

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	OFF/ON	Land Table
015-440-012-00	MASTERS DR vac	02/04/22	\$37,500	\$37,500	\$16,000	42.67	\$30,000	\$33,800	ON	METAMORA COUNTRY CLUB EST
015-440-022-00	1398 MASTERS DR vac	08/27/21	\$40,000	\$40,000	\$16,000	40.00	\$40,000	\$33,800	ON	METAMORA COUNTRY CLUB EST
015-440-024-00	1423 MASTERS DR vac	09/16/21	\$45,000	\$45,000	\$16,000	35.56	\$45,000	\$33,800	ON	METAMORA COUNTRY CLUB EST
015-440-028-00	1512 MASTERS DR vac	01/19/22	\$30,000	\$30,000	\$16,000	53.33	\$30,000	\$33,800	ON	METAMORA COUNTRY CLUB EST
015-440-035-00	1359 MASTERS DR	09/03/21	\$35,000	\$35,000	\$14,000	40.00	\$35,000	\$28,000	OFF	METAMORA COUNTRY CLUB EST
015-440-036-00	1379 MASTERS DR	12/18/20	\$28,000	\$28,000	\$12,000	42.86	\$28,000	\$28,000	OFF	METAMORA COUNTRY CLUB EST
015-440-044-00	1050 INVITATIONAL DR vac	11/03/21	\$24,000	\$24,000	\$14,000	58.33	\$24,000	\$28,000	OFF	METAMORA COUNTRY CLUB EST
015-440-046-00	1062 INVITATIONAL DR vac	02/10/22	\$45,000	\$45,000	\$14,000	31.11	\$45,000	\$28,000	OFF	METAMORA COUNTRY CLUB EST
015-440-048-00	1076 INVITATIONAL DR vac	07/26/21	\$35,000	\$35,000	\$14,000	40.00	\$35,000	\$28,000	OFF	METAMORA COUNTRY CLUB EST
015-440-079-00	1373 MASTERS DR vac	02/16/21	\$33,000	\$33,000	\$16,000	48.48	\$33,000	\$33,800	ON	METAMORA COUNTRY CLUB EST
015-440-083-00	1379 MASTERS DR vac	03/26/21	\$38,000	\$38,000	\$16,000	42.11	\$38,000	\$33,800	ON	METAMORA COUNTRY CLUB EST
015-440-085-00	1305 INVITATIONAL DR vac	02/01/22	\$80,000	\$80,000	\$16,000	20.00	\$80,000	\$33,800	ON	METAMORA COUNTRY CLUB EST
015-440-091-00	1203 INVITATIONAL DR vac	01/12/22	\$43,500	\$43,500	\$16,000	36.78	\$43,500	\$33,800	ON	METAMORA COUNTRY CLUB EST
015-440-092-00	1193 INVITATIONAL DR vac	01/12/22	\$43,500	\$43,500	\$16,000	36.78	\$43,500	\$33,800	ON	METAMORA COUNTRY CLUB EST
015-440-093-00	1189 INVITATIONAL DR vac	01/12/22	\$34,000	\$34,000	\$16,000	47.06	\$34,000	\$33,800	ON	METAMORA COUNTRY CLUB EST
015-440-094-00	1185 INVITATIONAL DR vac	01/12/22	\$43,500	\$43,500	\$16,000	36.78	\$43,500	\$33,800	ON	METAMORA COUNTRY CLUB EST
015-440-095-00	1181 INVITATIONAL DR vac	10/12/21	\$45,000	\$45,000	\$16,000	35.56	\$45,000	\$33,800	ON	METAMORA COUNTRY CLUB EST
015-440-096-00	1177 INVITATIONAL DR vac	08/23/21	\$40,000	\$40,000	\$16,000	40.00	\$40,000	\$33,800	ON	METAMORA COUNTRY CLUB EST
015-440-101-00	1109 INVITATIONAL DR vac	06/03/21	\$35,000	\$35,000	\$16,000	45.71	\$35,000	\$33,800	ON	METAMORA COUNTRY CLUB EST
015-440-102-00	1093 INVITATIONAL DR vac	06/21/21	\$45,000	\$45,000	\$16,000	35.56	\$45,000	\$33,800	ON	METAMORA COUNTRY CLUB EST
015-440-103-00	1087 INVITATIONAL DR vac	12/08/21	\$50,000	\$50,000	\$16,000	32.00	\$50,000	\$33,800	ON	METAMORA COUNTRY CLUB EST
015-440-104-00	1077 INVITATIONAL DR vac	06/14/21	\$39,900	\$39,900	\$16,000	40.10	\$39,900	\$33,800	ON	METAMORA COUNTRY CLUB EST
015-440-106-00	1061 INVITATIONAL DR vac	12/02/21	\$55,000	\$55,000	\$16,000	29.09	\$55,000	\$33,800	ON	METAMORA COUNTRY CLUB EST
015-440-107-00	1059 INVITATIONAL DR vac	04/10/21	\$35,000	\$35,000	\$16,000	45.71	\$35,000	\$33,800	ON	METAMORA COUNTRY CLUB EST
015-445-002-00	5320 PEBBLE BEACH DR vc	05/04/22	\$34,500	\$34,500	\$15,000	43.48	\$34,500	\$30,000	CCR	GOLF CLUB
015-445-003-00	5326 PEBBLE BEACH DR vc	05/04/22	\$48,000	\$48,000	\$15,000	31.25	\$48,000	\$30,000	CCR	GOLF CLUB
015-445-005-00	5330 PEBBLE BEACH DR vc	02/09/21	\$39,900	\$39,900	\$12,500	31.33	\$39,900	\$30,000	CCR	GOLF CLUB
015-445-006-00	5340 PEBBLE BEACH DR vc	03/05/21	\$34,900	\$34,900	\$12,500	35.82	\$34,900	\$30,000	CCR	GOLF CLUB
015-445-007-00	5344 PEBBLE BEACH DR vc	04/30/21	\$39,900	\$39,900	\$12,500	31.33	\$39,900	\$30,000	CCR	GOLF CLUB
015-445-008-00	5346 PEBBLE BEACH DR vc	04/08/22	\$40,000	\$40,000	\$12,500	31.25	\$40,000	\$30,000	CCR	GOLF CLUB
015-445-009-00	5352 PEBBLE BEACH DR vc	05/07/21	\$39,900	\$39,900	\$12,500	31.33	\$39,900	\$30,000	CCR	GOLF CLUB
015-445-010-00	5358 PEBBLE BEACH DR vc	05/07/21	\$39,900	\$39,900	\$12,500	31.33	\$39,900	\$30,000	CCR	GOLF CLUB
015-445-013-00	5376 PEBBLE BEACH DR vc	05/07/21	\$35,400	\$35,400	\$12,500	35.31	\$35,400	\$30,000	CCR	GOLF CLUB

Totals: \$1,332,300 \$1,332,300 \$489,500 \$1,324,800 \$1,052,200

Sale. Ratio => 36.74

Std. Dev. => 7.63

	Vacant only	All	2022 rate	2023 rate	
Country Club Ridge	\$39,156	N/A	\$30,000	\$39,100	VACANT SALES
On course	\$42,389	N/A	\$33,800	\$42,300	VACANT SALES
Off course	\$33,400	N/A	\$28,000	\$33,400	VACANT SALES

Manors 19 townhome condos on Baldwin Rd

Not developed, never sold, plan requires two short cul-de-sac streets

The part of Country Club Ridge single-unit condos with no street values at 50% of improved rate to cover street costs

Metamora Village townhome condos were selling to the builder for about 40,000-close to the current value of Country Club Ridge units but they didn't require wells and septic systems

Assuming a developed value of 35,000/ unit the 19 units would be worth 665,000. Full development costs to be ready-to-build were estimated at 300,000 to 400,000, say \$18,500 per unit

Net potential value after cost to improve would be 16,500/unit. Call it 15,000 until there is more direct evidence of value