

2026 Autumn View, Brechtwood, Creeksedge Land Study

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Residual	Land TCV	Land Table
015-129-004-00	3217 AUTUMN VIEW LANE	08/05/25	\$540,000	\$540,000	\$130,400	\$54,000	AUTUMN VIEW ESTATES
015-129-007-00	AUTUMN VIEW LANE VAC	10/15/21	\$39,900	\$39,900	\$39,900	\$50,000	AUTUMN VIEW ESTATES
015-430-003-00	3857 WINDING PINE DR	11/17/22	\$380,000	\$380,000	\$116,600	\$70,000	BRECHTWOOD ESTATES
015-430-004-00	3841 WINDING PINE DR	12/07/22	\$456,000	\$456,000	\$52,800	\$70,000	BRECHTWOOD ESTATES
015-430-022-00	439 HELEN	06/13/24	\$365,000	\$365,000	\$95,400	\$70,000	BRECHTWOOD ESTATES
015-430-043-00	3639 WINDING PINE DR	06/03/24	\$535,000	\$535,000	\$174,000	\$70,000	BRECHTWOOD ESTATES
015-430-052-00	3730 WINDING PINE DR	12/19/25	\$403,000	\$403,000	\$102,800	\$70,000	BRECHTWOOD ESTATES
015-450-005-00	1437 RILLVIEW CT	10/22/25	\$510,000	\$510,000	\$91,400	\$58,000	CREEKSEDGE ESTATES
015-450-013-00	1426 RILLVIEW CT	07/02/25	\$449,900	\$449,900	\$108,500	\$58,000	CREEKSEDGE ESTATES
015-450-007-00	1465 RILLVIEW CT	06/17/24	\$550,000	\$550,000	\$101,600	\$58,000	CREEKSEDGE ESTATES
Totals:			\$4,228,800	\$4,228,800	\$1,013,400	\$628,000	

**Average
per FF=>**

	Land Residual Total	Sales	Avg Lot Residu: Less outliers	Adj Res Value	Avg Res Unit	Avg TCV	Ind. Multiplier	25 rate x mult.
Autumn View	\$170,300	2	\$85,150	\$170,300	\$85,150	\$52,000	1.64	\$81,875
Brechtwood	\$541,600	5	\$108,320	\$367,600	\$91,900	\$70,000	1.31	\$91,900
Creeksedge	\$301,500	3	\$100,500	\$301,500	\$100,500	\$58,000	1.73	\$95,302
Avg	\$1,013,400	10	\$101,340	\$839,400	\$93,267	\$62,000	1.50	

Notes:

Autumn View has one old vacant sale of an inferior lot, balanced by a high residual
Brechtwood sales show an indicated increase, but only have residual values.
Creeksedge only recent sale supports maintenance

	2025 unit rate	2026 unit rate
Autumn View	\$50,000	\$65,000
Brechtwood	\$70,000	\$80,000
Creeksedge	\$55,000	\$70,000

There are not vacant sales to properly support the value indicated by residuals, Increasing home prices can skew residuals too high
 Substantial increase is supported, but limited to about one-half the indicated increase over 2025 rates