

2026 Twp Condo Land Study

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Land Table
015-470-008-00	1747 MEADOWLANDS vac	06/14/22	\$50,000	\$50,000	\$31,000	62.00	\$50,000	\$45,000	MOUNT CHRISTIE
015-470-005-00	5903 SARATOGA	02/18/25	\$760,000	\$760,000	\$341,100	44.88	\$94,800	\$45,000	MOUNT CHRISTIE
015-490-001-00	973 Highland View VAC	01/19/24	\$75,900	\$75,900	\$27,800	36.63	\$75,900	\$60,000	Highlands condo
015-500-012-00	4485 MEDFORD HILL DR	02/13/24	\$750,000	\$750,000	\$269,500	35.93	\$81,800	\$60,000	STEEPLECHASE
015-500-027-00	4300 MEDFORD HILL VAC	04/12/24	\$72,000	\$72,000	\$31,300	43.47	\$72,000	\$69,000	STEEPLECHASE
015-500-028-00	MEDFORD HILL DR VAC	06/14/24	\$74,500	\$74,500	\$27,300	36.64	\$74,500	\$60,000	STEEPLECHASE
Totals:			\$1,635,900	\$1,635,900	\$669,400		\$302,500	\$210,000	

	Land Residual total	Sales	Avg lot	less outliers	Revised total	Revised avg	Est value	Ind. % change	% x 2025 base
Mt Christie	\$144,800	2	\$72,400	2	\$144,800	\$72,400	\$45,000	1.61	\$72,400
Steeplechase	\$228,300	3	\$76,100	3	\$228,300	\$76,100	\$63,000	1.21	\$72,476
Highlands	\$75,900	1	\$75,900	1	\$75,900	\$75,900	\$60,000	1.27	\$75,900
All table	\$302,500	24	\$12,604	6	\$449,000	\$74,833			

Notes:

Mt Christie-the outdated vacant sale and new residual are considered, along with trend of condo sites

Highland View 1 study period vacant sale supports the general trend of site values

Steeplechase-2 vacant sales are given most weight

Premium units are adjusted from base rate based on vacant list price differences, supported by occasional sales

	2025 Base rate	Selected 2026 base*
Mt Christie	\$45,000	\$65,000
Steeplechase	\$60,000	\$75,000
Highlands	\$60,000	\$75,000

***Some adjustments to base rate may be made to reflect individual lot characteristics**