

00700 Columbia Land Values for 2024

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when	Cur.	Land	Est. Land	Net Acres
				Sold	Appraisal	Residual	Value	
P -16-31-482-003	1000 LAKEVIEW DR	6/15/2021	25,000	16,400	34,222	-682	8,540	0.61
P -16-31-483-001	1291 MULL RD	3/7/2022	235,500	57,300	187,059	63,269	14,828	1.069
P -16-32-100-010	SHARON HOLLOW RD - low	11/12/2021	16,150	6,350	14,026	16,150	14,026	1.3
P -16-32-400-005	14750 SHARON HOLLOW RD	8/4/2021	189,900	83,150	192,071	28,491	30,662	2.5
P -16-31-420-008	1525 MULL RD	4/8/2022	44,000	21,950	48,443	25,324	29,767	5
P -16-30-300-012	11937 MULVANEY RD	4/12/2022	218,000	66,250	177,127	96,260	55,387	5.5
P -16-31-200-028	14880 WELLWOOD RD	5/4/2022	365,000	165,550	383,954	56,036	74,990	5.84
P -16-30-300-011	MULVANEY RD	4/12/2021	87,500	20,950	75,399	87,500	75,399	7.5
P -16-30-200-022	11501 WATKINS RD	6/3/2022	275,000	130,150	289,238	64,078	78,316	8.43
P -16-32-300-001	16301 WELLWOOD RD	7/2/2021	571,000	179,150	504,177	255,980	189,157	44.54
Totals:			2,027,050	747,200	1,905,716	692,406	571,072	82.289
Average per Net Acre=>								8414.32

2024 Table A rates

Acres	Value	Acres	Value	Acres	Value	Acres	Value
1	13,900	3	36,800	10	92,900	30	168,000
1.5	16,200	4	46,200	15	105,000	40	220,000
2	24,500	5	53,000	20	116,200	50	275,000
2.5	30,700	7	70,400	25	140,000	100	550,000
ac/rec	5,100						

2024 Table B low rates

Acres	Value	Acres	Value	Acres	Value	Acres	Value
1	12,600	3	33,800	10	74,900	30	151,200
1.5	18,000	4	42,000	15	94,500	40	198,000
2	23,400	5	47,400	20	104,600	50	247,500
2.5	29,100	7	67,500	25	126,000	100	495,000

non-lake front

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when	Cur.	Land	Est. Land	Effec.	Actual Front
				Sold	Appraisal	Residual	Value	Front	
P -16-31-364-004	AYRES HWY	5/4/2022	20,000	7,800	23,939	20,000	23,939	181.3555	181.7
P -16-31-364-005	AYRES HWY	2/9/2023	22,500	7,800	23,939	22,500	23,939	181.3555	181.7
						47,878	42,500	47,878	362.7111
Average non-lake front per FF=>								120	
Average lake front per FF=>								300	

2024 00700 Rate Table per acre

Underwater	275
Swamp/Wetlands	275
Ag/Rec	5,100
Lake	275