

2026 VL 3 Vineyard Lakeview Front Foot 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		
000-20-29-153-010-00	739 BELLFLOWER DR	01/07/25	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$78,400	34.84	\$204,119	\$52,081	\$31,200	119.6	216.4	0.61	0.61	\$436	\$85,660	\$1.97	114.00		
000-20-29-301-013-00	782 BELLFLOWER DR	07/15/24	\$285,250	WD	03-ARM'S LENGTH	\$285,250	\$110,400	38.70	\$252,056	\$62,694	\$29,500	120.0	225.2	0.66	0.66	\$522	\$95,135	\$2.18	105.00		
000-20-29-301-018-00	802 BELLFLOWER DR	04/26/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$102,900	43.79	\$221,082	\$43,418	\$29,500	110.0	190.0	0.48	0.48	\$395	\$90,454	\$2.08	110.00		
000-20-29-302-006-00	761 SPICER DR	10/01/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$126,000	45.82	\$265,009	\$39,491	\$29,500	170.0	130.4	0.51	0.51	\$232	\$77,585	\$1.78	170.00		
000-20-32-251-005-02	10914 VENTURA	11/22/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$73,600	40.89	\$155,561	\$44,339	\$19,900	107.5	85.0	0.22	0.22	\$412	\$204,327	\$4.69	100.00		
Totals:			\$1,200,250			\$1,200,250	\$491,300		\$1,097,827	\$242,023	\$139,600	627.1		2.47	2.47						
								Sale. Ratio =>	40.93			Average			Average			Average			
								Std. Dev. =>	4.30			per FF=>	\$386			per Net Acre=>	97,866.15			per SqFt=>	\$2.25

used \$400 per Front Foot (FF) based on sales of 436per FF, 395 per FF and 412 per FF