

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.	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	no
045-516-070-11	4186 BLOOD RD	08/28/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$46,192	\$143,808	\$180,027	0.799	no
045-603-025-00	207 THIRD ST	10/23/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$44,973	\$175,027	\$208,464	0.840	no
045-711-005-00	106 FOX HOLLOW DR	04/15/22	\$321,500	WD	03-ARM'S LENGTH	\$321,500	\$53,075	\$268,425	\$305,207	0.879	yes
045-711-007-00	112 FOX HOLLOW DR	04/15/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$58,215	\$326,785	\$359,084	0.910	yes
045-711-011-00	122 FOX HOLLOW DR	06/18/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$58,185	\$226,815	\$288,169	0.787	NO*
045-712-002-00	74 FOX HOLLOW DR	08/12/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$72,598	\$327,402	\$446,944	0.733	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	\$363,363	0.726	yes
045-712-011-00	64 FOX HOLLOW DR	09/24/21	\$396,000	WD	03-ARM'S LENGTH	\$396,000	\$58,380	\$337,620	\$432,895	0.780	NO*
045-712-012-00	54 FOX HOLLOW DR	02/15/22	\$397,500	WD	03-ARM'S LENGTH	\$397,500	\$58,395	\$339,105	\$452,942	0.749	yes
045-712-013-00	52 FOX HOLLOW DR	12/06/21	\$379,000	WD	03-ARM'S LENGTH	\$379,000	\$58,395	\$320,605	\$404,404	0.793	yes
045-712-014-00	42 FOX HOLLOW DR	08/21/21	\$369,000	WD	03-ARM'S LENGTH	\$369,000	\$58,395	\$310,605	\$429,680	0.723	yes
045-712-015-00	40 FOX HOLLOW DR	10/27/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$61,916	\$388,084	\$499,718	0.777	yes
045-712-016-00	44 FOX HOLLOW DR	10/06/22	\$389,000	PTA	03-ARM'S LENGTH	\$389,000	\$58,395	\$330,605	\$434,088	0.762	yes
045-712-017-00	46 FOX HOLLOW DR	10/06/22	\$389,000	PTA	03-ARM'S LENGTH	\$389,000	\$58,395	\$330,605	\$426,247	0.776	yes
045-712-018-00	48 FOX HOLLOW DR	02/11/22	\$389,000	PTA	03-ARM'S LENGTH	\$389,000	\$58,395	\$330,605	\$392,450	0.842	yes
045-712-020-00	36 FOX HOLLOW DR	04/06/23	\$449,000	PTA	03-ARM'S LENGTH	\$449,000	\$58,410	\$390,590	\$437,117	0.894	no*
045-712-021-00	38 FOX HOLLOW DR	03/29/23	\$459,000	PTA	03-ARM'S LENGTH	\$459,000	\$58,410	\$400,590	\$469,733	0.853	yes
Totals:			\$6,728,000			\$6,728,000		\$5,684,625	\$7,079,879		
										E.C.F. =>	0.803
										Ave. E.C.F. =>	0.805

*detached houses in townshome condo area get regular house ecf'

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Townhome?
045-701-009-00	96 JAMESTOWN DR	05/12/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$58,155	\$281,845	\$299,412	0.941	no
045-701-010-00	100 JAMESTOWN DR	08/09/21	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$61,607	\$205,393	\$259,600	0.791	no
045-701-011-00	104 JAMESTOWN DR	06/08/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$58,155	\$191,845	\$235,906	0.813	no
045-701-019-00	31 JAMESTOWN DR	12/17/21	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$62,164	\$223,836	\$261,743	0.855	no
045-701-029-00	3783 DEER RIDGE RUN	08/16/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$58,155	\$186,845	\$234,301	0.797	no
045-701-035-00	3790 DEER RIDGE RUN	05/24/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$59,695	\$250,305	\$254,016	0.985	no
Totals:			\$1,698,000			\$1,698,000		\$1,340,069	\$1,544,978		
										E.C.F. =>	0.985
										Ave. E.C.F. =>	0.848

	Adj Sale	Bldg Residual	Manual cost	ECF	2023	2024
Total	\$8,426,000	\$7,024,694	\$8,624,857	0.814		
* Newer on unplatted	\$950,000	\$792,564	\$937,838	0.845	0.920	0.92
Fox Hollow condos	\$5,778,000	\$4,892,061	\$6,142,041	0.796	0.800	0.80
Jamestown condos	\$1,698,000	\$1,340,069	\$1,544,978	0.867	0.850	0.87

*Insufficient sales of newer homes on regular lots

All three are older sales, other village housing stock indicates no ECF decrease needed

Newer on condo lots look about stable