

2026 Landfill Effected Residential land study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Land Table	Comments
015-003-020-00	365 STOCK RD	2/14/2025	\$960,000	WD	03-ARM'S LENGTH	\$960,000	\$313,800	\$164,400	35.00	35.00	\$8,966	LANDFILL	WATERZONE 2
015-010-001-00	SHALIMAR RIDGE Vac	3/5/2021	\$87,500	LC	03-ARM'S LENGTH	\$87,500	\$87,500	\$44,200	10.03	10.03	\$8,724	LANDFILL	No well allowed
015-010-004-00	344 STOCK RD	11/20/2024	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$192,200	\$60,200	10.12	10.12	\$18,992	LANDFILL	WATERZONE 2
015-010-027-40	HIGH POINTE DR Vac	6/4/2021	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$60,000	\$68,800	10.22	10.22	\$5,871	LANDFILL	Road access
015-010-032-00*	3875 HIGH POINTE DR	9/30/2021	\$382,000	WD	19-MULTI PARCEL ARM'	\$382,000	\$129,600	\$185,600	30.51	30.51	\$4,248	LANDFILL	3 parcels, 1 bldg site
Totals:			\$1,914,500			\$1,914,500	\$783,100	\$523,200	95.88	95.88			

	# SALES	Land sale	Net acres	Price per acre	Only single Vacant 10's	Net acres	Time adjusted Price per acre	Ind 10-a value	Time adjusted 30-A avg	Ind. 30-a value	10 to 30 acre Rounded Adj/Acre
	5	\$783,100	95.88	\$8,168	\$147,500	20.25	\$9,000	\$90,000	\$8,000	\$250,000	\$8,000
Adjusted for red outlier	4	\$590,900	85.76	\$6,890	21.44	\$147,725					
					Avg size	Value at avg					

Multi-sale notes Since the two vacant tens -027-20/027-30 are behind 3875 High Pointe and the road has not been extended through the house property to the vacant parcels, this is really a 30-acre sale
Total residual value \$129,600, acreage 30.51, price per acre \$4248. More weight is put on current residual sale

10-acre single parcel sales
With only two data points and the influence of the overall value indicated at about \$7,500/acre
10-acre rate will be set at \$90,000 because of age of vacant sales, time adjustment 10%
Most parcels in this primary land area are 10 acres and larger-smaller acreage values adjust down from 10-A base at \$6000/acre

2026 rates
10-acre \$90,000
30-acre \$250,000
Per-acre adj. up \$8,000

Landfill group is the study of parcels adjacent to and affected by pollution or pollution monitoring from the permanent capped super fund site in the former landfill area.
Most of these parcels have to be adjusted on an individual basis because of varying pollution exposures
The industrial parcels adjoining the current gravel mine on Dryden Road are included in this land table, for easier identification of all impacted properties but are not separately studied.
The active gravel mine itself is not judged to be impacted as long as mining is allowed-that land is studied with other gravel land.