

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	09/12/22	\$40,000	\$40,000	\$16,000	40.00	\$40,000	\$33,800	ON	METAMORA COUNTRY CLUB EST
015-440-019-00	MASTERS DR vac	03/07/23	\$34,000	\$34,000	\$16,900	49.71	\$34,000	\$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
015-440-044-00	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
015-440-054-00	1136 INVITATIONAL DR vac	08/17/22	\$50,000	\$50,000	\$14,000	28.00	\$50,000	\$28,000	OFF	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	03/10/23	\$55,000	\$55,000	\$21,200	38.55	\$55,000	\$42,400	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
015-440-105-00	1069 INVITATIONAL DR vac	09/30/22	\$60,000	\$60,000	\$16,900	28.17	\$60,000	\$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	11/22/22	\$48,000	\$48,000	\$15,000	31.25	\$48,000	\$39,100	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	\$39,100	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	\$39,100	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	\$39,100	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	\$39,100	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	\$39,100	CCR	GOLF CLUB
015-445-009-00	5352 PEBBLE BEACH DR vc	01/26/23	\$89,380	\$89,380	\$15,000	16.78	\$89,380	\$39,100	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	\$39,100	CCR	GOLF CLUB
015-445-012-00	5370 PEBBLE BEACH DR vc	11/22/22	\$48,000	\$48,000	\$15,000	31.25	\$48,000	\$39,100	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	\$39,100	CCR	GOLF CLUB
015-445-014-00	5375 PEBBLE BEACH DR vc	11/29/22	\$35,000	\$35,000	\$12,500	35.71	\$35,000	\$39,100	CCR	GOLF CLUB
Totals:			\$1,545,780	\$1,545,780	\$528,500		\$1,545,780	\$1,220,900		
						Sale. Ratio =>	34.19			
						Std. Dev. =>	8.23			

	Vacant only Avg	All	2023 rate	2024 rate	
Country Club Ridge	\$45,307	N/A	\$39,100	\$45,200	VACANT SALES
On course	\$45,179	N/A	\$42,300	\$45,200	VACANT SALES
Off course	\$37,800	N/A	\$33,400	\$37,800	VACANT SALES

Manors 19 townhome condos on Baldwin Rd

Assessing was notified in 2023 that this condo plan was dissolved in 2021, so for 2024 it will revert to single parcel of unplatted land.