

DRAFT

Summary of the Assessed Value of Riparian Land and Adjacent Non-Riparian Land for Lakes in Waukesha County, Wisconsin

by: Gerald Bills
 Limnometrics
 jbills@limnometrics.com

Lake	Units or Formula	Nagawicka Lake	Pine Lake	Middle Genesee Lake	Lower Genesee Lake
Size of Lake	Acres	917	703	109	66
Mean Depth	feet	36	39	8	18
Maximum Depth	feet	90	85	40	45
Shoreline Length	feet	42968	37132	8155	7344
Shoreline Development (1)	$L/(2*(3.1416*A*43560)^{0.5})$	1.918	1.893	1.056	1.222
Riparian Property					
Number of Riparian Properties on the Lake		517	142	43	57
Minimum Assessed Value of Riparian Land	\$/shoreline ft	\$ 39	\$ 582	\$ 661	\$ 170
Maximum Assessed Value of Riparian Land	\$/shoreline ft	\$ 18,000	\$ 9,529	\$ 2,885	\$ 2,951
Mean Assessed Value of Riparian Land	\$/shoreline ft	\$ 2,796	\$ 3,763	\$ 2,017	\$ 1,373
95% CL of Mean Assessed Value of Land ±	\$/shoreline ft	\$ 131	\$ 243	\$ 183	\$ 192
Minimum Assessed Value of Riparian Land	\$/Acre	\$ 16,052	\$ 55,123	\$ 35,903	\$ 28,420
Maximum Assessed Value of Riparian Land	\$/Acre	\$ 2,012,381	\$ 981,818	\$ 669,516	\$ 661,676
Mean Assessed Value of Riparian Land	\$/Acre	\$ 548,247	\$ 243,623	\$ 217,057	\$ 283,470
95% CL of Mean Assessed Value of Riparian Land ±	\$/Acre	\$ 34,949	\$ 26,608	\$ 44,402	\$ 82,287
Mean Property Shoreline Length (ft)	feet	84.6	263	190	127
95% CL of Mean Shoreline Length of Land ±	feet	7.0	40.3	24.9	35
Mean Riparian Property Area	Acres	0.527	4.30	2.06	1.66
95% CL of Mean Area of Riparian Land ±	Acres	0.069	0.52	0.357	0.768
Adjacent Non-Riparian Property					
Number of Non-Riparian Properties Analyzed		47	17	12	22
Minimum Assessed Value of Non-Riparian Land	\$/Acre	\$ 24,992	\$ 18,413	\$ 12,463	\$ 7,311
Maximum Assessed Value of Non-Riparian Land	\$/Acre	\$ 643,944	\$ 54,500	\$ 37,500	\$ 94,545
Mean Assessed Value of Non-Riparian Land	\$/Acre	\$ 89,342	\$ 29,166	\$ 30,956	\$ 45,546
95% CL of Mean Assessed Value of Non-Riparian Land ±	\$/Acre	\$ 27,817	\$ 5,560	\$ 5,721	\$ 9,683
Mean Non-Riparian Property Width (ft)		Not Applicable	Not Applicable	Not Applicable	Not Applicable
Mean Non-Riparian Property Area	Acres	0.946	6.55	3.10	1.66
95% CL of Mean of Area of Non-Riparian Land ±	Acres	0.243	1.65	1.19	0.77
Ratio of Mean Assessed Value of Riparian to Adjacent Non-Riparian Land (\$/acre)		6.14	8.35	7.01	6.22

(a) The ratio of the length of the shore line to the length of the circumference of a circle of area equal to that of the lake Value cannot be less than 1.0 Regarded as a measure of the potential effect of littoral processes on the lake, area being constant.