

2026 Golf Area Land Study

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Solc	Asd/Adj. Sale	Land Residual	Est. Land Value	OFF/ON	Land Table
015-445-011-00	5364 PEBBLE BEACH DR \	10/26/23	\$65,000	\$65,000	\$22,600	34.77	\$65,000	\$45,200	CCR	GOLF CLUB
015-445-014-00	5375 PEBBLE BEACH DR v	02/16/24	\$60,000	\$60,000	\$22,600	37.67	\$60,000	\$45,200	CCR	GOLF CLUB
015-445-030-00	1333 PINEHURST CT VC	10/31/23	\$65,000	\$65,000	\$22,600	34.77	\$65,000	\$45,200	CCR	GOLF CLUB
015-445-031-00	1320 PINEHURST COURT	01/31/25	\$70,000	\$70,000	\$25,800	36.86	\$70,000	\$51,500	CCR	GOLF CLUB
015-445-032-00	1324 PINEHURST COURT	07/12/24	\$70,000	\$70,000	\$22,600	16.14	\$70,000	\$51,500	CCR	GOLF CLUB
015-445-035-00	1346 PINEHURST COURT	12/06/24	\$75,000	\$75,000	\$25,800	34.40	\$75,000	\$51,500	CCR	GOLF CLUB
015-445-036-00	1354 PINEHURST COURT	04/30/24	\$70,000	\$70,000	\$22,600	16.14	\$70,000	\$51,500	CCR	GOLF CLUB
015-445-037-00	1364 PINEHURST COURT	01/31/25	\$80,000	\$80,000	\$22,600	14.13	\$80,000	\$51,500	CCR	GOLF CLUB
015-440-001-00	5243 AUGUSTA CT VAC	07/22/24	\$72,000	\$72,000	\$22,600	31.39	\$72,000	\$54,200	ON	METAMORA COUNTRY CLUB EST
015-440-012-00	MASTERS DR vac	12/31/24	\$80,000	\$80,000	\$22,600	28.25	\$80,000	\$54,200	ON	METAMORA COUNTRY CLUB EST
015-440-013-00	1356 MASTERS DR VC	12/07/23	\$50,000	\$65,000	\$22,600	34.77	\$65,000	\$45,200	ON	METAMORA COUNTRY CLUB EST
015-440-014-00	1360 MASTERS DR VC	12/07/23	\$50,000	\$65,000	\$22,600	34.77	\$65,000	\$45,200	ON	METAMORA COUNTRY CLUB EST
015-440-015-00	1364 MASTERS DR VC	12/07/23	\$50,000	\$65,000	\$22,600	34.77	\$65,000	\$45,200	ON	METAMORA COUNTRY CLUB EST
015-440-016-00	1368 MASTERS DR VC	12/07/23	\$50,000	\$65,000	\$22,600	34.77	\$65,000	\$45,200	ON	METAMORA COUNTRY CLUB EST
015-440-022-00	1398 MASTERS DR VC	02/13/25	\$79,950	\$79,950	\$22,600	28.27	\$79,950	\$54,200	ON	METAMORA COUNTRY CLUB EST
015-440-023-00	1418 MASTERS DR VC	04/19/24	\$106,000	\$106,000	\$22,600	21.32	\$106,000	\$54,200	ON	METAMORA COUNTRY CLUB EST
015-440-047-00	1068 INVITATIONAL DR vc	02/16/24	\$60,000	\$60,000	\$16,700	27.83	\$60,000	\$37,800	OFF	METAMORA COUNTRY CLUB EST
015-440-090-00	INVITATIONAL DR VC	12/14/23	\$73,000	\$73,000	\$21,200	29.04	\$73,000	\$45,200	ON	METAMORA COUNTRY CLUB EST
015-440-096-00	1177 INVITATIONAL DR VC	05/20/24	\$70,000	\$70,000	\$22,600	32.29	\$70,000	\$54,200	ON	METAMORA COUNTRY CLUB EST
015-440-097-00	1163 INVITATIONAL DR VC	05/13/24	\$83,000	\$83,000	\$22,600	27.23	\$83,000	\$54,200	ON	METAMORA COUNTRY CLUB EST
015-440-107-00	1059 INVITATIONAL DR	05/23/23	\$65,000	\$65,000	\$21,200	32.62	\$65,000	\$45,200	ON	METAMORA COUNTRY CLUB EST
015-440-113-00	AUGUSTA CT	09/20/24	\$102,000	\$102,000	\$22,600	22.16	\$102,000	\$54,200	ON	METAMORA COUNTRY CLUB EST
<b>Totals:</b>			<b>\$1,545,950</b>	<b>\$1,605,950</b>	<b>\$494,900</b>		<b>\$1,605,950</b>	<b>\$1,081,500</b>		
						<b>Sale. Ratio =&gt;</b>	<b>30.82</b>			
						<b>Std. Dev. =&gt;</b>	<b>7.09</b>			

	Vacant only Av	2025 rate	Indicated Change	2026 Rate	
Country Club Ridge	\$69,375	\$51,500	135%	\$69,000	VACANT SALES
On course	\$76,227	\$54,200	141%	\$76,000	VACANT SALES
Off course	\$60,000	\$47,200	127%	\$60,000	VACANT SALES

Only 1 off course lots sold within study period. 2025 rate was held down closer to typical percentage increase.

All CCR units are off the course, so they could indicate necessary movement in the other off-course lots

The four on-course lots in red were sold together by developer to a builder, it is considered there was discount for volume. With other vacant sales available, these were adjusted to the lowest single lot sale