

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.	ECF Table
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	LAKESIDE SUB #1
015-151-049-00	1330 CIRCLE DR	09/21/23	\$215,000	WD	03-ARMSLENGTH	\$215,000	\$70,881	\$144,119	\$176,763	0.815	LAKESIDE SUB #1
015-007-014-00	3564 EAST LAKE DR	08/22/22	\$409,250	WD	03-ARM'S LENGTH	\$409,250	\$108,834	\$300,416	\$211,827	1.418	LAKESIDE SUBDIVISION
015-150-003-00	3724 EAST LAKE DR	08/19/22	\$389,000	WD	03-ARM'S LENGTH	\$389,000	\$71,462	\$317,538	\$295,259	1.075	LAKESIDE SUBDIVISION
015-150-014-00	3686 EAST LAKE DR	11/09/20	\$427,500	WD	03-ARM'S LENGTH	\$427,500	\$112,741	\$314,759	\$431,322	0.730	LAKESIDE SUBDIVISION
015-150-026-00	3630 EAST LAKE DR	05/04/21	\$301,500	WD	03-ARM'S LENGTH	\$301,500	\$96,962	\$204,538	\$139,152	1.470	LAKESIDE SUBDIVISION
015-150-027-00	3626 EAST LAKE DR	11/09/20	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$85,771	\$243,229	\$302,218	0.805	LAKESIDE SUBDIVISION
015-202-064-00	3565 ORCHARD DR	09/28/21	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$158,656	\$191,344	\$199,066	0.961	MERRITT LAKE SUB #2
015-200-017-00	3648 MERRITT LAKE DR	07/21/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$79,760	\$215,240	\$220,526	0.976	MERRITT LAKE SUBDIVISION
015-200-024-50	3635 MERRITT LAKE DR	05/12/23	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$65,236	\$196,764	\$148,743	1.323	MERRITT LAKE SUBDIVISION
015-200-026-00	3627 MERRITT LAKE DR	08/31/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$127,265	\$237,735	\$193,918	1.226	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	\$276,562	1.079	MERRITT LAKE SUBDIVISION
015-200-041-00	3545 MERRITT LAKE DR	09/29/22	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$102,341	\$237,659	\$179,189	1.326	MERRITT LAKE SUBDIVISION
015-007-025-06	1503 GRIFFIN TRAIL	05/18/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$52,790	\$262,210	\$352,507	0.744	Hailee/Griffin
015-007-025-07	1515 GRIFFIN TRAIL	10/07/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$52,790	\$297,210	\$361,391	0.822	Hailee/Griffin
015-203-001-00	1496 HAILEE'S WAY	02/11/22	\$367,191	WD	03-ARM'S LENGTH	\$367,191	\$52,790	\$314,401	\$383,472	0.820	Hailee/Griffin
015-203-002-00	1488 HAILEE'S WAY	03/10/22	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$52,790	\$317,210	\$396,640	0.800	Hailee/Griffin
015-203-006-00	1499 HAILEE'S WAY	08/04/21	\$367,688	WD	03-ARM'S LENGTH	\$367,688	\$52,790	\$314,898	\$377,188	0.835	Hailee/Griffin
015-203-007-00	1509 HAILEE'S WAY	08/11/21	\$378,193	WD	03-ARM'S LENGTH	\$378,193	\$52,790	\$325,403	\$386,246	0.842	Hailee/Griffin
015-203-008-00	1516 GRIFFIN TRAIL	09/24/21	\$379,583	WD	03-ARM'S LENGTH	\$379,583	\$52,790	\$326,793	\$395,128	0.827	Hailee/Griffin
<b>Totals:</b>			<b>\$7,027,905</b>			<b>\$7,027,905</b>		<b>\$5,345,828</b>	<b>\$5,733,732</b>		
										<b>E.C.F. =&gt;</b>	<b>0.932</b>
										<b>Ave. E.C.F. =&gt;</b>	<b>0.991</b>

Red=Outlier removed

		Sale \$	Residual value	Manual cost	ECF	2023	2024
	Lake subs	\$4,500,250	\$3,187,703	\$3,081,160	1.035	0.94	1.03
Hailee/Griffin	Access sub	\$2,527,655	\$2,158,125	\$2,652,572	0.814	0.85	0.81