

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Value	Land Table
015-006-012-01	1342 PRATT RD	09/10/21	\$326,000	WD	03-ARM'S LENGTH	\$326,000	\$123,800	37.98	\$123,266	\$202,734	\$193,858	1.046	\$120,211	LAKE METAMORA HEIGHTS #1
015-006-046-10	1612 LAKE METAMORA DR	04/24/20	\$552,000	WD	03-ARM'S LENGTH	\$552,000	\$234,200	42.43	\$147,451	\$404,549	\$460,359	0.879	\$119,348	LAKE METAMORA HEIGHTS #1
015-100-003-00	1416 BRINKER COURT	06/30/21	\$369,000	WD	03-ARM'S LENGTH	\$369,000	\$147,200	39.89	\$116,295	\$252,705	\$294,998	0.857	\$105,203	LAKE METAMORA HEIGHTS #1
015-100-005-00	1430 BRINKER COURT	11/12/20	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$153,400	32.64	\$140,858	\$329,142	\$270,514	1.217	\$138,014	LAKE METAMORA HEIGHTS #1
015-102-032-00	3464 SANDY SHORE DR	01/13/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$126,300	35.58	\$118,274	\$236,726	\$206,629	1.146	\$118,274	LAKE METAMORA HEIGHTS #2
015-102-052-00	3370 SANDY SHORE DR	11/30/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$159,900	41.00	\$135,359	\$254,641	\$279,623	0.911	\$129,542	LAKE METAMORA HEIGHTS #2
015-103-056-00	3330 SANDY SHORE DR	03/05/21	\$369,500	WD	03-ARM'S LENGTH	\$369,500	\$177,700	48.09	\$90,380	\$279,120	\$347,595	0.803	\$88,820	LAKE METAMORA HEIGHTS #3
015-103-082-00	1487 PEBBLE CREEK DR	09/16/20	\$313,000	WD	03-ARM'S LENGTH	\$313,000	\$103,500	33.07	\$117,376	\$195,624	\$153,451	1.275	\$110,227	LAKE METAMORA HEIGHTS #3
015-103-088-00	1416 PEBBLE CREEK DR	11/20/20	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$135,000	48.56	\$90,153	\$187,847	\$278,048	0.676	\$87,813	LAKE METAMORA HEIGHTS #3
015-103-096-00	3351 SANDY SHORE DR	08/24/21	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$124,300	44.39	\$84,139	\$195,861	\$242,865	0.806	\$81,799	LAKE METAMORA HEIGHTS #3
015-103-100-00	3381 SANDY SHORE	05/12/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$165,100	43.45	\$79,701	\$300,299	\$291,916	1.029	\$75,000	LAKE METAMORA HEIGHTS #3
015-103-101-00	3389 SANDY SHORE DR	09/25/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$117,700	42.04	\$83,221	\$196,779	\$308,884	0.637	\$75,000	LAKE METAMORA HEIGHTS #3
015-103-107-00	3447 SANDY SHORE DR	09/17/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$76,600	35.63	\$78,341	\$136,659	\$127,480	1.072	\$75,000	LAKE METAMORA HEIGHTS #3
<b>Totals:</b>			<b>\$4,577,500</b>			<b>\$4,577,500</b>	<b>\$1,844,700</b>			<b>\$3,172,686</b>	<b>\$3,456,220</b>			
								<b>Sale. Ratio =&gt;</b>	<b>40.30</b>			<b>E.C.F. =&gt;</b>	<b>0.918</b>	
								<b>Std. Dev. =&gt;</b>	<b>5.20</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.950</b>	

Indicated

	No. Sales	Sale Price	Residual	Manual	ECF	2022 ECF	2023 ECF
Lake Metamora	11	\$4,577,500	\$3,172,686	\$3,456,220	<b>0.918</b>	0.92	<b>0.92</b>

The range of ECFs is very large, but the increase in market values during the period has been very sudden, to rate the overall impact all low and high indicated ECFs were studied.