

Village Newer and Condos

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Value	Townhome?
045-509-004-04	3937 HELENS GATE ST	04/15/20	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$66,271	\$473,729	\$549,348	0.862	\$61,400	no
045-516-070-11	4186 BLOOD RD	08/28/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$37,857	\$152,143	\$180,027	0.845	\$32,872	no
045-603-025-00	207 THIRD ST	10/23/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$36,224	\$183,776	\$208,464	0.882	\$35,054	no
045-711-011-00	122 FOX HOLLOW DR	06/18/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$56,200	\$228,800	\$288,169	0.794	\$55,000	yes
045-712-002-00	74 FOX HOLLOW DR	08/12/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$70,066	\$329,934	\$446,944	0.738	\$66,000	yes
045-712-007-00	60 FOX HOLLOW DR	02/19/21	\$374,000	WD	25-PARTIAL CONSTRUCTION	\$374,000	\$70,625	\$303,375	\$408,569	0.743	\$66,000	yes
045-712-008-00	62 FOX HOLLOW DR	01/11/21	\$359,900	WD	03-ARM'S LENGTH	\$359,900	\$59,749	\$300,151	\$370,550	0.810	\$55,000	yes
045-712-010-00	58 FOX HOLLOW DR	07/07/20	\$295,500	WD	25-PARTIAL CONSTRUCTION	\$295,500	\$56,380	\$239,120	\$323,857	0.738	\$55,000	yes
045-712-010-00	58 FOX HOLLOW DR	07/02/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$56,380	\$263,620	\$364,633	0.723	\$55,000	yes
045-712-011-00	64 FOX HOLLOW DR	09/24/21	\$396,000	WD	25-PARTIAL CONSTRUCTION	\$396,000	\$56,395	\$339,605	\$369,519	0.919	\$55,000	yes
045-712-012-00	54 FOX HOLLOW DR	02/15/22	\$397,500	WD	24-PARTIAL ASSESSMENT	\$397,500	\$56,410	\$341,090	\$430,341	0.793	\$55,000	yes
045-712-013-00	52 FOX HOLLOW DR	12/06/21	\$379,000	WD	24-PARTIAL ASSESSMENT	\$379,000	\$56,410	\$322,590	\$384,205	0.840	\$55,000	yes
045-712-014-00	42 FOX HOLLOW DR	08/21/21	\$369,000	WD	25-PARTIAL CONSTRUCTION	\$369,000	\$56,410	\$312,590	\$408,171	0.766	\$55,000	yes
045-712-015-00	40 FOX HOLLOW DR	10/27/21	\$450,000	WD	25-PARTIAL CONSTRUCTION	\$450,000	\$59,749	\$390,251	\$474,239	0.823	\$55,000	yes
045-712-018-00	48 FOX HOLLOW DR	02/11/22	\$389,000	PTA	24-PARTIAL ASSESSMENT	\$389,000	\$56,410	\$332,590	\$372,150	0.894	\$55,000	yes
Totals:						\$5,364,900		\$4,513,364	\$5,579,186			
										E.C.F. =>	0.809	
										Ave. E.C.F. =>	0.811	

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045-701-010-00	100 JAMESTOWN DR	08/09/21	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$59,452	\$207,548	\$257,478	0.806	\$55,000	no
045-701-011-00	104 JAMESTOWN DR	06/08/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$56,170	\$193,830	\$224,341	0.864	\$55,000	no
045-701-019-00	31 JAMESTOWN DR	12/17/21	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$59,984	\$226,016	\$248,776	0.909	\$55,000	no
045-701-029-00	3783 DEER RIDGE RUN	08/16/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$56,170	\$188,830	\$220,406	0.857	\$55,000	no
Totals:						\$1,048,000		\$816,224	\$951,001			
										E.C.F. =>	0.857	
										Ave. E.C.F. =>	0.859	

	Adj Sale	Bldg Residual	Manual cost	ECF	2022	2023
Total	\$6,412,900	\$5,329,588	\$6,530,188	0.816		
* Unplatted lots	\$950,000	\$809,648	\$937,838	0.863	0.904	0.92
Fox Hollow condos	\$4,414,900	\$3,703,716	\$4,641,348	0.798	0.771	0.80
Jamestown condos	\$1,048,000	\$816,224	\$951,001	0.858	0.756	0.85

*Insufficient sales of newer homes on regular lots

All three are older sales, other village housing stock required an increase of at least 7% in ECF
 The indicated drop is not supported, the Jamestown single family homes show a 13% increase
 Only the townhome condos show a smaller change from 2022