

**2026 Township Subs/Condos ECF**

Excluding Golf course and lake properties

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Table
015-129-004-00	3217 AUTUMN VIEW	08/05/25	\$540,000	WD	\$540,000	\$75,441	\$464,559	\$537,531	0.864	AUTUMN VIEW
015-430-003-00	3857 WINDING PINE	11/01/22	\$380,000	WD	\$380,000	\$94,055	\$285,945	\$385,654	0.741	BRECHTWOOD ESTATES
015-430-017-00	3844 WINDING PINE	10/07/22	\$410,000	WD	\$410,000	\$84,477	\$325,523	\$387,983	0.839	BRECHTWOOD ESTATES
015-430-021-00	419 HELEN CT	05/01/23	\$410,000	WD	\$410,000	\$87,432	\$322,568	\$420,120	0.768	BRECHTWOOD ESTATES
015-430-022-00	439 HELEN CT	06/13/24	\$365,000	WD	\$365,000	\$85,322	\$279,678	\$343,848	0.813	BRECHTWOOD ESTATES
015-430-035-00	3786 WINDING PINE DR	02/06/23	\$395,000	WD	\$395,000	\$86,173	\$308,827	\$396,383	0.779	BRECHTWOOD ESTATES
015-430-043-00	3639 WINDING PINE DR	06/03/24	\$535,000	WD	\$535,000	\$96,149	\$438,851	\$447,610	0.980	BRECHTWOOD ESTATES
015-450-004-00	1423 RILLVIEW CT	02/02/24	\$400,000	WD	\$400,000	\$76,343	\$323,657	\$435,108	0.744	CREEKSEDGE ESTATES
015-450-005-00	1437 RILLVIEW CT	10/22/25	\$510,000	WD	\$510,000	\$74,510	\$435,490	\$534,329	0.815	CREEKSEDGE ESTATES
015-450-007-00	1465 RILLVIEW CT	06/17/24	\$550,000	WD	\$550,000	\$73,750	\$476,250	\$559,404	0.851	CREEKSEDGE ESTATES
015-450-013-00	1426 RILLVIEW CT	07/02/25	\$449,900	WD	\$449,900	\$72,250	\$377,650	\$424,217	0.890	CREEKSEDGE ESTATES
015-470-005-00	5903 SARATOGA DR	02/18/25	\$760,000	WD	\$760,000	\$77,199	\$682,801	\$840,428	0.812	MOUNT CHRISTIE
015-480-011-00	111 AMY LYNN	10/06/25	\$725,000	WD	\$725,000	\$88,750	\$636,250	\$556,276	1.144	NORTH RIDGE
015-480-012-00	181 AMY LYNN	06/03/24	\$720,000	WD	\$720,000	\$87,250	\$632,750	\$707,296	0.895	NORTH RIDGE
015-480-017-00	110 AMY LYNN	10/24/25	\$515,000	WD	\$515,000	\$89,080	\$425,920	\$510,524	0.834	NORTH RIDGE
015-500-012-00	4485 MEDFORD HILL	02/13/24	\$750,000	WD	\$750,000	\$99,423	\$650,577	\$884,075	0.736	STEEPLECHASE
<b>Totals:</b>			<b>\$8,414,900</b>		<b>\$8,414,900</b>		<b>\$7,067,296</b>	<b>\$8,370,786</b>		
									<b>E.C.F. =&gt;</b>	<b>0.844</b>
									<b>Ave. E.C.F. =:</b>	<b>0.844</b>

Expanded study period for data points from more subdivisions  
 Study applies to all subdivisions outside the village, except the lake subdivisions and the golf course subdivisions  
 Autumn View, Brechtwood, Creeksedge, Mt Christie, North Ridge, Steeplechase

**2026 ECF: 0.84**

Highlands condos carry South Central Residential ecf like surrounding acreage parcels