

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Lot type	Land Table
015-151-031-00	1258 CIRCLE DR	07/02/20	\$229,900	\$229,900	\$75,500	32.84	\$122,300	\$94,400	130.2	115.0	\$939		LAKESIDE SUB #1
015-151-040-00	1290 CIRCLE DR	11/10/20	\$77,000	\$77,000	\$40,700	52.86	\$45,400	\$60,100	82.9	80.0	\$548		LAKESIDE SUB #1
015-151-044-00	1310 CIRCLE DR	12/13/21	\$405,000	\$405,000	\$148,300	36.62	\$131,200	\$102,100	140.9	168.0	\$931		LAKESIDE SUB #1
015-151-046-00	1318 CIRCLE DR	06/18/20	\$190,000	\$190,000	\$84,400	44.42	\$98,000	\$97,200	134.1	146.0	\$731		LAKESIDE SUB #1
015-151-052-00	CIRCLE DR vac	09/14/19	\$16,000	\$16,000	\$8,500	53.13	\$16,000	\$18,700	68.0	107.0	\$235	Lake unbuildable	LAKESIDE SUB #1
015-151-064-00	1315 CIRCLE DR	05/08/20	\$136,000	\$136,000	\$66,500	48.90	\$52,000	\$56,600	141.5	64.0	\$367	Off lake	LAKESIDE SUB #1
015-007-006-00	3600 EAST LAKE DR	12/22/20	\$170,000	\$170,000	\$48,400	28.47	\$117,600	\$69,900	69.9	293.0	\$1,682		LAKESIDE SUBDIVISION
015-007-009-00	3586 EAST LAKE DR	08/26/20	\$350,000	\$350,000	\$112,600	32.17	\$122,000	\$73,000	75.0	320.0	\$1,627		LAKESIDE SUBDIVISION
015-007-014-00	3564 EAST LAKE DR	09/20/21	\$375,000	\$375,000	\$106,500	28.40	\$182,400	\$76,200	79.2	350.0	\$2,303		LAKESIDE SUBDIVISION
015-150-003-00	3724 EAST LAKE DR vac	08/26/20	\$40,000	\$40,000	\$15,300	38.25	\$40,000	\$53,500	76.5	234.0	\$523	VACANT	LAKESIDE SUBDIVISION
015-150-014-00	3686 EAST LAKE DR	11/09/20	\$427,500	\$427,500	\$209,900	49.10	\$82,500	\$77,800	77.9	130.0	\$1,059		LAKESIDE SUBDIVISION
015-150-019-50	EAST LAKE DR VAC	07/11/22	\$40,000	\$40,000	\$20,300	50.75	\$40,000	\$40,700	101.7	235.0	\$393	Lake unbuildable	LAKESIDE SUBDIVISION
015-150-026-00	3630 EAST LAKE DR	05/04/21	\$301,500	\$301,500	\$78,700	26.10	\$162,700	\$65,600	66.0	270.0	\$2,465		LAKESIDE SUBDIVISION
015-150-027-00	3626 EAST LAKE DR	11/09/20	\$329,000	\$329,000	\$127,700	38.81	\$85,600	\$64,100	64.1	255.0	\$1,335		LAKESIDE SUBDIVISION
015-200-003-00	3516 MERRITT LAKE DR	10/14/20	\$299,000	\$299,000	\$134,100	44.85	\$75,600	\$62,400	104.1	125.0	\$726	OFF LAKE	MERRITT LAKE SUBDIVISION
015-200-005-00	3536 MERRITT LAKE DR	09/04/20	\$345,000	\$345,000	\$138,500	40.14	\$66,400	\$73,300	93.7	200.0	\$709	OFF LAKE	MERRITT LAKE SUBDIVISION
015-200-024-50	3635 MERRITT LAKE DR	01/08/21	\$300,000	\$300,000	\$140,100	46.70	\$138,200	\$125,700	187.1	231.0	\$739		MERRITT LAKE SUBDIVISION
015-200-028-00	3619 MERRITT LAKE DR	07/29/20	\$297,000	\$297,000	\$114,500	38.55	\$99,400	\$103,400	108.9	301.0	\$913		MERRITT LAKE SUBDIVISION
015-200-037-00	3569 MERRITT LAKE DR	03/17/22	\$412,000	\$412,000	\$150,500	36.53	\$164,200	\$98,500	103.6	210.0	\$1,585		MERRITT LAKE SUBDIVISION
015-202-064-00	3565 ORCHARD DR	09/28/21	\$350,000	\$350,000	\$121,200	34.63	\$161,600	\$122,000	106.1	184.0	\$1,523		MERRITT LAKE #2

Totals:	\$4,860,000	\$4,860,000	\$1,866,700			\$1,880,800	\$1,440,800	1,881.2					
			Sale. Ratio =>			38.41		Average					
			Std. Dev. =>			8.43		per FF=>		\$1,000			

		2022 Lake Values			Sales	Residual Value	Assessor's value	FF	Depth	Res \$/FF	Indicated change multiplier	2023 rate
Merritt Lake Estates lots and condo units	Lakefront	725/FF	120*100	Lakeside #1	4	\$396,900	\$353,800	488.1	509.0	\$813	1.12	Lakeside#1
Seven vacant sales-all \$50,000					Avg	\$99,225	\$88,450	122.0	127.3			Lake front
differences in size, width, condo or not				Adj outliers		\$0	\$0	0.0	0.0	#DIV/0!	#DIV/0!	800/FF
no effect on value	Off lake	400/FF		Lakeside #1	1	\$52,000	\$56,600	141.5	64.0	\$367	0.92	Off lake*
All off-lake w shared access	Lakefront	1000/FF	50*150	Lakeside Sub	6	\$792,800	\$480,100	508.6	1,852.0	\$1,559	1.65	400/FF
2023 rate per unit					Avg	\$132,133	\$80,017	84.8	308.7			Lakeside
Site Valued area		\$50,000		Adj outliers	4	\$447,700	\$338,300	363	1232	\$1,232	1.32	1200/FF
	Lakefront	1150/FF	100*200	Merritt #2	1	\$161,600	\$122,000	106.10	184.0	\$1,523	1.32	Merritt #2*
					Avg	\$161,600	\$122,000	106.1	184.0			1380/FF lake
	Lakefront	950/FF	100*220	Merritt Lake	3	\$401,800	\$327,600	399.60	742.0	\$1,006	1.23	880/FF canal*
					Avg	\$133,933	\$109,200	133.2	247.3			650/FF offlake*
	Off lake*	600/FF	100*250	Merritt Lake	2	\$142,000	\$135,700	197.77	325.00	\$718	1.05	Merritt Lake
					Avg	\$71,000	\$67,850	98.9	162.5			Lake front
												1050/FF
												Off lake*
												650/FF*
	Lake front adjusted totals				12	\$1,408,000	\$1,141,700	1,357.2	2,667.0	\$1,037	1.23	
	Off lake adjusted totals				3	\$194,000	\$192,300	339.3	389.0	\$572	1.01	
	Unbuildable Lake front	Case by case	Merritt Lake	Lakeside#1	2	\$56,000	\$59,400	169.7	342.0	\$330	0.94	
					Avg	\$28,000	\$29,700	84.9	171.0			case by case

All adjusted groups clustered around 10% to 15% FF rate increase

The only vacant buildable lakefront lot, though not a typical lot, sold for well below the estimated value

This finding, along with the modest difference shown in Lakeside#1 moderates the increases selected in the other lakefront groups, which typically have more valuable houses and residuals still reflect the ECF increase needed into the indicated land value.

Residual \$/FF is reviewed in conjunction with indicated % increase from residual values divided by current estimated values. Both are given weight in determining rates.