

2026 VL3 Vineyard Lakeview and VL4 Vineyard Offlake Site 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	Rate Group 1
000-20-29-184-004-00	504 OAKWOOD BEACH DR	02/09/23	\$137,500	WD	03-ARM'S LENGTH	\$137,500	\$54,700	39.78	\$144,029	\$10,871	\$17,400	44.9	90.0	0.09	0.09	\$242	\$116,892	\$2.68	45.00	SMALL LOT
000-20-29-184-005-00	502 WILLBUR AVE	09/14/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$43,100	34.48	\$100,682	\$41,718	\$17,400	45.0	90.0	0.09	0.09	\$927	\$448,581	\$10.30	45.00	SMALL LOT
000-20-32-251-005-02	10914 VENTURA	11/22/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$73,600	40.89	\$166,320	\$37,480	\$23,800	107.5	85.0	0.22	0.22	\$349	\$172,719	\$3.97	100.00	.3A - .4A
			use 17,400per site value Small Lot use 23,800 site value midpoint for .3-.4 Acre			442,500/3=147500*12%	0-.30a													
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	\$280,167	\$27,433	\$32,600	170.0	130.4	0.51	0.51	\$161	\$53,896	\$1.24	170.00	.6 - .8 A
000-20-29-153-010-00	739 BELLFLOWER DR	11/21/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$60,900	32.92	\$214,457	\$3,143	\$32,600	119.6	216.4	0.61	0.61	\$26	\$5,169	\$0.12	114.00	.6 - .8 A
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	\$214,457	\$43,143	\$32,600	119.6	216.4	0.61	0.61	\$361	\$70,959	\$1.63	114.00	.6 - .8 A
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	\$266,497	\$51,353	\$32,600	120.0	225.2	0.66	0.66	\$428	\$77,926	\$1.79	105.00	.6 - .8 A
			use 29,500 per site value for .4 - .6 Acre			970,250/4=242562*12%														
000-20-29-153-005-00	721 BELLFLOWER DR	01/23/23	\$294,300	WD	03-ARM'S LENGTH	\$294,300	\$138,200	46.96	\$378,190		\$65,200	272.2	343.5	1.03	0.48	\$0	\$0	\$0.00	293.26	.6 - .8 A
000-20-29-153-006-00	BELLFLOWER DR	01/23/23	\$32,700	WD	03-ARM'S LENGTH	\$32,700	\$138,200	422.63	\$378,190		\$65,200	272.2	343.5	1.03	0.55	\$0	\$0	\$0.00	293.26	.6 - .8 A
			use 32,600 for site value .6-.8 A use 32,800 for site value Large Lot																	
Totals:			\$1,739,750			\$1,739,750	\$823,500		\$2,142,989	\$215,141	\$319,400	1,270.8		4.84	3.81					
							Sale. Ratio =>	47.33		Average				Average						
							Std. Dev. =>	127.87		per FF=>		\$169		per Net Acre=>	44,459.81		Average			
																	per SqFt=>	\$1.02		