

2023 Metamora Country Club and Country Club Ridge ECF Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
015-440-008-00	5244 AUGUSTA CT	07/08/21	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$407,800	\$48,347	\$441,653	\$607,184	0.727	
015-440-027-00	1492 MASTERS DR	01/07/22	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$510,435	\$65,407	\$579,593	\$751,737	0.771	
015-440-039-00	1343 MASTERS DR	10/29/20	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$463,648	\$62,783	\$352,217	\$607,941	0.579	
015-440-060-00	1186 INVITATIONAL DR	06/16/20	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$419,943	\$39,070	\$360,930	\$623,014	0.579	
015-440-061-00	1192 INVITATIONAL DR	08/24/20	\$367,630	WD	03-ARM'S LENGTH	\$367,630	\$426,199	\$55,363	\$312,267	\$548,698	0.569	
015-445-006-00	5340 PEBBLE BEACH DR	03/08/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$355,936	\$41,920	\$318,080	\$387,674	0.820	
015-445-007-00	5344 PEBBLE BEACH DR	06/28/21	\$365,600	PTA	03-ARM'S LENGTH	\$365,600	\$334,282	\$41,920	\$323,680	\$368,668	0.878	
015-445-013-00	5376 PEBBLE BEACH DR	03/04/22	\$360,500	WD	03-ARM'S LENGTH	\$360,500	\$384,614	\$41,950	\$318,550	\$423,042	0.753	
015-445-015-00	5367 PEBBLE BEACH DR	05/28/21	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$300,034	\$40,495	\$279,405	\$320,419	0.872	
015-445-016-00	5363 PEBBLE BEACH DR	10/21/20	\$339,000	WD	03-ARM'S LENGTH	\$339,000	\$318,967	\$41,890	\$297,110	\$369,436	0.804	
015-445-017-00	5357 PEBBLE BEACH DR	09/10/21	\$328,000	WD	03-ARM'S LENGTH	\$328,000	\$316,071	\$41,920	\$286,080	\$338,458	0.845	
015-445-018-00	5353 PEBBLE BEACH DR	07/21/21	\$309,900	WD	03-ARM'S LENGTH	\$309,900	\$276,180	\$40,495	\$269,405	\$320,525	0.841	
015-445-019-00	5351 PEBBLE BEACH DR	05/26/21	\$353,000	WD	03-ARM'S LENGTH	\$353,000	\$339,109	\$41,860	\$311,140	\$366,974	0.848	
015-445-020-00	5345 PEBBLE BEACH DR	09/28/21	\$355,500	WD	03-ARM'S LENGTH	\$355,500	\$336,626	\$41,920	\$313,580	\$363,835	0.862	
<b>Totals:</b>			<b>\$5,409,030</b>			<b>\$5,409,030</b>	<b>\$5,189,844</b>		<b>\$4,763,690</b>	<b>\$6,397,604</b>		
											<b>E.C.F. =&gt;</b>	<b>0.745</b>
											<b>Ave. E.C.F. =&gt;</b>	<b>0.768</b>

Country Club Estates (69)	Bldg Residual	Manual cost	ECF
	\$2,046,660	\$3,138,574	0.65
Country Club Ridge (240)	\$2,717,030	\$3,259,030	0.83