

**2026 Landfill Effected ECF Study**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
015-003-020-00	365 STOCK RD	02/14/25	\$960,000	WD	03-ARM'S LENGTH	\$960,000	\$197,847	\$762,153	\$751,725	1.014
015-010-004-00	344 STOCK RD	11/20/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$89,266	\$335,734	\$249,947	1.343
015-010-007-00	429 HAWK HIGH HILL DR	10/21/22	\$975,000	WD	03-ARM'S LENGTH	\$975,000	\$168,672	\$806,328	\$1,163,851	0.693
015-010-022-00	1819 E DRYDEN RD	06/25/24	\$204,900	WD	03-ARM'S LENGTH	\$204,900	\$66,313	\$138,587	\$115,012	1.205
015-010-023-00	1811 E DRYDEN RD	08/27/24	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$56,486	\$323,514	\$337,971	0.957
		<b>Totals:</b>	<b>\$1,984,900</b>			<b>\$1,984,900</b>		<b>\$1,604,163</b>	<b>\$1,866,781</b>	
									<b>E.C.F. =&gt;</b>	<b>0.859</b>
									<b>Ave. E.C.F. =&gt;</b>	<b>1.050</b>

Notes: The landfill ECF group is a subset of properties that may be effected by the former landfill. The time period was extended back to 2022 and forward to April 2025 in an attempt to gather more data. This group had 5 valid sales within this time period, and the indicated ECF is 0.859.