

2026 Metamora Mobile Estates Land Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual FF	Rate Group 1
015-020-036-00	1122 ROBERTS DR	09/24/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$64,600	\$19,927	104.8	110.0	\$ 616	200	MOBILE LOT
015-300-023-00	1022 MARY LOU LANE	10/28/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$41,600	\$23,773	125.0	209.0	\$ 333	149	MOBILE LOT
015-300-024-00/025	4853 LINDA LANE	10/30/2024	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$43,000	\$38,800	205.0	206.0	\$ 210	100	MOBILE LOT
015-300-026-00	4833 LINDA LANE	3/15/2023	\$160,000	WD	03-ARM'SLENGTH	\$160,000	\$53,000	\$16,859	101.0	187.0	\$ 525	100	MOBILE LOT
015-300-021-00	4840 LINDA LANE	1/10/2022	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$38,800	\$21,577	130.8	228.0	\$ 297	150	MOBILE LOT
015-300-028-00	S LAPEER RD	1/22/2025	\$33,800	WD	03-ARM'S LENGTH	\$33,800	\$33,800	\$29,281	154.1	190.0	\$ 219	250	MOBILE LOT
015-300-029-00	4850 LINDA LANE	1/22/2025	\$235,000	WD	03-ARM'S LENGTH	\$173,900	\$44,500	\$29,281	132.2	190.0	\$ 337	184	MOBILE LOT
015-300-030-00	S LAPEER RD	1/22/2025	\$27,300	WD	03-ARM'S LENGTH	\$27,300	\$27,300	\$29,281	123.7	204.0	\$ 221	150	MOBILE LOT
015-300-041-00	1111 MARY LOU LANE	9/11/2023	\$67,000	WD	03-ARM'S LENGTH	\$67,000	\$42,952	\$28,400	200.0	291.0	\$ 215	200	MOBILE LOT
Totals:			\$603,100			\$1,082,000	\$389,552	\$237,179	1276.6				

Note: Two Sales are vacant land, providing greatest weight for values.

Rapidly increasing home values used in residual study distort indicated land value

Using sales with older less valuable buildings

So alternative residual study uses only sales with lower building values

Avg Residual per FF=> \$ 305

Vacant sales	2	Price \$61,100	Est Value \$58,562	FF 277.8	\$/FF \$ 220
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	Residual	FF	\$/FF	Est. Land Value	Total	Multiplier	2025 FF Rate	Ind Rate
Alternate Residual	\$185,852	813.6	\$228	\$147,339	Alternative	1.64	\$ 190	\$ 312
Lower value buildings					Residual to Est.	1.26	\$ 190	\$ 240

**2026 FF Rate**  
\$ 240