

11A

Neighborhoods Used: 00076.HARTMAN FARMS

5775 LIBBY CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-22-205-051	09/12/2022 00076	407	555,000	92,100
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	94	462,900	512,044
				E.C.F. 0.904



5856 TYLER CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-22-205-046	06/03/2022 00076	407	650,000	79,744
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	94	570,256	597,181
				E.C.F. 0.955



5869 TYLER CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-22-205-041	04/05/2022 00076	407	499,900	83,609
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	94	416,291	495,777
				E.C.F. 0.840



5658 HARTMAN CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-22-205-025	03/26/2022 00076	407	731,000	74,453
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	95	656,547	697,263
				E.C.F. 0.942



51 STERLING TRAIL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-22-205-070	11/12/2021 00076	407	610,000	108,263
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	94	501,737	652,508
				E.C.F. 0.769



5850 TYLER CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-22-205-043	07/08/2021 00076	407	529,000	75,330
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	94	453,670	512,717
				E.C.F. 0.885



5876 TYLER CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-22-205-064	05/18/2021 00076	407	590,000	79,250
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	94	510,750	653,469
				E.C.F. 0.782



Neighborhoods Used: 00076.HARTMAN FARMS

Single Family Computed Costs by Manual

Table with 7 columns: * Style *, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 STORY, 1+ STORY, 1.25 STORY, 1.50 STORY, 1.75 STORY, 2 STORY, 2.50 STORY, 3 STORY, BI-LEVEL, DUPLEX, MODULAR, QUAD-LEVEL, TRI-LEVEL.

Total Single Family Costs by Manual : 4,120,960
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

Single Family Sale Residual Values

Table with 7 columns: * Style *, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 STORY, 1+ STORY, 1.25 STORY, 1.50 STORY, 1.75 STORY, 2 STORY, 2.50 STORY, 3 STORY, BI-LEVEL, DUPLEX, MODULAR, QUAD-LEVEL, TRI-LEVEL.

Total Single Family Sale Residual Values : 3,572,151
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

Statistics for this Analysis

Table with 5 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Values: 7, 0, 5.94, 7.16, 1.003.

Economic Condition Factor Estimates (# of data points)

Table with 7 columns: * Style *, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 STORY, 1+ STORY, 1.25 STORY, 1.50 STORY, 1.75 STORY, 2 STORY, 2.50 STORY, 3 STORY, BI-LEVEL, DUPLEX, MODULAR, QUAD-LEVEL, TRI-LEVEL.

Single Family E.C.F. : 0.867 (7)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/27/2023 4:16 PM

Parcel:	D -04-22-205-025	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	BROWN JORDAN & KIMBERLY	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	5658 HARTMAN CT DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5478/0254	Prev. Taxable Stat	TAXABLE
Split:	08/25/2014	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sewer, Electric, Gas, Curb, Street Lights, Underground Utils.	MAP #	DAFD
Topography:	Level, Landscaped	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00076 HARTMAN FARMS

Mailing Address:

BROWN JORDAN & KIMBERLY
5658 HARTMAN CT
DEXTER MI 48130

Description:

NEW CONDO L5054 P330
UNIT 25, HARTMAN FARMS CONDOMINIUM
SPLIT ON 09/02/2014 FROM D -04-22-200-001, D -04-22-200-002;

Most Recent Sale Information

Sold on 03/26/2022 for 731,000 by ZUREK JONATHAN & TERESA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5478/0254

Most Recent Permit Information

Permit P19-38150 on 09/23/2019 for \$0 category Plumbing.

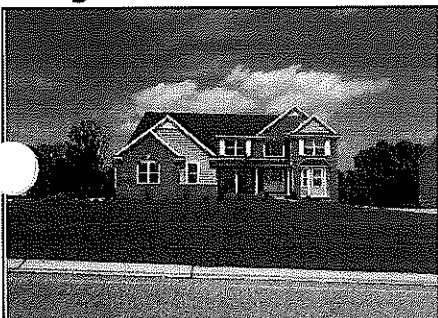
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	295,800	2023 Taxable:	295,800	Acreage:	0.71
Zoning:	AG (*)	Land Value:	Tentative	Frontage:	112.0
Area:	100.000	Land Impr. Value:	Tentative	Average Depth:	270.5

Improvement Data

of Residential Buildings: 1
Year Built: 2018
Occupancy: Single Family
Class: BC
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 95
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 4
Full Baths: 4 Half Baths: 1
Floor Area: 3,545
Ground Area: 1,831
Garage Area: 660
Basement Area: 1,831
Basement Walls: Poured
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

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09/27/2023 4:17 PM

Parcel:	D -04-22-205-041	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	HARRIS MYLES Q & MELISSA A	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	5869 TYLER CT DEXTER, MI 48130	Taxable Status:	TAXABLE
Liber/Page:	5477/0614	Created:	10/28/2014
Split:	08/25/2014	Active:	Active
Public Impr.:	Paved Road, Storm Sewer, Sewer, Electric, Gas, Curb, Street Lights, Underground Utils.		
Topography:	Level, Landscaped		
Mailing Address:	Description:		
HARRIS MYLES Q & MELISSA A 5869 TYLER CT DEXTER MI 48130	NEW CONDO L5054 P330 UNIT 41, HARTMAN FARMS CONDOMINIUM SPLIT ON 09/02/2014 FROM D -04-22-200-001, D -04-22-200-002;		

Most Recent Sale Information

Sold on 04/05/2022 for 499,900 by GARNER CHERYL (LE).

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5477/0614

Most Recent Permit Information

Permit P18-36281 on 09/24/2018 for \$0 category Plumbing.

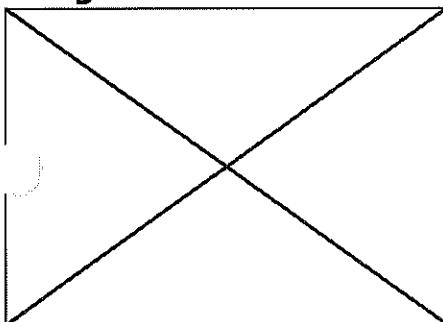
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	244,200	2023 Taxable:	244,200	Acreage:	0.72
Zoning:	AG (*)	Land Value:	Tentative	Frontage:	165.0
Area:	100.000	Land Impr. Value:	Tentative	Average Depth:	268.5

Improvement Data

of Residential Buildings: 1
Year Built: 2017
Occupancy: Single Family
Class: BC
Style: 1 STORY
Exterior: Brick/Siding
% Good (Physical): 94
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 4
Full Baths: 2 Half Baths: 1
Floor Area: 2,260
Ground Area: 2,260
Garage Area: 660
Basement Area: 2,260
Basement Walls: Poured
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

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09/27/2023 4:17 PM

Parcel:	D -04-22-205-043	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	JARJOSA DENNIS & SABRINA	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	5850 TYLER CT DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5436/0668	Created:	10/28/2014
Split:	08/25/2014	Active:	Active
Public Impr.:	Paved Road, Storm Sewer, Sewer, Electric, Gas, Curb, Street Lights, Underground Utils.		
Topography:	Level, Landscaped		

Mailing Address:	Description:
JARJOSA DENNIS & SABRINA 5850 TYLER CT DEXTER MI 48130	NEW CONDO L5054 P330 UNIT 43, HARTMAN FARMS CONDOMINIUM SPLIT ON 09/02/2014 FROM D -04-22-200-001, D -04-22-200-002;

Most Recent Sale Information

Sold on 07/08/2021 for 529,000 by GANSEN ROBERT & CAROLYN (LL).

Terms of Sale:	03-ARM'S LENGTH	Liber/Page:	5436/0668
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Most Recent Permit Information

Permit PB22-0376 on 07/12/2022 for \$25,163 category Res. Re-Roof.

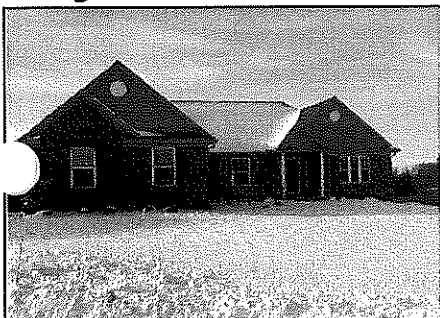
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	247,700	2023 Taxable:	247,700	Acreeage:	0.75
Zoning:	AG (*)	Land Value:	Tentative	Frontage:	105.0
Area:	100.000	Land Impr. Value:	Tentative	Average Depth:	245.0

Improvement Data

of Residential Buildings: 1
Year Built: 2016
Occupancy: Single Family
Class: BC
Style: 1 STORY
Exterior: Brick/Siding
% Good (Physical): 94
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 3
Full Baths: 3 Half Baths: 0
Floor Area: 2,068
Ground Area: 2,056
Garage Area: 675
Basement Area: 2,056
Basement Walls: Poured
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

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09/27/2023 4:17 PM

Parcel:	D -04-22-205-046	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	BRENNAN DALTON L & VICTORIA J	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	5856 TYLER CT DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5485/0801	Prev. Taxable Stat	TAXABLE
Split:	08/25/2014	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sewer, Electric, Gas, Curb, Street Lights, Underground Utils.	MAP #	DAFD
Topography:	Level, Landscaped	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00076 HARTMAN FARMS

Mailing Address:

BRENNAN DALTON L & VICTORIA J
5856 TYLER CT
DEXTER MI 48130

Description:

NEW CONDO L5054 P330
UNIT 46, HARTMAN FARMS CONDOMINIUM
SPLIT ON 09/02/2014 FROM D -04-22-200-001, D -04-22-200-002;

Most Recent Sale Information

Sold on 06/03/2022 for 650,000 by MOYA PEDRO & ROSEMARIE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5485/0801

Most Recent Permit Information

Permit PE23-0476 on 07/17/2023 for \$0 category Electrical.

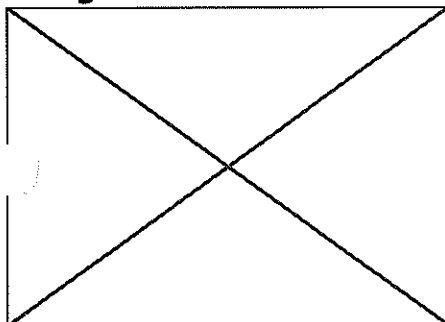
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	260,400	2023 Taxable:	260,400	Acresage:	0.74
Zoning:	AG (*)	Land Value:	Tentative	Frontage:	106.0
AE:	100.000	Land Impr. Value:	Tentative	Average Depth:	271.0

Improvement Data

of Residential Buildings: 1
Year Built: 2016
Occupancy: Single Family
Class: BC
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 94
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 4
Full Baths: 3 Half Baths: 1
Floor Area: 3,040
Ground Area: 2,190
Garage Area: 690
Basement Area: 2,190
Basement Walls: Poured
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/27/2023 4:17 PM

Parcel:	D -04-22-205-051	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	VON HOHENBERG ELMAR C & SARA C	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	5775 LIBBY CT DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5496/0985	Prev. Taxable Stat	TAXABLE
Split:	08/25/2014	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sewer, Electric, Gas, Curb, Street Lights, Underaround Utils.	MAP #	DAFD
Topography:	Level, Landscaped	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00076 HARTMAN FARMS

Mailing Address:

VON HOHENBERG ELMAR C & SARA C
5775 LIBBY CT
DEXTER MI 48130

Description:

NEW CONDO L5054 P330
UNIT 51, HARTMAN FARMS CONDOMINIUM
SPLIT ON 09/02/2014 FROM D -04-22-200-001, D -04-22-200-002

Most Recent Sale Information

Sold on 09/12/2022 for 555,000 by MARINELLI ALEXANDER & KIMBERLY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5496/0985

Most Recent Permit Information

Permit P16-31207 on 05/31/2016 for \$0 category Mechanical- Pre Fab Fireplace.

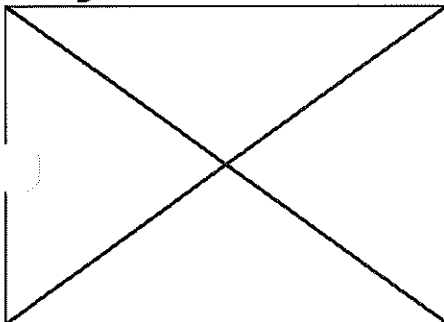
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	233,500	2023 Taxable:	233,500	Acreage:	0.71
Zoning:	AG (*)	Land Value:	Tentative	Frontage:	257.0
ARE:	100.000	Land Impr. Value:	Tentative	Average Depth:	170.0

Improvement Data

of Residential Buildings: 1
Year Built: 2016
Occupancy: Single Family
Class: BC
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 94
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 4
Full Baths: 3 Half Baths: 1
Floor Area: 2,712
Ground Area: 1,358
Garage Area: 713
Basement Area: 1,358
Basement Walls: Poured
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/27/2023 4:17 PM

Parcel:	D -04-22-205-064	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	GUTIERREZ EDWARD A & MARYANN	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	5876 TYLER CT DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5431/0244	Created:	10/28/2014
Split:	08/25/2014	Active:	Active
Public Impr.:	Paved Road, Storm Sewer, Sewer, Electric, Gas, Curb, Street Lights, Underground Utils.		
Topography:	Level, Landscaped		

Mailing Address:

GUTIERREZ EDWARD A & MARYANN
5876 TYLER CT
DEXTER MI 48130

Description:

NEW CONDO L5054 P330
UNIT 64, HARTMAN FARMS CONDOMINIUM
SPLIT ON 09/02/2014 FROM D -04-22-200-001, D -04-22-200-002

Most Recent Sale Information

Sold on 05/18/2021 for 590,000 by DIHN BINH Q & SARAH.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5431/0244

Most Recent Permit Information

Permit PM23-0093 on 03/13/2023 for \$0 category Mechanical.

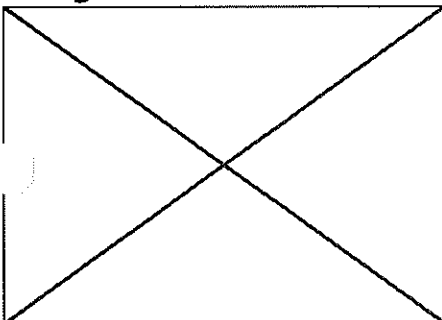
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	281,500	2023 Taxable:	281,500	Acres:	0.69
Zoning:	AG (*)	Land Value:	Tentative	Frontage:	126.0
AE:	100.000	Land Impr. Value:	Tentative	Average Depth:	238.0

Improvement Data

of Residential Buildings: 1
Year Built: 2016
Occupancy: Single Family
Class: BC
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 94
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 4
Full Baths: 3 Half Baths: 1
Floor Area: 3,548
Ground Area: 1,831
Garage Area: 660
Basement Area: 1,831
Basement Walls: Poured
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/27/2023 4:17 PM

Parcel: D -04-22-205-070
Owner's Name: WIGGINS CHRISTOPHER & STEPHAINE
Property Address: 5875 STERLING TRAIL
DEXTER, MI 48130
Liber/Page: 5457/0663
Split: 08/25/2014
Public Impr.: Paved Road, Storm Sewer, Sewer, Electric, Gas, Curb, Street Lights, Underground Utils.
Topography: Level, Landscaped

Current Class: 407.RESIDENTIAL CONDOMINIUMS
Previous Class: 407.RESIDENTIAL CONDOMINIUMS
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 04 DEXTER TOWNSHIP
MAP #: DAFD
School: 81050 DEXTER COMMUNITY SCHOOL DIST
Neighborhood: 00076 HARTMAN FARMS

Created: 10/28/2014

Active: Active

Mailing Address:

WIGGINS CHRISTOPHER & STEPHAINE
5875 STERLING TRAIL
DEXTER MI 48130

Description:

NEW CONDO L5054 P330
UNIT 70, HARTMAN FARMS CONDOMINIUM
SPLIT ON 09/02/2014 FROM D -04-22-200-001, D -04-22-200-002

Most Recent Sale Information

Sold on 11/12/2021 for 610,000 by MARTIN STEPHEN L & AMY B.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5457/0663

Most Recent Permit Information

Permit PE22-0315 on 08/23/2022 for \$0 category Electrical.

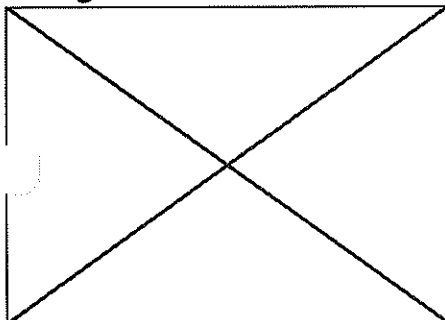
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	294,400	2023 Taxable:	294,400	Acreeage:	0.84
Zoning:	AG (*)	Land Value:	Tentative	Frontage:	167.0
Area:	100.000	Land Impr. Value:	Tentative	Average Depth:	295.0

Improvement Data

of Residential Buildings: 1
Year Built: 2016
Occupancy: Single Family
Class: BC
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 94
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 4
Full Baths: 3 Half Baths: 1
Floor Area: 3,548
Ground Area: 1,831
Garage Area: 660
Basement Area: 1,831
Basement Walls: Poured
Estimated TCV: Tentative

Image



Hartman Farms 2 story ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-22-205-025	5658 HARTMAN CT	03/26/22	\$731,000	WD	03-ARM'S LENGTH	\$731,000	\$275,800	37.73
D-04-22-205-046	5856 TYLER CT	06/03/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$262,900	40.45
D-04-22-205-051	5775 LIBBY CT	09/12/22	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$226,400	40.79
D-04-22-205-064	5876 TYLER CT	05/18/21	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$262,100	44.42
D-04-22-205-070	5875 STERLING TRAIL	11/12/21	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$260,300	42.67
Totals:			\$3,136,000			\$3,136,000	\$1,287,500	41.06
								Std. Dev. => 2.52

Hartman Farms 1 Story ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-22-205-041	5869 TYLER CT	04/05/22	\$499,900	WD	03-ARM'S LENGTH	\$499,900	\$231,100	46.23
D-04-22-205-043	5850 TYLER CT	07/08/21	\$529,000	WD	03-ARM'S LENGTH	\$529,000	\$230,400	43.55
Totals:			\$1,028,900			\$1,028,900	\$461,500	44.85
								Std. Dev. => 1.89

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$632,961	\$74,453	\$656,547	\$697,263	0.942	3,545	\$185.20	00076	7.1390
\$558,086	\$79,744	\$570,256	\$597,181	0.955	3,040	\$187.58	00076	8.4698
\$502,247	\$92,100	\$462,900	\$512,044	0.904	2,712	\$170.69	00076	3.3809
\$602,679	\$79,250	\$510,750	\$653,469	0.782	3,548	\$143.95	00076	8.8618
\$630,922	\$108,263	\$501,737	\$652,508	0.769	3,548	\$141.41	00076	10.1279
\$2,926,895		\$2,702,190	\$3,112,466			\$165.77		0.2032
			E.C.F. =>	0.868		Std. Deviation=>	0.0887749	
			Ave. E.C.F. =>	0.870		Ave. Variance=>	7.5959	Coefficient of Var=>

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$524,355	\$83,609	\$416,291	\$495,777	0.840	2,260	\$184.20	00076	83.9673
\$531,135	\$75,330	\$453,670	\$512,717	0.885	2,068	\$219.38	00076	88.4836
\$1,055,490		\$869,961	\$1,008,494			\$201.79		0.0379
			E.C.F. =>	0.863		Std. Deviation=>	0.0319347	
			Ave. E.C.F. =>	0.862		Ave. Variance=>	86.2255	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Dept.
2 STORY	\$74,453	HARTMAN FARMS	407	95
2 STORY	\$75,177	HARTMAN FARMS	407	94
2 STORY	\$90,000	HARTMAN FARMS	407	94
2 STORY	\$75,597	HARTMAN FARMS	407	94
2 STORY	\$90,000	HARTMAN FARMS	407	94

8.728743479

Building Style	Land Value	Land Table	Property Class	Building Dept.
1 STORY	\$83,609	HARTMAN FARMS	407	94
1 STORY	\$75,330	HARTMAN FARMS	407	94

100

Hartman Farms Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-22-205-025	5658 HARTMAN CT	03/26/22	\$731,000	WD	03-ARMI'S LENGTH	\$731,000	\$275,800	37.73
D-04-22-205-041	5869 TYLER CT	04/05/22	\$499,900	WD	03-ARMI'S LENGTH	\$499,900	\$231,100	46.23
D-04-22-205-043	5850 TYLER CT	07/08/21	\$529,000	WD	03-ARMI'S LENGTH	\$529,000	\$230,400	43.55
D-04-22-205-046	5856 TYLER CT	06/03/22	\$650,000	WD	03-ARMI'S LENGTH	\$650,000	\$262,900	40.45
D-04-22-205-051	5775 LIBBY CT	09/12/22	\$555,000	WD	03-ARMI'S LENGTH	\$555,000	\$226,400	40.79
D-04-22-205-064	5876 TYLER CT	05/18/21	\$590,000	WD	03-ARMI'S LENGTH	\$590,000	\$262,100	44.42
D-04-22-205-070	5875 STERLING TRAIL	11/12/21	\$610,000	WD	03-ARMI'S LENGTH	\$610,000	\$260,300	42.67
Totals:			\$4,164,900			\$4,164,900	\$1,749,000	

Sale. Ratio =>

41.99

Std. Dev. =>

2.84

Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$679,678	\$125,775	\$74,453	135.4	270.5	0.71	0.71	\$929	\$176,899	\$4.06
\$513,943	\$69,566	\$83,609	152.0	268.5	0.72	0.72	\$458	\$96,086	\$2.21
\$520,368	\$83,962	\$75,330	137.0	245.0	0.73	0.75	\$613	\$115,016	\$2.64
\$598,097	\$127,080	\$75,177	136.7	271.0	0.74	0.74	\$930	\$171,036	\$3.93
\$536,554	\$108,446	\$90,000	167.8	170.0	0.71	0.71	\$646	\$153,606	\$3.53
\$646,462	\$19,135	\$75,597	137.4	238.0	0.69	0.69	\$139	\$27,692	\$0.64
\$674,640	\$25,360	\$90,000	164.1	295.0	0.84	0.84	\$155	\$30,083	\$0.69
\$4,169,742	\$559,324	\$564,166	1,030.4		5.15	5.16			
Average									
per FF=>			\$543						
					Average				
					per Net Acre=>	108,648.80			
							Average		
							per SqFt=>		\$2.49

Actual Front	Ecf Area	Libef/Page	Land Table	Class	Rate Group 1
112.00	00076	5478/0254	HARTMAN FARMS	407	HARTMAN FARMS
165.00	00076	5477/0614	HARTMAN FARMS	407	HARTMAN FARMS
105.00	00076	5436/0668	HARTMAN FARMS	407	HARTMAN FARMS
106.00	00076	5485/0801	HARTMAN FARMS	407	HARTMAN FARMS
257.00	00076	5496/0985	HARTMAN FARMS	407	HARTMAN FARMS
126.00	00076	5431/0244	HARTMAN FARMS	407	HARTMAN FARMS
167.00	00076	5457/0663	HARTMAN FARMS	407	HARTMAN FARMS