

2026 Village New/Comm ECF study for houses and townhomes

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Townhome?
045-603-001-00	4125 CENTER	03/12/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$41,935	\$193,065	\$206,639	0.934	NO*
045-711-002-00	98 FOX HOLLOW DR	06/09/25	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$64,185	\$280,815	\$300,148	0.936	yes
045-712-004-00	70 FOX HOLLOW DR	06/25/24	\$539,900	WD	03-ARM'S LENGTH	\$539,900	\$74,813	\$465,087	\$510,522	0.911	yes
045-712-009-00	56 FOX HOLLOW DR	06/06/25	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$71,335	\$383,665	\$445,859	0.861	yes
045-712-011-00	64 FOX HOLLOW DR	07/23/25	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$71,350	\$418,650	\$396,754	1.055	NO*
045-712-015-00	40 FOX HOLLOW DR	09/05/24	\$540,000	PTA	03-ARM'S LENGTH	\$540,000	\$74,828	\$465,172	\$502,498	0.926	yes
045-712-020-00	36 FOX HOLLOW DR	04/06/23	\$449,000	PTA	03-ARM'S LENGTH	\$449,000	\$71,380	\$377,620	\$399,696	0.945	NO*
045-712-021-00	38 FOX HOLLOW DR	05/23/25	\$490,000	PTA	03-ARM'S LENGTH	\$490,000	\$71,380	\$418,620	\$464,783	0.901	NO*
<b>Totals:</b>			<b>\$3,543,900</b>			<b>\$3,543,900</b>		<b>\$3,002,694</b>	<b>\$3,226,899</b>		
										<b>E.C.F. =&gt;</b>	<b>0.931</b>
<b>*For 2027, the non-townhouse Fox Hollow and new houses in old village will be studied with Jamestown condos</b>										<b>Ave. E.C.F. =&gt;</b>	<b>0.933</b>
They are already valued the same											

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Column1
045-701-009-00	96 JAMESTOWN DR	05/12/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$71,125	\$268,875	\$303,161	0.887	NO
045-701-005-00	30 JAMESTOWN DR	09/12/23	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$72,628	\$245,372	\$273,883	0.896	NO
045-701-010-00	100 JAMESTOWN DR	10/11/24	\$356,000	WD	03-ARM'S LENGTH	\$356,000	\$74,505	\$281,495	\$262,999	1.070	NO
045-701-013-00	116 JAMESTOWN DR	01/12/24	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$74,022	\$275,878	\$317,381	0.869	NO
045-701-014-00	118 JAMESTOWN DR	11/12/24	\$409,900	WD	03-ARM'S LENGTH	\$409,900	\$73,685	\$336,215	\$297,193	1.131	NO
045-701-035-00	3790 DEER RIDGE RUN	05/24/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$72,625	\$237,375	\$259,284	0.916	NO
045-701-037-00	3780 DEER RIDGE RUN	04/08/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$72,625	\$247,375	\$274,280	0.902	NO
<b>Totals:</b>			<b>\$2,403,800</b>			<b>\$2,403,800</b>		<b>\$1,892,585</b>	<b>\$1,988,181</b>		
										<b>E.C.F. =&gt;</b>	<b>0.902</b>
										<b>Ave. E.C.F. =&gt;</b>	<b>0.954</b>

			Adj Sale	Bldg Residual	Manual cost	ECF	2025	2026
		Total	\$5,947,700	\$4,895,279	\$5,215,080	<b>0.939</b>		<b>ECF</b>
Townhomes	in	Fox Hollow condos	\$1,879,900	\$1,594,739	\$1,759,027	<b>0.907</b>	0.860	<b>0.907</b>
		Jamestown condos	\$2,403,800	\$1,892,585	\$1,988,181	<b>0.952</b>	0.960	<b>0.955</b>
FH detached and		Newer on unplatted lots	\$1,664,000	\$1,407,955	\$1,467,872	<b>0.959</b>	0.960	<b>0.955</b>

\*Insufficient sales of newer homes on regular lots

Blend detached Fox Hollow, Jamestown and newer homes in old village to same final rate