

2026 Merritt 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 |
|----------------|----------------------|-----------|--------------------|--------|---------------|--------------------|-------------|--------------------|--------------------|--------------------------|--------------------------|
| 015-151-031-00 | 1258 CIRCLE DR | 11/08/24 | \$275,000 | WD | 03-ARM'S LENG | \$275,000 | \$164,027 | \$110,973 | \$139,484 | 0.796 | LAKESIDE SUB #1 |
| 015-151-048-00 | 1326 CIRCLE DR | 08/09/24 | \$350,000 | WD | 03-ARMSLENGT | \$350,000 | \$99,686 | \$250,314 | \$210,627 | 1.188 | LAKESIDE SUB #1 |
| 015-151-055-00 | 1257 CIRCLE DR | 12/20/23 | \$360,000 | WD | 03-ARMSLENGT | \$360,000 | \$120,851 | \$239,149 | \$206,912 | 1.156 | LAKESIDE SUB #1 |
| 015-007-014-00 | 3564 EAST LAKE DR | 08/22/22 | \$409,250 | WD | 03-ARM'S LENG | \$409,250 | \$124,854 | \$284,396 | \$211,404 | 1.345 | LAKESIDE SUBDIVISION |
| 015-150-003-00 | 3724 EAST LAKE DR | 08/19/22 | \$389,000 | WD | 03-ARM'S LENG | \$389,000 | \$82,130 | \$306,870 | \$317,902 | 0.965 | LAKESIDE SUBDIVISION |
| 015-202-048-00 | 3572 ORCHARD DR | 09/30/24 | \$315,000 | WD | 03-ARM'S LENG | \$315,000 | \$96,594 | \$218,406 | \$253,626 | 0.861 | MERRITT LAKE SUB #2 |
| 015-200-014-00 | 3628 MERRITT LAKE DR | 05/03/24 | \$340,000 | WD | 03-ARM'S LENG | \$340,000 | \$89,331 | \$250,669 | \$227,403 | 1.102 | MERRITT LAKE SUBDIVISION |
| 015-200-019-00 | 3660 MERRITT LAKE DR | 05/12/23 | \$262,000 | WD | 03-ARM'S LENG | \$262,000 | \$70,631 | \$191,369 | \$163,161 | 1.173 | MERRITT LAKE SUBDIVISION |
| 015-200-026-00 | 3627 MERRITT LAKE DR | 08/31/22 | \$365,000 | WD | 03-ARM'S LENG | \$365,000 | \$157,746 | \$207,254 | \$194,508 | 1.066 | MERRITT LAKE SUBDIVISION |
| 015-200-041-00 | 3545 MERRITT LAKE DR | 09/29/22 | \$340,000 | PTA | 03-ARM'S LENG | \$340,000 | \$126,861 | \$213,139 | \$180,556 | 1.180 | MERRITT LAKE SUBDIVISION |
| Totals: | | | \$3,405,250 | | | \$3,405,250 | | \$2,272,539 | \$2,105,583 | | |
| | | | | | | | | | | E.C.F. => | 1.079 |
| | | | | | | | | | | Ave. E.C.F. => | 1.083 |

| | Sale \$ | Residual value | Manual cost | ECF | 2025 | 2026 |
|------------------------------|-------------|----------------|-------------|-------|------|------|
| Lake subs | \$3,405,250 | \$2,272,539 | \$2,105,583 | 1.079 | 1.05 | 1.08 |
| Hailee/Griffin Access sub | | | | | 0.82 | 0.84 |

Sale expanded 8 months earlier and later than 2-year study to include more data points

No newer data points were obtained. No Hailee Griffin sales occurred in the extended period.

A proportional increase was made.