

2026 Lake Metamora 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.	Land Table
015-100-003-00	1416 BRINKER COURT	10/14/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$121,715	\$293,285	\$306,237	0.958	LAKE METAMORA HEIGHTS #1
015-100-021-00	1526 LAKE METAMORA DR	08/03/22	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$149,131	\$390,869	\$357,863	1.092	LAKE METAMORA HEIGHTS #1
015-100-015-00	1490 LAKE METAMORA DR	08/11/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$158,927	\$176,073	\$147,177	1.196	LAKE METAMORA HEIGHTS #1
015-100-029-00	1578 LAKE METAMORA DR	07/18/24	\$790,000	WD	03-ARM'S LENGTH	\$790,000	\$183,468	\$606,532	\$619,365	0.979	LAKE METAMORA HEIGHTS #1
015-102-037-00	3438 SANDY SHORE DR	10/07/25	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$232,458	\$467,542	\$456,604	1.024	LAKE METAMORA HEIGHTS #2
015-320-001-00	3277 BALDWIN RD	10/16/25	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$164,192	\$295,808	\$227,018	1.303	METAMORA SHORES
015-320-003-00	3265 BALDWIN RD	10/02/23	\$324,000	WD	03-ARM'S LENGTH	\$324,000	\$119,717	\$204,283	\$165,416	1.235	METAMORA SHORES
015-103-102-00	3395 SANDY SHORE	06/23/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$96,506	\$153,494	\$151,462	1.013	LAKE METAMORA HEIGHTS #3
015-103-109-00	3459 SANDY SHORE DR	03/03/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$95,579	\$144,421	\$151,560	0.953	LAKE METAMORA HEIGHTS #3
Totals:			\$4,054,000			\$4,054,000		\$2,732,307	\$2,582,702		

E.C.F. => **1.058**
Ave. E.C.F. => **1.084**

	No. Sales	Sale Price	Residual	Manual	Indicated ECF	2025 ECF	2026 ECF
Lake Metamora	10	\$4,054,000	\$2,732,307	\$2,582,702	1.058	1.030	1.058

No sales August 2024 - March 2025. Expanded sales dates forward and back for more data points