

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
015-007-014-00	3564 EAST LAKE DR	08/22/22	\$409,250	\$409,250	\$145,500	35.55	\$204,244	\$95,026	79.2	350.0	\$2,579	Lake front	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	\$110,400	\$119,467	140.9	168.0	\$784		LAKESIDE SUB #1
015-151-049-00	1330 CIRCLE DR	09/21/23	\$215,000	\$215,000	\$110,700	51.49	\$55,400	\$61,900	77.4	165.0	\$716		LAKESIDE SUB #1
015-151-052-00	CIRCLE DR vac	04/05/23	\$20,000	\$20,000	\$11,300	56.50	\$20,000	\$20,597	68.0	107.0	\$294	Lake unbuildable	LAKESIDE SUB #1
015-007-006-00	3600 EAST LAKE DR	12/22/20	\$170,000	\$170,000	\$48,400	28.47	\$117,600	\$83,857	69.9	293.0	\$1,682		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	\$64,248	76.5	234.0	\$523	VACANT	LAKESIDE SUBDIVISION
015-150-003-00	3724 EAST LAKE DR	08/09/22	\$389,000	\$389,000	\$171,800	44.16	\$96,373	\$64,248	76.5	234.0	\$1,260	resale w/hse	LAKESIDE SUBDIVISION
015-150-014-00	3686 EAST LAKE DR	11/09/20	\$427,500	\$427,500	\$209,900	49.10	\$82,500	\$93,467	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	\$42,711	101.7	235.0	\$393	Lake unbuildable	LAKESIDE SUBDIVISION
015-150-026-00	3630 EAST LAKE DR	05/04/21	\$301,500	\$301,500	\$96,300	31.94	\$153,383	\$79,145	66.0	270.0	\$2,324		LAKESIDE SUBDIVISION
015-150-027-00	3626 EAST LAKE DR	11/09/20	\$329,000	\$329,000	\$127,700	38.81	\$85,600	\$79,916	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	\$67,645	104.1	125.0	\$726	OFF LAKE	MERRITT LAKE SUBDIVISION
015-200-017-00	3648 MERRITT LAKE DR	07/21/22	\$295,000	\$295,000	\$127,100	43.08	\$71,600	\$72,030	110.8	200.0	\$646	OFF LAKE	MERRITT LAKE SUBDIVISION
015-200-019-00	3660 MERRITT LAKE DR	05/12/23	\$262,000	\$262,000	\$90,600	34.58	\$108,410	\$59,100	104.1	125.0	\$1,042	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	\$138,902	187.1	231.0	\$739		MERRITT LAKE SUBDIVISION
015-200-026-00	3627 MERRITT LAKE DR	08/31/22	\$365,000	\$365,000	\$115,600	31.67	\$177,899	\$107,141	102.0	274.0	\$1,743		MERRITT LAKE SUBDIVISION
015-200-037-00	3569 MERRITT LAKE DR	03/17/22	\$412,000	\$412,000	\$150,500	36.53	\$147,188	\$108,809	103.6	210.0	\$1,421		MERRITT LAKE SUBDIVISION
015-200-041-00	3545 MERRITT LAKE DR	02/26/22	\$340,000	\$340,000	\$105,200	30.94	\$167,690	\$86,157	82.1	197.5	\$2,043		MERRITT LAKE SUBDIVISION
015-202-064-00	3565 ORCHARD DR	09/28/21	\$350,000	\$350,000	\$121,200	34.63	\$158,200	\$146,401	106.1	184.0	\$1,491		MERRITT LAKE #2

<b>Totals:</b>	<b>\$5,412,000</b>	<b>\$5,412,000</b>	<b>\$2,091,600</b>	<b>\$2,073,843</b>	<b>\$1,632,041</b>	<b>1,880.8</b>
			<b>Sale. Ratio =&gt;</b>	<b>38.65</b>	<b>Average</b>	
			<b>Std. Dev. =&gt;</b>	<b>8.67</b>	<b>per FF=&gt;</b>	<b>\$1,103</b>

		2023 Lake Values		Sales	Residual Value	Assessor's value	FF	Depth	Res \$/FF	Indicated change multiplier	2024 rate	
<b>Merritt Lake Estates lots and condo units</b>	<b>Lakefront</b>	800/FF	120*100	<b>Lakeside #1</b>	4	\$415,444	\$336,493	380.4	763.0	\$1,092	1.23	<b>Lakeside#1</b>
Seven vacant sales-all \$50,000					Avg	\$103,861	\$84,123	95.1	190.8			Lake front
differences in size, width, condo or not				<b>Adj outliers</b>		<b>\$211,200</b>	<b>\$241,467</b>	<b>301.2</b>	<b>413.0</b>	<b>\$701</b>	0.87	900/FF
no effect on value	<b>Lakefront</b>	1200/FF	50*150	<b>Lakeside Sub</b>	7	\$757,856	\$541,081	510.1	1,766.0	\$1,486	1.40	450/FF
All off-lake w shared access					Avg	\$108,265	\$77,297	72.9	252.3			<b>Lakeside</b>
2023 rate per unit				<b>Adj outliers</b>	5	<b>\$422,073</b>	<b>\$385,736</b>	<b>365</b>	<b>1146</b>	<b>\$1,157</b>	1.09	1300/FF
Site Valued area \$50,000												<b>Merritt #2*</b>
	<b>Lakefront</b>	1380/FF	100*200	<b>Merritt #2</b>	1	<b>\$158,200</b>	<b>\$146,401</b>	<b>106.10</b>	<b>184.0</b>	<b>\$1,491</b>	1.08	1450/FF lake
					Avg	\$158,200	\$146,401	106.1	184.0			900/FF canal*
<b>2024 rate per unit</b>	<b>Lakefront</b>	1050/FF	100*220	<b>Merritt Lake</b>	4	<b>\$630,977</b>	<b>\$441,009</b>	<b>474.84</b>	<b>912.5</b>	<b>\$1,329</b>	1.43	700/FF offlake*
\$50,000					Avg	\$157,744	\$110,252	118.7	228.1			<b>Merritt Lake</b>
	<b>Off lake*</b>	650/FF	100*250	<b>Merritt Lake</b>	3	<b>\$255,610</b>	<b>\$198,775</b>	<b>318.95</b>	<b>450.00</b>	<b>\$801</b>	1.29	Lake front
					Avg	\$85,203	\$66,258	106.3	150.0			1200/FF
	<b>Lake front adjusted totals</b>				14	\$1,626,694	\$1,309,639	1,326.2	3,005.5	\$1,227	1.24	700/FF*
	<b>Off lake adjusted totals</b>				2	\$147,200	\$139,675	214.9	325.0	\$685	1.05	
	<b>Lake front</b>	<b>Case by case</b>	<b>Merritt Lake</b>	<b>Lakeside#1</b>	2	\$60,000	\$63,308	169.7	342.0	\$354	0.95	
	<b>Unbuildable</b>				Avg	\$30,000	\$31,654	84.9	171.0			<b>case by case</b>

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.