

2026 Lakefront Clarklake and Lake Columbia Front Feet 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	ECF Area	Libers/Page	Land Table		
000-19-19-076-002-02	OCEAN BEACH RD	08/30/21	\$395,000	CL2 CLARKLAKE LA	03 ARMS LENGTH	\$395,000	\$0	0.00	\$437,646	\$395,000	\$437,646	95.1	106.0	0.39	0.39	\$4,152	\$1,010,290	\$23.39	160.00			CL2 L2206/P0156	CL2 CLARKLAKE LA	
000-19-19-076-004-00	OCEAN BEACH RD	02/16/22	\$150,000	CL2 CLARKLAKE LA	03 ARMS LENGTH	\$150,000	\$0	0.00	\$65,989	\$150,000	\$65,989	31.2	43.0	0.04	0.04	\$4,615	\$3,846,154	\$95.30	40.00			CL2 L2206/P0114	CL2 CLARKLAKE LA	
000-19-33-279-024-00	KAREN CT	10/07/22	\$275,000	LCL LAKE COLUMB	03 ARMS 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			LCL1 L2219/P1201	LCL1 LAKE COLUMB	
000-19-34-301-025-00	KELLEY RD	05/12/23	\$230,000	LCL LAKE COLUMB	03 ARMS 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			LCL1 L2230/P0488	LCL1 LAKE COLUMB	
000-19-38-403-004-00	HOLWAY DR	03/20/23	\$300,000	LCL LAKE COLUMB	03 ARMS LENGTH	\$300,000	\$106,600	36.17	\$289,439	\$300,000	\$289,439	76.2	190.0	0.22	0.22	\$1,939	\$948,372	\$21.73	88.90			LCL2 L2227/P0599	LCL2 LAKE COLUMB	
000-19-28-228-032-00	ABBOTT LN	05/10/21	\$105,000	LCL LAKE COLUMB	03 ARMS LENGTH	\$105,000	\$54,700	52.10	\$150,408	\$105,000	\$150,408	54.7	169.0	0.23	0.23	\$1,500	\$450,644	\$10.35	60.00			LCL3 L2190/P1275	LCL3 LAKE COLUMB	
000-19-28-451-022-00	N GRAND POINTE DR	04/21/22	\$100,000	LCL LAKE COLUMB	03 ARMS LENGTH	\$100,000	\$52,500	52.50	\$131,135	\$100,000	\$131,135	47.7	166.9	0.24	0.24	\$2,097	\$421,941	\$9.69	29.17			LCL3 L2211/P0003	LCL3 LAKE COLUMB	
000-19-28-451-022-00	N GRAND POINTE DR	09/16/24	\$105,000	LCL LAKE COLUMB	03 ARMS LENGTH	\$105,000	\$59,600	56.76	\$131,135	\$105,000	\$131,135	47.7	166.9	0.24	0.24	\$2,202	\$443,038	\$10.17	29.17			LCL3 L2252/P0474	LCL3 LAKE COLUMB	
000-19-33-429-028-00	SOMERSET DR	02/18/22	\$180,000	LCL LAKE COLUMB	03 ARMS LENGTH	\$180,000	\$54,000	39.56	\$170,029	\$180,000	\$170,029	64.0	140.0	0.28	0.28	\$7,812	\$640,819	\$14.92	74.19			LCL3 L2206/P0281	LCL3 LAKE COLUMB	
Totals:			\$1,840,000			\$1,840,000	\$465,900		\$1,956,793	\$1,840,000	\$1,956,793	642.7		2.46	2.46									
						Sale. Ratio >>	29.67	Average				Average				Average								
						Std. Dev. >>	21.31	per FF>>				\$3,391		per Net Acre>>		747,663.65		Average				per SqFt>>		\$17.16

CL1 & 2&3 USE \$4,500
 LCL1 USE \$4,100 90% of CL1&2
 LCL2 USE \$3,800
 LCL3 USE \$2,200