

Pleasantview TWP ECF analysis for 2023 roll
Non-condo ECFs

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Other Parcels in Sale
11-13-17-276-028	1150 SUMAC DR	8/12/2020	220,000	28,991	191,009	158,859	1.2024	BOYAR	SINGLE FAMILY	
11-13-17-276-008	2303 KNOLLWOOD DR	3/25/2021	260,000	10,350	249,650	196,951	1.2676	BOYAR	SINGLE FAMILY	
Totals:			480,000		440,659	355,810				
							E.C.F. =>	1.2385		
							Ave. E.C.F. =>	1.2350		

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Other Parcels in Sale
11-13-28-301-025	783 HEATHER DR	1/15/2021	355,000	49,687	305,313	392,412	0.7780	HEA	SINGLE FAMILY	
11-13-28-301-027	799 HEATHER DR	10/13/2020	499,900	17,000	482,900	405,922	1.1896	HEA	SINGLE FAMILY	
11-13-28-301-021	758 HEATHER DR	9/9/2022	559,000	24,118	534,882	382,104	1.3998	HEA	SINGLE FAMILY	
11-13-28-301-002	522 HEATHER DR	8/31/2022	725,000	20,933	704,067	284,581	2.4740	HEA	SINGLE FAMILY	11-13-28-300-001
Totals:			2,138,900		2,027,162	1,465,019				
							E.C.F. =>	1.3837		
							Ave. E.C.F. =>	1.4604		

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Other Parcels in Sale
11-13-34-101-008	337 WINTER PARK DR	5/12/2020	265,000	23,934	241,066	256,204	0.9409	HH	SINGLE FAMILY	
11-13-34-127-003	225 SUN VALLEY DR	1/28/2022	160,000	21,086	138,914	137,281	1.0119	HH	A-FRAME	
11-13-34-100-017	395 LOVELAND DR	5/29/2020	227,900	32,570	195,330	192,821	1.0130	HH	SINGLE FAMILY	
11-13-34-176-003	5292 LAURETIAN DR	7/8/2020	149,000	21,000	128,000	109,228	1.1719	HH	SINGLE FAM OLD	
11-13-34-154-013	5375 ASPEN WAY	7/31/2020	279,000	21,000	258,000	190,439	1.3548	HH	SINGLE FAMILY	
11-13-34-100-017	395 LOVELAND DR	11/17/2021	315,000	36,820	278,180	192,821	1.4427	HH	SINGLE FAMILY	11-13-34-126-008
11-13-34-179-002	426 CHAMONIX LN	6/24/2020	245,000	20,732	224,268	155,000	1.4469	HH	CHALET	
11-13-34-126-001	273 LOVELAND DR	7/16/2021	290,000	21,697	268,303	181,826	1.4756	HH	CHALET	11-13-34-126-009
11-13-34-126-021	436 SUN VALLEY DR	9/11/2020	295,000	20,376	274,624	169,267	1.6224	HH	SINGLE FAMILY	
11-13-34-102-009	60 SUN VALLEY DR	11/17/2020	320,000	22,628	297,372	168,876	1.7609	HH	SINGLE FAMILY	
11-13-34-101-011	165 WINTER PARK DR	6/17/2021	365,000	25,750	339,250	192,133	1.7657	HH	SINGLE FAMILY	
11-13-34-179-016	453 CHAMONIX LN	1/20/2021	238,000	22,141	215,859	119,816	1.8016	HH	CHALET	
11-13-34-179-016	453 CHAMONIX LN	12/20/2020	238,000	22,141	215,859	119,816	1.8016	HH	CHALET	
11-13-34-176-008	5335 LAURETIAN DR	7/18/2022	251,000	21,000	230,000	109,427	2.1019	HH	A-FRAME	
11-13-34-127-002	195 SUN VALLEY DR	4/27/2022	360,000	22,014	337,986	132,013	2.5602	HH	A-FRAME	
Totals:			3,997,900		3,643,011	2,426,969				
							E.C.F. =>	1.5011		
							Ave. E.C.F. =>	1.5515		

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Other Parcels in Sale
11-13-33-426-014	55 WILD CHERRY LN	6/14/2021	250,000	27,904	222,096	220,332	1.0080	HIGHW	SINGLE FAMILY	
11-13-33-426-038	153 HEMLOCK LN	9/2/2020	210,000	22,975	187,025	157,276	1.1892	HIGHW	SINGLE FAMILY	
11-13-33-426-033	164 HEMLOCK LN	9/24/2021	295,000	21,006	273,994	229,434	1.1942	HIGHW	SINGLE FAMILY	
11-13-33-426-033	164 HEMLOCK LN	9/22/2021	295,000	21,006	273,994	229,434	1.1942	HIGHW	SINGLE FAMILY	
11-13-33-426-032	188 HEMLOCK LN	11/4/2021	210,000	20,611	189,389	125,327	1.5112	HIGHW	SINGLE FAMILY	
11-13-33-277-011	104 MEADOW-WOOD DR	2/11/2021	287,900	18,448	269,452	225,076	1.1972	HW1	SINGLE FAMILY	
11-13-33-277-041	197 ROYALVIEW RD	7/29/2021	420,000	21,451	398,549	260,761	1.5284	HW1	SINGLE FAMILY	
11-13-33-277-042	171 ROYALVIEW RD	12/15/2021	377,000	17,250	359,750	225,178	1.5976	HW1	SINGLE FAMILY	
11-13-33-276-010	158 MEADOW-WOOD DR	4/30/2021	414,000	28,381	385,619	319,083	1.2085	HW2	SINGLE FAMILY	
11-13-33-275-179	5250 MOUNTAIN VIEW DR	1/28/2022	760,000	51,411	708,589	577,093	1.2279	HW3	SINGLE FAMILY	
Totals:			3,518,900		3,268,457	2,568,993				
							E.C.F. =>	1.2723		
							Ave. E.C.F. =>	1.2856		

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Other Parcels in Sale
11-13-25-300-001		4/22/2022	330,000	240,303	89,697	100,572	0.8919	LF/PE	SINGLE FAM OLD	
11-13-25-200-008	2801 BERRY PATCH LN	8/20/2020	197,000	24,595	172,405	182,499	0.9447	LF/PE	SINGLE FAMILY	
11-13-25-200-019	2564 E BRUTUS RD	11/11/2022	210,000	21,554	188,446	138,331	1.3623	LF/PE	SINGLE FAMILY	
11-13-36-300-015	5885 NORTH CONWAY RD	10/8/2021	309,000	39,916	269,084	146,642	1.8350	LF/PE	MODULAR	
11-13-36-300-005	5615 NORTH CONWAY RD	8/16/2021	285,000	26,439	258,561	101,552	2.5461	LF/PE	SINGLE FAMILY	

Totals: 1,331,000 978,193 669,596
 E.C.F. => 1.4609
 Ave. E.C.F. => 1.5160

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Other Parcels in Sale
11-13-17-200-019	2474 S LARKS LAKE RD	12/4/2020	479,000	29,828	449,172	503,854	0.8915	PVR	SINGLE FAMILY	
11-13-33-400-008	242 HIGHLANDS PIKE	4/9/2020	96,500	7,931	88,569	71,501	1.2387	PVR	SINGLE FAM OLD	
11-13-34-300-032	5541 S PLEASANTVIEW RD	8/27/2020	110,000	14,565	95,435	74,006	1.2896	PVR	SINGLE FAMILY	
11-13-21-400-012	3790 S PLEASANTVIEW RD	9/1/2021	300,000	20,189	279,811	207,036	1.3515	PVR	SINGLE FAM OLD	
11-13-21-400-012	3790 S PLEASANTVIEW RD	8/31/2021	300,000	20,189	279,811	207,036	1.3515	PVR	SINGLE FAM OLD	
11-13-34-300-002	5549 S PLEASANTVIEW RD	5/23/2022	200,000	14,253	185,747	136,844	1.3574	PVR	SINGLE FAMILY	
11-13-21-400-003	3900 S PLEASANTVIEW RD	12/27/2022	389,000	12,146	376,854	276,452	1.3632	PVR	SINGLE FAMILY	
11-13-18-300-011	2890 W STUTSMANVILLE RD	10/20/2021	310,000	21,691	288,309	157,737	1.8278	PVR	SINGLE FAMILY	
11-13-18-300-011	2890 W STUTSMANVILLE RD	3/11/2022	334,900	21,691	313,209	157,737	1.9856	PVR	SINGLE FAMILY	
11-13-11-100-006	1416 TOWER RD	12/21/2022	185,000	27,061	157,939	71,389	2.2124	PVR	SINGLE FAMILY	
11-13-17-300-002	1798 W STUTSMANVILLE RD	2/22/2021	350,000	162,116	187,884	35,647	5.2707	PVR	SINGLE FAMILY	
Totals:			3,054,400		2,702,740	1,899,238				
							E.C.F. =>		1.4231	
							Ave. E.C.F. =>		1.8309	

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Other Parcels in Sale
11-13-20-276-012	1003 CHRISTIE DR	7/29/2021	239,000	172,215	66,785	93,557	0.7138	R2.AR		11-13-20-276-010, 11-13-20-276-009, 11-13-20-276-011, 11-13-20-200-001
11-13-20-200-001		7/29/2021	239,000	172,215	66,785	93,557	0.7138	R2.AR		11-13-20-276-010, 11-13-20-276-009, 11-13-20-276-012, 11-13-20-276-011
11-13-20-276-009	1018 CHRISTIE DR	7/29/2021	239,000	172,215	66,785	93,557	0.7138	R2.AR		11-13-20-276-010, 11-13-20-276-012, 11-13-20-276-011, 11-13-20-200-001
11-13-20-276-010		7/29/2021	239,000	172,215	66,785	93,557	0.7138	R2.AR		11-13-20-276-009, 11-13-20-276-012, 11-13-20-276-011, 11-13-20-200-001
11-13-20-276-011	1033 CHRISTIE DR	7/29/2021	239,000	172,215	66,785	93,557	0.7138	R2.AR		11-13-20-276-010, 11-13-20-276-009, 11-13-20-276-012, 11-13-20-200-001
11-13-34-154-003	5278 ASPEN WAY	7/1/2020	170,000	42,000	128,000	82,541	1.5507	R2.AR	A-FRAME	11-13-34-154-005
11-13-34-154-005	5296 ASPEN WAY	7/1/2020	170,000	42,000	128,000	82,541	1.5507	R2.AR		11-13-34-154-003
11-13-34-126-008	389 LOVELAND DR	11/17/2021	315,000	36,734	278,266	163,573	1.7012	R2.AR	SINGLE FAMILY	11-13-34-100-017
11-13-27-101-009	269 BEAUX RIVAGES DR	2/2/2022	389,900	34,991	354,909	167,732	2.1159	R2.AR		11-13-27-101-008, 11-13-27-101-030, 11-13-27-101-028, 11-13-27-101-027
11-13-27-101-008	253 BEAUX RIVAGES DR	2/2/2022	389,900	34,991	354,909	167,732	2.1159	R2.AR		11-13-27-101-009, 11-13-27-101-030, 11-13-27-101-028, 11-13-27-101-027
11-13-27-101-027	260 BEAUX RIVAGES DR	2/2/2022	389,900	34,991	354,909	167,732	2.1159	R2.AR		11-13-27-101-008, 11-13-27-101-030, 11-13-27-101-028, 11-13-27-101-009
11-13-27-101-028	278 BEAUX RIVAGES DR	2/2/2022	389,900	34,991	354,909	167,732	2.1159	R2.AR		11-13-27-101-008, 11-13-27-101-030, 11-13-27-101-009, 11-13-27-101-027
11-13-27-101-030	296 BEAUX RIVAGES DR	2/2/2022	389,900	34,991	354,909	167,732	2.1159	R2.AR		11-13-27-101-008, 11-13-27-101-009, 11-13-27-101-028, 11-13-27-101-027
Totals:			3,799,500		2,642,736	1,635,100				
							E.C.F. =>		1.6163	
							Ave. E.C.F. =>		1.4578	

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Other Parcels in Sale
11-13-33-400-006	5640 ELM LN	7/15/2022	250,000	55,305	194,695	306,860	0.6345	SHEP	SINGLE FAMILY	
11-13-33-427-012	5686 ELM LN	5/26/2021	375,000	36,000	339,000	429,195	0.7899	SHEP	SINGLE FAMILY	
11-13-33-400-006	5640 ELM LN	12/21/2022	334,850	55,305	279,545	306,860	0.9110	SHEP	SINGLE FAMILY	
11-13-33-400-006	5640 ELM LN	12/14/2022	334,850	55,305	279,545	306,860	0.9110	SHEP	SINGLE FAMILY	
11-13-33-427-001	5601 ELM LN	3/25/2021	187,700	28,612	159,088	127,540	1.2474	SHEP	SINGLE FAMILY	
11-13-33-427-038	270 HIGHLANDS PIKE	12/21/2022	259,000	24,000	235,000	164,941	1.4248	SHEP	SINGLE FAMILY	
11-13-33-427-034	262 HIGHLANDS PIKE	12/8/2022	275,000	16,000	259,000	180,149	1.4377	SHEP	SINGLE FAMILY	
11-13-33-427-036	266 HIGHLANDS PIKE	9/2/2022	342,000	24,161	317,839	172,686	1.8406	SHEP	CHALET	
11-13-33-400-023	290 HIGHLANDS PIKE	9/22/2022	485,000	57,250	427,750	187,592	2.2802	SHEP	SINGLE FAMILY	
11-13-33-400-023	290 HIGHLANDS PIKE	9/20/2022	485,000	57,250	427,750	187,592	2.2802	SHEP	SINGLE FAMILY	
Totals:			3,328,400		2,919,212	2,370,276				
							E.C.F. =>		1.2316	
							Ave. E.C.F. =>		1.3757	

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11-13-27-101-059	527 BEAUX RIVAGES DR	12/15/2020	799,000	53,822	745,178	616,700	1.2083	BR	SINGLE FAM OLD	
11-13-21-101-010	3083 HEDRICK RD	10/24/2022	168,750	15,510	153,240	98,282	1.5592	VVE	SINGLE FAMILY	
Totals:			967,750		898,418	714,982				
							E.C.F. =>		1.2566	
							Ave. E.C.F. =>		1.3838	

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11-13-22-352-104	3955 S PLEASANTVIEW RD	9/13/2021	220,000	0	220,000	126,709	1.7363	55EA	SINGLE FAMILY	
11-13-22-352-106	3955 S PLEASANTVIEW RD	8/23/2021	249,900	0	249,900	139,777	1.7878	55EA	SINGLE FAMILY	
11-13-22-352-109	3923 FIVE SEASONS DR	4/22/2022	322,000	782	321,218	137,962	2.3283	55EA	SINGLE FAMILY	11-13-22-300-010
Totals:			791,900		791,118	404,448				
							E.C.F. =>	1.9560		
							Ave. E.C.F. =>	1.9508		

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Other Parcels in Sale
11-13-21-475-111	109 TWO PINES DR	12/7/2020	272,000	0	272,000	284,522	0.9560	AH	SINGLE FAMILY	
11-13-21-475-108	3878 PARKSIDE WAY	5/28/2020	70,000	0	70,000	219,017	0.3196	AH -2	SINGLE FAMILY	
11-13-21-475-107	3880 PARKSIDE WAY	9/15/2020	165,000	0	165,000	218,962	0.7536	AH -2	SINGLE FAMILY	
11-13-21-475-105	3882 PARKSIDE WAY	10/16/2020	170,000	0	170,000	218,962	0.7764	AH -2	SINGLE FAMILY	
11-13-21-475-106	3876 PARKSIDE WAY	12/7/2020	175,900	0	175,900	219,017	0.8031	AH -2	SINGLE FAMILY	
11-13-21-475-113	3866 PARKSIDE WAY	12/8/2022	330,000	0	330,000	218,962	1.5071	AH -2	SINGLE FAMILY	
Totals:			1,182,900		1,182,900	1,379,442				
							E.C.F. =>	0.8575		
							Ave. E.C.F. =>	0.8526		

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Other Parcels in Sale
11-13-32-230-171	1157 NORTH PEAK PASS DR	12/9/2021	400,000	0	400,000	297,828	1.3431	AP3&4	CONDO	
11-13-32-230-175	5062 ALPINE OVERPASS	8/9/2021	437,000	0	437,000	314,628	1.3889	AP3&4	CONDO	
Totals:			837,000		837,000	612,456				
							E.C.F. =>	1.3666		
							Ave. E.C.F. =>	1.3660		

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Other Parcels in Sale
11-13-32-230-142	1113 NORTH PEAK PASS DR	9/30/2020	227,450	0	227,450	205,876	1.1048	AV	CONDO	
11-13-32-230-117	1151 ALPINE VILLAGE DR	8/17/2020	235,000	0	235,000	196,398	1.1966	AV	CONDO	
11-13-32-230-125	5158 ALPINE OVERPASS	12/14/2020	242,500	0	242,500	194,087	1.2494	AV	CONDO	
11-13-32-230-120	1151 ALPINE VILLAGE DR	10/21/2020	334,900	0	334,900	241,937	1.3842	AV	CONDO	
11-13-32-230-139	1150 ALPINE VILLAGE DR	8/16/2021	441,750	0	441,750	287,494	1.5366	AV	CONDO	
11-13-32-230-128	5158 ALPINE OVERPASS	12/4/2020	425,000	0	425,000	274,192	1.5500	AV	CONDO	
11-13-32-230-135	5110 ALPINE OVERPASS	7/15/2022	505,000	0	505,000	309,576	1.6313	AV	CONDO	
11-13-32-230-170	1157 NORTH PEAK PASS DR	3/31/2022	360,000	0	360,000	195,640	1.8401	AV	CONDO	
11-13-32-230-140	1150 ALPINE VILLAGE DR	8/31/2022	520,000	0	520,000	239,056	2.1752	AV	CONDO	
11-13-32-230-124	5165 ALPINE OVERPASS	11/18/2020	378,300	0	378,300	313,306	1.2074	AV X	CONDO	
Totals:			3,669,900		3,669,900	2,457,561				
							E.C.F. =>	1.4933		
							Ave. E.C.F. =>	1.4876		

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Other Parcels in Sale
11-13-33-120-134	5269 GREYSTONE CT	10/9/2020	288,000	0	288,000	427,453	0.6738	GREY1	SINGLE FAMILY	
11-13-33-120-112	5262 GREYSTONE CT	12/15/2022	675,000	0	675,000	438,420	1.5396	GREY1	SINGLE FAMILY	
Totals:			963,000		963,000	865,873				
							E.C.F. =>	1.1122		
							Ave. E.C.F. =>	1.1067		

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11-13-28-302-122	4690 CAMELOT DR	7/17/2020	162,500	0	162,500	230,874	0.7038	HCOND	SINGLE FAMILY	
11-13-28-302-110	4737 CAMELOT DR	1/11/2021	185,000	0	185,000	203,386	0.9096	HCOND	SINGLE FAMILY	
11-13-28-302-118	4675 CAMELOT DR	11/5/2020	230,000	0	230,000	251,616	0.9141	HCOND	SINGLE FAMILY	
11-13-28-302-112	4717 CAMELOT DR	9/18/2020	254,000	0	254,000	264,187	0.9614	HCOND	SINGLE FAMILY	
11-13-28-302-116	4695 CAMELOT DR	6/29/2020	204,000	0	204,000	203,125	1.0043	HCOND	SINGLE FAMILY	
11-13-28-302-121	4692 CAMELOT DR	3/29/2021	238,000	0	238,000	230,874	1.0309	HCOND	SINGLE FAMILY	
11-13-28-302-104	4722 CAMELOT DR	5/16/2022	300,000	0	300,000	258,770	1.1593	HCOND	SINGLE FAMILY	
11-13-28-302-108	4702 CAMELOT DR	10/7/2022	275,000	0	275,000	221,960	1.2390	HCOND	SINGLE FAMILY	
11-13-28-302-120	4643 CAMELOT DR	8/5/2021	300,000	0	300,000	234,435	1.2797	HCOND	SINGLE FAMILY	
11-13-28-302-121	4692 CAMELOT DR	4/1/2022	315,000	0	315,000	230,874	1.3644	HCOND	SINGLE FAMILY	

Totals: 2,463,500 2,463,500 2,330,102
 E.C.F. => 1.0572
 Ave. E.C.F. => 1.0566

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Other Parcels in Sale
11-13-33-304-127	5620 HIGHLANDS DR	8/21/2020	50,000	0	50,000	140,977	0.3547	HHI2	SINGLE FAMILY	
11-13-33-304-120	5620 HIGHLANDS DR	7/24/2020	115,000	0	115,000	216,466	0.5313	HHI2	SINGLE FAMILY	
11-13-33-304-112	5620 HIGHLANDS DR	9/18/2020	118,000	0	118,000	216,466	0.5451	HHI2	SINGLE FAMILY	
11-13-33-304-130	5620 HIGHLANDS DR	12/4/2020	95,900	0	95,900	134,734	0.7118	HHI2	SINGLE FAMILY	
11-13-33-304-133	5620 HIGHLANDS DR	6/25/2021	125,000	0	125,000	140,977	0.8867	HHI2	SINGLE FAMILY	
11-13-33-304-133	5620 HIGHLANDS DR	9/1/2022	175,000	0	175,000	140,977	1.2413	HHI2	SINGLE FAMILY	
11-13-33-303-107	5620 HIGHLANDS DR	3/8/2021	85,000	0	85,000	95,638	0.8888	HHIC	SINGLE FAMILY	
11-13-33-303-132	5620 HIGHLANDS DR	10/1/2020	150,000	0	150,000	149,185	1.0055	HHIC	SINGLE FAMILY	
11-13-33-303-102	5620 HIGHLANDS DR	3/19/2021	95,000	0	95,000	94,436	1.0060	HHIC	SINGLE FAMILY	
11-13-33-303-144	5620 HIGHLANDS DR	9/30/2020	95,000	0	95,000	94,436	1.0060	HHIC	SINGLE FAMILY	
11-13-33-303-140	5620 HIGHLANDS DR	4/23/2020	98,000	0	98,000	95,638	1.0247	HHIC	SINGLE FAMILY	
11-13-33-303-174	5620 HIGHLANDS DR	2/4/2021	155,000	0	155,000	149,185	1.0390	HHIC	SINGLE FAMILY	
11-13-33-303-157	5620 HIGHLANDS DR	1/4/2021	104,000	0	104,000	95,638	1.0874	HHIC	SINGLE FAMILY	
11-13-33-303-164	5620 HIGHLANDS DR	6/3/2020	166,000	0	166,000	131,039	1.2668	HHIC	SINGLE FAMILY	
11-13-33-303-175	5620 HIGHLANDS DR	4/23/2021	185,000	0	185,000	145,665	1.2700	HHIC	SINGLE FAMILY	
11-13-33-303-146	5620 HIGHLANDS DR	6/15/2021	125,000	0	125,000	95,638	1.3070	HHIC	SINGLE FAMILY	
11-13-33-303-148	5620 HIGHLANDS DR	1/14/2022	132,500	0	132,500	94,436	1.4031	HHIC	SINGLE FAMILY	
11-13-33-303-169	5620 HIGHLANDS DR	12/1/2021	185,000	0	185,000	131,039	1.4118	HHIC	SINGLE FAMILY	
11-13-33-303-105	5620 HIGHLANDS DR	1/3/2022	135,000	0	135,000	94,436	1.4295	HHIC	SINGLE FAMILY	
11-13-33-303-135	5620 HIGHLANDS DR	9/30/2022	214,900	0	214,900	149,185	1.4405	HHIC	SINGLE FAMILY	
11-13-33-303-155	5620 HIGHLANDS DR	12/15/2021	136,500	0	136,500	94,436	1.4454	HHIC	SINGLE FAMILY	
11-13-33-303-170	5620 HIGHLANDS DR	10/15/2021	198,000	0	198,000	131,039	1.5110	HHIC	SINGLE FAMILY	
11-13-33-303-104	5620 HIGHLANDS DR	7/21/2022	158,901	0	158,901	94,436	1.6826	HHIC	SINGLE FAMILY	
11-13-33-303-156	5620 HIGHLANDS DR	10/31/2022	169,900	0	169,900	94,436	1.7991	HHIC	SINGLE FAMILY	
11-13-33-303-107	5620 HIGHLANDS DR	12/23/2022	179,900	0	179,900	95,638	1.8810	HHIC	SINGLE FAMILY	
11-13-33-303-103	5620 HIGHLANDS DR	1/10/2023	190,500	0	190,500	94,436	2.0172	HHIC	SINGLE FAMILY	
Totals:			3,638,001		3,638,001	3,210,615				
							E.C.F. =>		1.1331	
							Ave. E.C.F. =>		1.1997	

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Other Parcels in Sale
11-13-34-352-105	5861 S PLEASANTVIEW RD	11/13/2020	371,250	0	371,250	326,030	1.1387	HV	SINGLE FAMILY	
11-13-34-352-112	5841 S PLEASANTVIEW RD	10/17/2022	479,900	0	479,900	263,619	1.8204	HV	SINGLE FAMILY	
11-13-34-353-110	5901 S PLEASANTVIEW RD	5/25/2021	187,000	2,420	184,580	133,162	1.3861	HVS	SINGLE FAMILY	
11-13-34-353-111	5901 S PLEASANTVIEW RD	6/14/2021	270,344	1,279	269,065	180,155	1.4935	HVS	SINGLE FAMILY	
11-13-34-353-109	5901 S PLEASANTVIEW RD	8/16/2021	275,000	2,103	272,897	180,155	1.5148	HVS	SINGLE FAMILY	
11-13-34-353-110	5901 S PLEASANTVIEW RD	4/13/2022	250,000	2,420	247,580	133,162	1.8592	HVS	SINGLE FAMILY	
11-13-34-353-110	5901 S PLEASANTVIEW RD	11/11/2022	335,000	2,420	332,580	133,162	2.4976	HVS	SINGLE FAMILY	
11-13-34-353-110	5901 S PLEASANTVIEW RD	11/10/2022	335,000	2,420	332,580	133,162	2.4976	HVS	SINGLE FAMILY	
Totals:			2,503,494		2,490,432	1,482,605				
							E.C.F. =>		1.6798	
							Ave. E.C.F. =>		1.7760	

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Other Parcels in Sale
11-13-28-326-109	715 WOODHILL	10/9/2020	780,000	19,000	761,000	679,142	1.1205	MOOR2	SINGLE FAMILY	
11-13-33-125-103	597 EASTWIND DR	12/15/2020	660,000	27,374	632,626	730,247	0.8663	MOOR3	SINGLE FAMILY	
11-13-33-125-103	597 EASTWIND DR	9/30/2022	800,000	27,374	772,626	730,247	1.0580	MOOR3	SINGLE FAMILY	
Totals:			2,240,000		2,166,252	2,139,635				
							E.C.F. =>		1.0124	
							Ave. E.C.F. =>		1.0150	

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Other Parcels in Sale
11-13-28-133-118	4034 PINEHURST LN	8/6/2020	314,000	0	314,000	341,055	0.9207	ROSS	SINGLE FAMILY	
11-13-28-133-144	4249 PINEHURST LN	12/31/2021	400,000	0	400,000	368,428	1.0857	ROSS	SINGLE FAMILY	
11-13-28-133-141	4277 PINEHURST LN	7/15/2022	500,000	0	500,000	341,055	1.4660	ROSS	SINGLE FAMILY	
11-13-28-133-124	4070 PINEHURST LN	6/9/2022	522,500	0	522,500	353,775	1.4769	ROSS	SINGLE FAMILY	
Totals:			1,736,500		1,736,500	1,404,313				
							E.C.F. =>		1.2365	

Ave. E.C.F. => 1.2373

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Other Parcels in Sale
11-13-35-101-128	1222 WALKABOUT LN	7/6/2020	611,100	7,500	603,600	728,569	0.8285	STONE	LOG HOME	
11-13-26-425-146	1545 BLACKBERRY TR	10/22/2020	700,000	7,700	692,300	769,619	0.8995	STONE	SINGLE FAMILY	
11-13-35-101-127	1238 WALKABOUT LN	6/4/2021	790,000	7,500	782,500	610,178	1.2824	STONE	SINGLE FAM OLD	
11-13-26-425-138	1521 STONEHEDGE CT	12/23/2021	790,000	1,700	788,300	488,879	1.6125	STONE	LOG HOME	11-13-26-425-139
11-13-26-425-138	1521 STONEHEDGE CT	12/27/2021	790,000	18,440	771,560	414,814	1.8600	STONE	LOG HOME	11-13-26-425-139
11-13-26-425-139		12/27/2021	790,000	18,440	771,560	414,814	1.8600	STONE	LOG HOME	11-13-26-425-138
11-13-26-425-140	1601 STONEHEDGE CT	4/27/2022	445,000	14,694	430,306	222,631	1.9328	STONE	SINGLE FAMILY	
Totals:			4,916,100		4,840,126	3,649,504				
							E.C.F. =>	1.3262		
							Ave. E.C.F. =>	1.4680		

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Other Parcels in Sale
11-13-27-301-169	4749 S PLEASANTVIEW RD	9/9/2020	178,000	0	178,000	159,106	1.1187	TCC	CONDO	
11-13-27-301-112	4749 S PLEASANTVIEW RD	11/18/2020	197,000	0	197,000	170,247	1.1571	TCC	CONDO	
11-13-27-301-161	4749 S PLEASANTVIEW RD	8/18/2020	93,500	0	93,500	80,390	1.1631	TCC	CONDO	
11-13-27-301-191	4749 S PLEASANTVIEW RD	11/17/2020	199,000	0	199,000	169,577	1.1735	TCC	CONDO	
11-13-27-301-192	4749 S PLEASANTVIEW RD	2/15/2021	191,000	0	191,000	159,106	1.2005	TCC	CONDO	
11-13-27-301-230	4749 S PLEASANTVIEW RD	8/10/2020	220,000	0	220,000	181,606	1.2114	TCC	CONDO	
11-13-27-301-196	4749 S PLEASANTVIEW RD	12/29/2020	149,000	0	149,000	121,310	1.2283	TCC	CONDO	
11-13-27-301-198	4749 S PLEASANTVIEW RD	4/12/2021	208,500	0	208,500	169,577	1.2295	TCC	CONDO	
11-13-27-301-134	4749 S PLEASANTVIEW RD	2/10/2021	224,900	0	224,900	181,606	1.2384	TCC	CONDO	
11-13-27-301-211	4749 S PLEASANTVIEW RD	10/15/2020	200,000	0	200,000	159,106	1.2570	TCC	CONDO	
11-13-27-301-166	4749 S PLEASANTVIEW RD	3/26/2021	229,000	0	229,000	181,606	1.2610	TCC	CONDO	
11-13-27-301-127	4749 S PLEASANTVIEW RD	2/5/2021	145,000	0	145,000	110,480	1.3125	TCC	CONDO	
11-13-27-301-119	4749 S PLEASANTVIEW RD	7/28/2020	129,900	0	129,900	98,785	1.3150	TCC	CONDO	
11-13-27-301-190	4749 S PLEASANTVIEW RD	12/23/2021	210,000	0	210,000	159,106	1.3199	TCC	CONDO	
11-13-27-301-179	4749 S PLEASANTVIEW RD	10/20/2020	180,000	0	180,000	121,310	1.4838	TCC	CONDO	
11-13-27-301-235	4749 S PLEASANTVIEW RD	11/13/2020	180,000	0	180,000	121,310	1.4838	TCC	CONDO	
11-13-27-301-213	4749 S PLEASANTVIEW RD	5/25/2021	240,000	0	240,000	159,106	1.5084	TCC	CONDO	
11-13-27-301-116	4749 S PLEASANTVIEW RD	8/31/2021	247,000	0	247,000	161,084	1.5334	TCC	CONDO	
11-13-27-301-104	4749 S PLEASANTVIEW RD	6/29/2022	390,000	0	390,000	240,213	1.6236	TCC	CONDO	
11-13-27-301-117	4749 S PLEASANTVIEW RD	3/12/2021	170,000	0	170,000	92,085	1.8461	TCC	CONDO	
11-13-27-301-208	4749 S PLEASANTVIEW RD	8/31/2022	337,500	0	337,500	181,606	1.8584	TCC	CONDO	
11-13-27-301-232	4749 S PLEASANTVIEW RD	5/31/2022	300,000	0	300,000	159,106	1.8855	TCC	CONDO	
11-13-27-301-121	4749 S PLEASANTVIEW RD	11/4/2021	211,990	0	211,990	110,480	1.9188	TCC	CONDO	
11-13-27-301-198	4749 S PLEASANTVIEW RD	9/26/2022	349,900	0	349,900	169,577	2.0634	TCC	CONDO	
11-13-27-301-235	4749 S PLEASANTVIEW RD	12/17/2021	250,889	0	250,889	121,310	2.0682	TCC	CONDO	
11-13-27-301-248	4749 S PLEASANTVIEW RD	8/1/2022	330,000	0	330,000	159,106	2.0741	TCC	CONDO	
11-13-27-301-234	4749 S PLEASANTVIEW RD	9/23/2022	335,000	0	335,000	159,106	2.1055	TCC	CONDO	
11-13-27-301-234	4749 S PLEASANTVIEW RD	9/26/2022	335,000	0	335,000	159,106	2.1055	TCC	CONDO	
11-13-27-301-145	4749 S PLEASANTVIEW RD	1/14/2022	170,000	0	170,000	80,390	2.1147	TCC	CONDO	
11-13-27-301-132	4749 S PLEASANTVIEW RD	6/17/2022	344,000	0	344,000	159,106	2.1621	TCC	CONDO	
11-13-27-301-171	4749 S PLEASANTVIEW RD	8/10/2022	345,000	0	345,000	159,106	2.1684	TCC	CONDO	
11-13-27-301-118	4749 S PLEASANTVIEW RD	8/10/2022	352,000	0	352,000	159,106	2.2124	TCC	CONDO	
11-13-27-301-189	4749 S PLEASANTVIEW RD	4/29/2022	270,000	0	270,000	121,310	2.2257	TCC	CONDO	
11-13-27-301-117	4749 S PLEASANTVIEW RD	8/5/2022	205,000	0	205,000	92,085	2.2262	TCC	CONDO	
11-13-27-301-139	4749 S PLEASANTVIEW RD	4/26/2022	186,000	0	186,000	80,390	2.3137	TCC	CONDO	
11-13-27-301-163	4749 S PLEASANTVIEW RD	7/19/2022	186,000	0	186,000	80,390	2.3137	TCC	CONDO	
11-13-27-301-117	4749 S PLEASANTVIEW RD	10/14/2022	220,100	0	220,100	92,085	2.3902	TCC	CONDO	
Totals:			8,710,179		8,710,179	5,240,090				
							E.C.F. =>	1.6622		
							Ave. E.C.F. =>	1.6992		

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Other Parcels in Sale
11-13-29-369-127	1435 ANDOVER CLUB DR	2/12/2021	515,000	38,000	477,000	441,965	1.0793	AC	SINGLE FAMILY	
11-13-28-135-108	4165 ARTHUR HILLS DR	5/5/2022	1,425,000	46,250	1,378,750	655,238	2.1042	PSC	SINGLE FAMILY	
11-13-27-301-254	4749 S PLEASANTVIEW RD	1/19/2022	468,000	40,000	428,000	349,358	1.2251	TCS	SINGLE FAMILY	
Totals:			2,408,000		2,283,750	1,446,561				
							E.C.F. =>	1.5787		
							Ave. E.C.F. =>	1.4695		

Pleasantview TWP ECF analysis for 2023 roll

Conclusions

	2022			2023		
	res	com	ag	res	com	ag
AV	1.450			1.000	1.450	
AVX	1.450			1.000	1.450	
AP3&4	1.350			1.000	1.350	
AC	0.970				1.095	
ACWW	0.800				0.903	
AH	0.920			1.000	0.920	
AH-2	0.820			1.000	0.820	
BR	0.950				1.073	
BOYAR	1.000			1.150	1.150	
Boyne	0.300	0.975			0.339	
*BE	0.900				1.016	
CV	1.100				1.200	
5SEA	1.600			1.063	1.700	
Grey1	1.000			1.100	1.100	
Grey2	1.000			1.100	1.100	
HV	1.210			1.116	1.350	
HW1	1.025			1.122	1.150	
HW2	1.015			1.133	1.150	
HW3	1.000			1.100	1.100	
HVS	1.150			1.435	1.650	
HEA	1.050			1.048	1.100	
HCOND	1.110			0.982	1.090	
HHIC	1.250	0.950		1.040	1.300	
HHI2	0.710			1.000	0.710	
HH	1.225			1.122	1.375	
HIGHW	1.200			1.000	1.200	
HPINE	0.500		0.800		0.565	
IND	1.300				1.468	
MOOR2	1.050			0.952	1.000	
MOOR3	1.050			0.952	1.000	
MR	1.050			0.952	1.000	
MOOR	1.000			1.000	1.000	
COMM		0.875	0.950			
PNC	0.900				1.016	
PSC	0.900				1.016	
LF/PE	1.000		0.800	1.000	1.000	
PVR	0.900		0.900	1.056	0.950	
ROSS	1.000			1.200	1.200	
ROSSN	0.895				1.010	
SHEP	0.910			1.264	1.150	
STONE	1.050			1.333	1.400	
TREET	1.000				1.129	
TCC	1.250			1.360	1.700	
TCS	0.950			1.263	1.200	
VVE	0.950				1.073	
				1.092		