/15/24	\$5,000	WD	03-ARM'S LENGTH	\$5,000	\$1,400	28.00	\$4,995	\$5,000	\$4,995	64.6	184.5	0.27	0.27	\$77	\$18,519	\$0.43	58.35	
000-19-26-355-023-00	BARBARA DR	06/28/23	\$5,000	WD	03-ARM'S LENGTH	\$5,000	\$900	18.00	\$4,588	\$5,000	\$4,588	61.8	179.9	0.25	0.25	\$81	\$20,161	\$0.46	60.16	
000-19-26-355-024-00	BARBARA DR	11/07/23	\$4,500	WD	03-ARM'S LENGTH	\$4,500	\$900	20.00	\$4,533	\$4,500	\$4,533	61.5	177.7	0.25	0.25	\$73	\$18,367	\$0.42	60.17	
<b>Totals:</b>			<b>\$18,500</b>			<b>\$18,500</b>	<b>\$4,100</b>		<b>\$18,371</b>	<b>\$18,500</b>	<b>\$18,371</b>	<b>247.4</b>		<b>0.99</b>	<b>0.99</b>					
						<b>Sale. Ratio =&gt;</b>		<b>22.16</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>			
						<b>Std. Dev. =&gt;</b>		<b>4.33</b>			<b>per FF=&gt;</b>			<b>per Net Acre=&gt;</b>		<b>18,630.41</b>		<b>per SqFt=&gt;</b>		<b>\$0.43</b>

Use \$18,500 1 Acre