

2026 Lake Metamora Land Study

Parcel Number	TYPE	Street Address	Sale Date	Sale Price	Adj. Sale \$	Adj. Sale \$	Adj. Sale \$	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
100-003-00	Canal Access	1416 BRINKER COURT	10/14/22	\$415,000	\$415,000	\$175,000	42.17	\$94,800	\$105,200	\$105,200	100.2	200.0	\$946
006-046-10	LAKEFRONT	1612 LAKE METAMORA	07/26/23	\$684,000	\$672,400	\$294,100	43.74	\$141,800	\$155,800	\$155,800	100.0	250.0	\$1,418
100-015-00	LAKEFRONT	1490 LAKE METAMORA	08/11/23	\$335,000	\$335,000	\$107,200	32.00	\$180,800	\$145,800	\$145,800	91.2	320.0	\$2,139
100-021-00	LAKEFRONT	1526 LAKE METAMORA	08/03/22	\$540,000	\$540,000	\$222,800	41.26	\$159,200	\$156,200	\$156,200	97.6	330.0	\$1,630
100-029-00	LAKEFRONT	1578 LAKE METAMORA	07/18/24	\$790,000	\$790,000	\$362,900	45.94	\$172,400	\$171,200	\$171,200	107.0	330.0	\$1,611
102-032-00	LAKEFRONT	3464 SANDY SHORE	01/13/22	\$355,000	\$355,000	\$140,600	39.61	\$134,600	\$140,200	\$140,200	87.6	280.0	\$1,537
102-037-00	LAKEFRONT	3438 SANDY SHORE	10/07/25	\$700,000	\$700,000	\$339,100	48.44	\$238,400	\$216,600	\$216,600	205.0	390.0	\$1,163
103-078-00	LAKEFRONT	1463 PEBBLE CREEK	12/05/25	\$690,000	\$690,000	\$289,300	41.93	\$259,200	\$152,300	\$152,300	95.0	295.0	\$2,728
103-100-00	OFF LAKE	3381 SANDY SHORE	05/12/22	\$380,000	\$380,000	\$165,100	43.45	\$64,600	\$85,000	\$85,000	100.0	200.0	\$646
320-003-00	OFF LAKE	3265 BALDWIN RD	10/02/23	\$324,000	\$324,000	\$112,500	34.72	\$152,400	\$106,600	\$106,600	100.0	200.0	\$1,524
103-102-00	OFF LAKE	3395 SANDY SHORE DR	06/23/23	\$250,000	\$250,000	\$105,800	42.32	\$92,600	\$85,000	\$85,000	100.0	200.0	\$926
103-109-00	OFF LAKE	3459 SANDY SHORE DR	03/03/23	\$240,000	\$240,000	\$105,000	43.75	\$84,400	\$85,000	\$85,000	100.0	200.0	\$844

Totals: **\$5,703,000** **\$5,691,400** **\$2,419,400** **\$1,775,200** **\$1,604,900** **1,283.6**
Sale. Ratio => 42.51 **Average per FF=>**
Std. Dev. => 3.88 **\$1,383**

	Residual value	Eff Front feet	Res \$/FF	Est value	Resid. To TCV	25 rate x mult	2025	2026	
All Lake	\$1,775,200	1,283.6	\$ 1,383	\$1,604,900	1.11				
Lakefront	\$1,286,400	783.4	\$ 1,642	\$1,138,100	1.13	\$1,808	\$1,600	\$1,700	
Canal Front	\$94,800	100.2	\$ 946	\$105,200	0.90	\$946	\$1,050	\$1,100	Only one outdated sale in this lot type
OFFLAKE	\$394,000	400.0	\$ 985	\$361,600	1.09	\$926	\$850	\$930	All older sales-one high outlier

Notes: Sales were few during standard sale study time period. Sales period was expanded for more data points
Because lots vary in frontage and characteristics, a cross check is made between residual sales and the true cash values carried for the lots.
Lakefront indicates an average residual value of \$1642/FF. But total residual values compared to existing values indicate an increase to 1808/FF.
More weight was given to the average residual value/FF
Off-lake group had a single high residual that pushed the residual FF rate. This was moderated in the comparison between residual values compared to existing values and more weight was put on the moderated increase.
Canal front had only one outdated sale and neither method was regarded as reliable indicator of current value. Rate was increased by the average percentage selected for the lake front properties

Lake subs: Lake Metamora Heights 1,2,3, Metamora Shores. Some unplatted parcels fronting on the lake