

2024 Metamora Country Club and Country Club Ridge ECF Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	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	\$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	\$65,407	\$579,593	\$751,737	0.771
015-440-050-00	1092 INVITATIONAL DR	06/17/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$40,100	\$484,900	\$735,940	0.659
015-440-094-00	1185 INVITATIONL DR	06/08/23	\$683,000	WD	03-ARM'S LENGTH	\$683,000	\$48,020	\$634,980	\$684,762	0.927
015-440-100-00	1119 INVITATIONAL DR	09/15/22	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$47,460	\$482,540	\$757,906	0.637
015-445-007-00	5344 PEBBLE BEACH DR	06/28/21	\$365,600	PTA	03-ARM'S LENGTH	\$365,600	\$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	\$48,100	\$312,400	\$348,639	0.896
015-445-015-00	5367 PEBBLE BEACH DR	05/28/21	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$40,495	\$279,405	\$320,419	0.872
015-445-017-00	5357 PEBBLE BEACH DR	09/10/21	\$328,000	WD	03-ARM'S LENGTH	\$328,000	\$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	\$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	\$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	\$41,920	\$313,580	\$345,992	0.906
<b>Totals:</b>			<b>\$5,265,400</b>			<b>\$5,265,400</b>		<b>\$4,719,356</b>	<b>\$5,947,203</b>	

E.C.F. => **0.794**  
Ave. E.C.F. => **0.817**

Country Club Estates	Bldg Residual	Manual cost	ECF	2023	2024
	\$2,623,666	\$3,537,529	0.742	0.65	0.73
Country Club Ridge	\$2,095,690	\$2,409,675	0.870	0.83	0.87

Country Club Estates had too many sales reported based on the lot value, without including the contract cost for the home. If recent buyers think they are coming in high, they better be willing to show that contract because ECF should be trending higher. With no recent sale the study was .7, including just one the study is .742, will moderate to .73  
The one newer slae reported shows