

2023 Landfill Area res ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Value	Land Table
015-010-007-00	429 HAWK HIGH HILL DR	10/21/22	\$975,000	WD	03-ARM'S LENGTH	\$975,000	\$616,900	63.27	\$133,719	\$841,281	\$1,157,240	0.727	\$61,308	LANDFILL
015-010-009-00	446 HAWK HIGH HILL DR	09/04/19	\$418,000	WD	03-ARM'S LENGTH	\$418,000	\$182,700	43.71	\$53,970	\$364,030	\$378,885	0.961	\$51,150	LANDFILL
015-010-032-00	3875 HIGH POINTE DR	09/30/21	\$382,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$278,000	\$114,700	41.26	\$70,290	\$207,710	\$298,350	0.696	\$68,760	LANDFILL
Totals:			\$1,775,000			\$1,671,000	\$914,300			\$1,413,021	\$1,834,475			
								Sale. Ratio =>	54.72			E.C.F. =>	0.770	
								Std. Dev. =>	12.06			Ave. E.C.F. =>	0.795	

Drawing from outside the two-year study period for data points, only a modest change is indicated

2022	2023
0.75	0.77