

2026 Village Condo Land Study

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Residual	Est. Land Value	Land Table
045-701-005-00	30 JAMESTOWN DR	09/12/23	\$318,000	\$318,000	\$58,400	\$60,000	VILLAGE CONDOS
045-701-010-00	100 JAMESTOWN	10/11/24	\$356,000	\$356,000	\$105,400	\$60,000	VILLAGE CONDOS
045-701-013-00	116 JAMESTOWN DR	01/12/24	\$349,900	\$349,900	\$48,900	\$60,000	VILLAGE CONDOS
045-701-014-00	118 JAMESTOWN DR	11/12/24	\$409,900	\$409,900	\$127,300	\$60,000	VILLAGE CONDOS
045-701-035-00	3790 DEER RIDGE RUN	05/24/23	\$310,000	\$310,000	\$66,600	\$60,000	VILLAGE CONDOS
045-701-037-00	3780 DEER RIDGE RUN	04/08/24	\$320,000	\$320,000	\$61,200	\$60,000	VILLAGE CONDOS
045-711-002-00	98 FOX HOLLOW DR	06/09/25	\$345,000	\$345,000	\$97,200	\$60,000	VILLAGE CONDOS
045-712-004-00	70 FOX HOLLOW DR	05/20/25	\$510,000	\$510,000	\$72,400	\$60,000	VILLAGE CONDOS
045-712-009-00	56 FOX HOLLOW DR	06/06/25	\$455,000	\$455,000	\$79,000	\$60,000	VILLAGE CONDOS
045-712-015-00	40 FOX HOLLOW DR	09/05/24	\$540,000	\$540,000	\$109,800	\$60,000	VILLAGE CONDOS
045-712-020-00	36 FOX HOLLOW DR	04/06/23	\$449,000	\$449,000	\$73,800	\$60,000	VILLAGE CONDOS
045-712-021-00	38 FOX HOLLOW DR	05/13/25	\$490,000	\$490,000	\$52,400	\$60,000	VILLAGE CONDOS
Totals:			\$4,852,800		\$952,400	\$720,000	

TOTALS	Avg \$ Residual Unit			All
11	\$75,009		Residual	\$ 825,100
Range	48,900 to 109,800		TCV	\$ 660,000
			Estimated value to sale value ratio	1.25
			2025 rate x multiplier	\$ 75,009
Sale in red is excluded high outlier		2025 Rates	\$60,000	
		2026 Rates	\$75,000	