

Merrit Lake Subs ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Value	Land Table
015-151-031-00	1258 CIRCLE DR	07/02/20	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$111,624	\$118,276	\$119,619	0.989	\$104,206	LAKESIDE SUB #1
015-151-044-00	1310 CIRCLE DR	12/13/21	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$119,158	\$285,842	\$306,615	0.932	\$112,708	LAKESIDE SUB #1
015-151-046-00	1318 CIRCLE DR	06/18/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$111,934	\$78,066	\$123,172	0.634	\$107,287	LAKESIDE SUB #1
015-151-064-00	1315 CIRCLE DR	05/08/20	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$60,863	\$75,137	\$111,756	0.672	\$56,598	LAKESIDE SUB #1
015-007-006-00	3600 EAST LAKE DR	12/22/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$85,205	\$84,795	\$55,133	1.538	\$83,857	LAKESIDE SUBDIVISION
015-007-009-00	3586 EAST LAKE DR	08/26/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$92,179	\$257,821	\$242,038	1.065	\$87,636	LAKESIDE SUBDIVISION
015-007-014-00	3564 EAST LAKE DR	09/20/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$100,659	\$274,341	\$202,502	1.355	\$95,026	LAKESIDE SUBDIVISION
015-150-003-00	3724 EAST LAKE DR	08/19/22	\$389,000	WD	03-ARM'S LENGTH	\$389,000	\$66,128	\$322,872	\$295,259	1.094	\$64,248	LAKESIDE SUBDIVISION
015-150-014-00	3686 EAST LAKE DR	11/09/20	\$427,500	WD	03-ARM'S LENGTH	\$427,500	\$105,572	\$321,928	\$431,322	0.746	\$93,467	LAKESIDE SUBDIVISION
015-150-026-00	3630 EAST LAKE DR	05/04/21	\$301,500	WD	03-ARM'S LENGTH	\$301,500	\$89,571	\$211,929	\$139,152	1.523	\$79,145	LAKESIDE SUBDIVISION
015-150-027-00	3626 EAST LAKE DR	11/09/20	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$79,073	\$249,927	\$287,314	0.870	\$76,916	LAKESIDE SUBDIVISION
015-202-064-00	3565 ORCHARD DR	09/28/21	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$151,028	\$198,972	\$199,066	1.000	\$146,401	MERRITT LAKE SUB #2
015-007-025-06	1503 GRIFFIN TRAIL	05/18/21	\$315,000	WD	24-PARTIAL ASSESSV	\$315,000	\$52,820	\$262,180	\$334,354	0.784	\$50,000	MERRITT LAKE SUBDIVISION
015-007-025-07	1515 GRIFFIN TRAIL	10/07/21	\$350,000	WD	24-PARTIAL ASSESSV	\$350,000	\$52,820	\$297,180	\$342,775	0.867	\$50,000	MERRITT LAKE SUBDIVISION
015-200-003-00	3516 MERRITT LAKE DR	10/14/20	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$70,320	\$228,680	\$310,042	0.738	\$67,645	MERRITT LAKE SUBDIVISION
015-200-005-00	3536 MERRITT LAKE DR	09/04/20	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$91,298	\$253,702	\$319,021	0.795	\$80,383	MERRITT LAKE SUBDIVISION
015-200-024-50	3635 MERRITT LAKE DR	01/08/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$142,378	\$157,622	\$149,065	1.057	\$140,297	MERRITT LAKE SUBDIVISION
015-200-028-00	3619 MERRITT LAKE DR	07/29/20	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$124,082	\$172,918	\$193,055	0.896	\$114,337	MERRITT LAKE SUBDIVISION
015-200-037-00	3569 MERRITT LAKE DR	03/17/22	\$412,000	PTA	03-ARM'S LENGTH	\$412,000	\$113,480	\$298,520	\$263,410	1.133	\$108,809	MERRITT LAKE SUBDIVISION
015-203-001-00	1496 HAILEE'S WAY	02/11/22	\$367,191	WD	24-PARTIAL ASSESSV	\$367,191	\$52,820	\$314,371	\$354,214	0.888	\$50,000	MERRITT LAKE SUBDIVISION
015-203-002-00	1488 HAILEE'S WAY	03/10/22	\$370,000	PTA	25-PARTIAL CONSTRI	\$370,000	\$52,820	\$317,180	\$369,989	0.857	\$50,000	MERRITT LAKE SUBDIVISION
015-203-004-00	1481 HAILEE'S WAY	03/01/21	\$306,000	WD	24-PARTIAL ASSESSV	\$306,000	\$51,880	\$254,120	\$343,766	0.739	\$50,000	MERRITT LAKE SUBDIVISION
015-203-006-00	1499 HAILEE'S WAY	08/04/21	\$367,688	WD	24-PARTIAL ASSESSV	\$367,688	\$52,820	\$314,868	\$357,765	0.880	\$50,000	MERRITT LAKE SUBDIVISION
015-203-007-00	1509 HAILEE'S WAY	08/11/21	\$378,193	WD	24-PARTIAL ASSESSV	\$378,193	\$52,820	\$325,373	\$366,370	0.888	\$50,000	MERRITT LAKE SUBDIVISION
015-203-008-00	1516 GRIFFIN TRAIL	09/24/21	\$379,583	WD	25-PARTIAL CONSTRI	\$379,583	\$52,820	\$326,763	\$375,077	0.871	\$50,000	MERRITT LAKE SUBDIVISION
Totals:			\$8,139,555			\$8,139,555		\$6,003,383	\$6,591,852			
										E.C.F. =>	0.911	
										Ave. E.C.F. =>	0.952	

		Sale \$	Residual value	Manual cost	ECF	2022	2023
	Lake subs	\$5,970,900	\$4,150,708	\$4,424,670	0.94	0.92	0.94
Hailee/Griffin	Access sub	\$2,168,655	\$1,852,675	\$2,167,182	0.85	0.83	0.85