

**2026 New Village Sub Lots Study**

Parcel ID	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Est. Value	Eff. FF	Depth	\$/FF	Act. FF	Land Table	Column1
24-329-001	23600 TORREY	9/15/2023	\$240,000	03-ARM'S LENGTH	\$240,000	\$62,000	\$57,000	78.1	116	\$794	48.0	Armada Meadows 1&2	
24-327-003	23555 TORREY	8/2/2021	\$220,000	03-ARM'S LENGTH	\$220,000	\$56,400	\$63,600	87.1	133	\$648	88.0	ARMADA MEADOWS 1&2	
24-328-003	23443 HOLLWEG	8/14/2023	\$304,000	03-ARM'S LENGTH	\$304,000	\$90,000	\$56,600	77.5	120	\$1,162	73.0	ARMADA MEADOWS 1&2	
24-329-002	23588 TORREY	8/22/2024	\$325,000	03-ARM'S LENGTH	\$325,000	\$98,800	\$62,003	84.9	130	\$1,164	52.0	ARMADA MEADOWS 1&2	
24-329-009	73933 GEORGIAN	7/24/2024	\$334,000	03-ARM'S LENGTH	\$334,000	\$72,600	\$58,400	75.0	94	\$968	75.0	ARMADA MEADOWS 1&2	
24-329-013	73924 GEORGIAN	2/18/2025	\$295,500	03-ARM'S LENGTH	\$295,500	\$84,300	\$58,400	80.0	120	\$1,054	80.0	ARMADA MEADOWS 1&2	
24-332-002	23566 COLONIAL	8/28/2024	\$280,000	03-ARM'S LENGTH	\$280,000	\$115,000	\$55,800	76.3	120	\$1,507	70.0	ARMADA MEADOWS 3	
24-333-011	73874 JEFFERSON	5/21/2024	\$355,000	03-ARM'S LENGTH	\$355,000	\$86,800	\$59,400	75.0	133	\$1,157	75.0	ARMADA MEADOWS 3	
24-333-012	74019 MADISON	5/20/2024	\$360,000	03-ARM'S LENGTH	\$360,000	\$47,000	\$54,000	63.0	126	\$746	63.0	ARMADA MEADOWS 3	
24-335-013	23841 COLONIAL	4/10/2024	\$340,000	03-ARM'S LENGTH	\$340,000	\$48,600	\$54,000	62.0	126	\$784	62.0	ARMADA MEADOWS 3	
24-333-014	73983 MADISON	1/20/2023	\$295,000	03-ARM'S LENGTH	\$295,000	\$46,200	\$54,000	63.0	126	\$733	63.0	ARMADA MEADOWS 3	
24-333-015	73969 MADISON	5/31/2024	\$348,500	03-ARM'S LENGTH	\$348,500	\$98,900	\$55,000	63.0	126	\$1,570	63.0	ARMADA MEADOWS 3	
24-333-020	73901 MADISON	3/21/2025	\$345,000	03-ARM'S LENGTH	\$345,000	\$69,600	\$54,000	63.0	126	\$1,105	63.0	ARMADA MEADOWS 3	
24-334-002	74000 MADISON	11/28/2023	\$290,000	03-ARM'S LENGTH	\$290,000	\$59,800	\$59,400	64.0	126	\$934	64.0	ARMADA MEADOWS 3	
24-178-007	74040 MADISON	1/18/2023	\$315,000	03-ARM'S LENGTH	\$315,000	\$56,200	\$54,000	64.0	128	\$878	64.0	ARMADA MEADOWS 3	
24-308-006	73596 MORRISON	6/11/2021	\$320,200	03-ARM'S LENGTH	\$320,200	\$77,400	\$72,800	99.9	169	\$775	100.0	MORRISON HOLLWEG 1	
24-306-008	73837 FLORAL	6/3/2021	\$175,000	03-ARM'S LENGTH	\$175,000	\$16,800	\$54,800	102.8	127	\$163	156.0	MORRISON HOLLWEG 1	
24-305-015	23205 HOLLWEG	8/8/2024	\$280,000	03-ARM'S LENGTH	\$280,000	\$83,400	\$75,000	102.8	127	\$811	156.0	MORRISON HOLLWEG 1	
Totals:			\$5,422,200		\$5,422,200	\$1,269,800	\$1,058,203	1381.3			1415.0		

Average per FF=> \$919.25

Expanded time frame for data points

		Front Feet	Num of sales	Residual AM 1/2/ MH	TCV Est Value	Avg/FF	Multiplier	2025 x multiplier	2026 Rate
Arm. M. 1 &2/Morr,Holl	2025 rate	\$730 FF	5	\$351,800	\$326,800	\$794	1.076	\$785.84	\$785
AM 3	2025 RATE	\$54,000 per unit	7	\$414,200	\$388,800	\$59,171	1.065	\$57,528	\$ 58,000

Outlier sales are in red, represent sales removed to promote uniformity in study.

The ratio of residual value to the estimated value for a neighborhood is considered in conjunction with the straight residual value per front foot.

Armada Meadows 1/2 FF rate area contains some narrow front wedge lots. A minimum site value is set at \$54,000 because no AM 1/2 lot will sell for much less than the site value set for AM 3