

2026 Armada Meadows 1,2,3 and Morrison & Hollweg 1, 2, newer in old subs ECF Study

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Neighborhood
24-305-015	23205 HOLLWEG	08/08/24	\$280,000	\$85,200	\$194,800	\$176,436	1.104	MH #1
24-304-019	73921 CHURCH	06/18/24	\$250,000	\$55,534	\$194,466	\$142,779	1.362	New in Old
24-156-018	74065 CRULL	03/04/24	\$220,000	\$43,610	\$176,390	\$117,743	1.498	New in Old
24-302-006	23191 TORREY	02/14/24	\$238,000	\$61,520	\$176,480	\$164,214	1.075	New in Old
24-306-003	73730 CHURCH	08/25/23	\$245,000	\$71,997	\$173,003	\$162,968	1.062	New in Old
24-176-028	74100 CRULL	08/04/23	\$365,000	\$59,261	\$305,739	\$294,093	1.040	New in Old
24-351-020	73481 CHURCH	07/13/23	\$235,000	\$54,678	\$180,322	\$134,370	1.342	New in Old
24-329-013	73924 GEORGIAN	02/18/25	\$295,500	\$63,101	\$232,399	\$191,218	1.215	Armada M 1 &2
24-329-002	23588 TORREY	08/22/24	\$325,000	\$68,601	\$256,399	\$203,264	1.261	Armada M 1 &2
24-328-003	23433 HOLLWEG	08/14/23	\$304,000	\$66,535	\$237,465	\$188,961	1.257	Armada M 1 &2
24-329-001	23600 TORREY	09/15/23	\$240,000	\$60,339	\$179,661	\$161,780	1.111	Armada M 1 &2
24-329-009	73933 GEORGIAN	07/24/24	\$334,000	\$66,240	\$267,760	\$231,701	1.156	Armada M 1 &2
24-333-020	73901MADISON	03/21/25	\$345,000	\$61,938	\$283,062	\$279,281	1.014	Armada M 3
24-333-015	73969 MADISON	05/31/24	\$348,500	\$64,308	\$284,192	\$248,863	1.142	Armada M 3
24-333-011	73874 JEFFERSON	05/21/24	\$355,000	\$62,954	\$292,046	\$268,402	1.088	Armada M 3
24-333-012	74019 MADISON	05/20/24	\$360,000	\$67,936	\$292,064	\$309,508	0.944	Armada M 3
24-333-011	73874 JEFFERSON	09/12/23	\$355,000	\$62,954	\$292,046	\$268,402	1.088	Armada M 3
24-335-013	23841 COLONIAL	04/10/24	\$340,000	\$60,551	\$279,449	\$296,835	0.941	Armada M 3
Totals:			\$5,435,000		\$4,297,743	\$3,840,818		
							E.C.F. =>	1.119
							Ave. E.C.F. =>	1.082

	Building Residual	Cost Manual	ECF
Armada Meadows 3	\$1,722,859	\$1,671,291	1.031
AM 1,2; MH	\$1,368,484	\$1,153,360	1.187
Newer in old vlg subs	\$1,206,400	\$ 1,016,167	1.187
Adj. Outliers	\$551,178	\$394,892	
Adjusted Totals	\$2,023,706	\$1,774,635	1.140

2025 Rate **2026 Rate**

Armada Meadows 3 is newest sub and historically shows lower ECFs, these sales are all in study period

1.010 **1.03**

Morrison & Hollweg subs are similar and age and housing types to Armada Meadows 1 &2, and historically sho

1.08 **1.14**

Sales date expanded to include more data points for these neighborhoods

Sales of Newer homes in Old Neighborhoods group has also been similar to AM1&2 and MH1&2

This year's study of that ECF neighborhood again supports this result