

2026 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.	Column1
015-440-007-00	5224 AUGUSTA CT	03/28/25	\$632,000	WD	03-ARM'S LENGTH	\$632,000	\$78,250	\$553,750	\$591,482	0.936	MCC
015-440-014-00	1360 MASTERS DR	11/25/24	\$669,900	WD	03-ARM'S LENGTH	\$669,900	\$78,820	\$591,080	\$692,197	0.854	MCC
015-440-016-00	1368 MASTERS DR	11/06/24	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$78,820	\$571,180	\$679,588	0.840	
015-440-051-00	1106 INVITATIONAL DR	06/11/24	\$513,050	WD	03-ARM'S LENGTH	\$513,050	\$62,790	\$450,260	\$495,932	0.908	MCC
015-440-091-00	1203 INVITATIONAL DR	11/01/23	\$797,400	WD	03-ARM'S LENGTH	\$797,400	\$78,790	\$718,610	\$864,537	0.831	MCC
015-440-092-00	1193 INVITATIONAL DR	06/30/23	\$655,000	WD	03-ARM'S LENGTH	\$655,000	\$78,760	\$576,240	\$690,556	0.834	MCC
015-440-093-00	1189 INVITATIONAL DR	04/22/24	\$790,000	WD	03-ARM'S LENGTH	\$790,000	\$78,760	\$711,240	\$904,958	0.786	MCC
015-440-094-00	1185 INVITATIONL DR	06/08/23	\$683,000	WD	03-ARM'S LENGTH	\$683,000	\$78,760	\$604,240	\$701,454	0.861	MCC
015-440-098-00	1143 INVITATIONAL DR	03/04/25	\$555,400	WD	03-ARM'S LENGTH	\$555,400	\$77,350	\$478,050	\$563,566	0.848	MCC
015-440-111-00	5263 AUGUSTA CT	10/18/24	\$656,500	WD	03-ARM'S LENGTH	\$656,500	\$92,985	\$563,515	\$710,076	0.794	MCC
015-440-112-00	5255 AUGUSTA CT	09/05/24	\$679,900	WD	03-ARM'S LENGTH	\$679,900	\$79,750	\$600,150	\$659,270	0.910	MCC
015-440-004-00	5328 PEBBLE BEACH DR	06/24/25	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$70,215	\$439,785	\$520,536	0.845	CC RIDGE
015-445-011-00	5364 PEBBLE BEACH DR	10/15/24	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$71,820	\$413,180	\$434,237	0.952	CC RIDGE
015-445-015-00	5367 PEBBLE BEACH DR	05/30/24	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$70,350	\$304,650	\$357,991	0.851	CC RIDGE
015-445-019-00	5351 PEBBLE BEACH DR	08/26/24	\$409,000	WD	03-ARM'S LENGTH	\$409,000	\$71,670	\$337,330	\$357,991	0.942	CC RIDGE
<b>Totals:</b>			<b>\$7,109,250</b>			<b>\$7,109,250</b>		<b>\$6,197,250</b>	<b>\$7,261,104</b>		
										<b>E.C.F. =&gt;</b>	<b>0.853</b>
										<b>Ave. E.C.F. =&gt;</b>	<b>0.864</b>

	MCC Estates	Bldg Residual	Manual cost	ECF	2025	Selected
		\$6,418,315	\$7,553,616	0.850	0.820	<b>2026</b> <b>0.85</b>
	CC RIDGE	\$1,494,945	\$1,670,755	0.895	0.90	<b>0.90</b>