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Hartman Farms ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-22-205-005	5645 CARTER CT	08/29/23	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$259,800	39.07
D-04-22-205-027	5700 HARTMAN CT	07/19/23	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$244,700	42.56
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-04-22-205-046	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
Totals:			\$2,944,900			\$2,944,900	\$1,224,900	
							Sale. Ratio =>	41.59
							Std. Dev. =>	2.76

Building Style	Land Value	Land Table	Property Class	Building Depr.
2 STORY	\$78,123	HARTMAN FARMS	407	94
2 STORY	\$90,000	HARTMAN FARMS	407	93
1 STORY	\$90,000	HARTMAN FARMS	407	93
2 STORY	\$82,011	HARTMAN FARMS	407	93
2 STORY	\$90,000	HARTMAN FARMS	407	93

5.237407938

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/04/2024 12:15 PM

Parcel:	D -04-22-205-005	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	PETERS JUSTIN H & BETHANY	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	5645 CARTER CT DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5531/0547	Created:	10/28/2014
Split:	08/25/2014	Active:	Active
Public Impr.:	Paved Road, Storm Sewer, Sewer, Electric, Gas, Curb, Street Lights, Underaround Utils.		
Topography:	Level, Landscaped		
Mailing Address:	Description:		
PETERS JUSTIN H & BETHANY 5645 CARTER CT DEXTER MI 48130	NEW CONDO L5054 P330 UNIT 5, 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 08/29/2023 for 665,000 by KUEHNEL JASON & SMITH JENNIFER L.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5531/0547

Most Recent Permit Information

Permit P19-38022 on 08/29/2019 for \$0 category Res. Deck Construction.

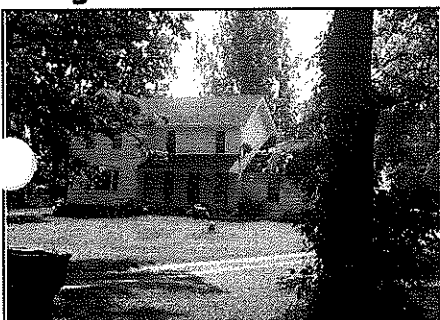
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	298,500	2024 Taxable:	298,500	Acreage:	0.72
Zoning:	AG (*)	Land Value:	Tentative	Frontage:	91.0
Area:	100.000	Land Impr. Value:	Tentative	Average Depth:	260.5

Improvement Data

of Residential Buildings: 1
Year Built: 2018
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: 3,070
Ground Area: 2,226
Garage Area: 690
Basement Area: 2,226
Basement Walls: Poured
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

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09/04/2024 12:16 PM

Parcel:	D -04-22-205-027	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	TURNER JAMES & PARISE REBECCA A	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	5700 HARTMAN CT DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5527/0299	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:

TURNER JAMES & PARISE REBECCA A
5700 HARTMAN CT
DEXTER MI 48130

Description:

NEW CONDO L5054 P330
UNIT 27, 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 07/19/2023 for 575,000 by DEFORD LAWRENCE & CONNIE TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5527/0299

Most Recent Permit Information

Permit P19-36829 on 01/28/2019 for \$25,000 category Res. Deck Construction.

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	296,400	2024 Taxable:	296,400	Acreage:	0.77
Zoning:	AG (*)	Land Value:	Tentative	Frontage:	177.0
ARE:	100.000	Land Impr. Value:	Tentative	Average Depth:	242.0

Improvement Data

of Residential Buildings: 1
Year Built: 2018
Occupancy: Single Family
Class: B
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 93
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 4
Full Baths: 2 Half Baths: 2
Floor Area: 2,224
Ground Area: 1,512
Garage Area: 660
Basement Area: 1,512
Basement Walls: Poured
Estimated TCV: Tentative

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Real Estate Summary Sheet

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09/04/2024 12:16 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	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:

HARRIS MYLES Q & MELISSA A
5869 TYLER CT
DEXTER MI 48130

Description:

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

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	257,000	2024 Taxable:	256,410	Acres:	0.72
Zoning:	AG (*)	Land Value:	Tentative	Frontage:	165.0
ARE:	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): 93
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

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Real Estate Summary Sheet

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09/04/2024 12:16 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

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	310,600	2024 Taxable:	285,020	Acreage:	0.74
Zoning:	AG (*)	Land Value:	Tentative	Frontage:	106.0
ARE:	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): 93
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

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Real Estate Summary Sheet

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09/04/2024 12:16 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.

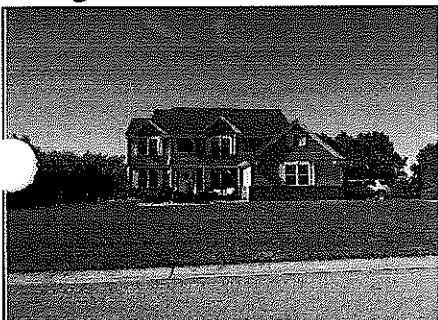
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	268,300	2024 Taxable:	245,175	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): 93
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



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-04-22-205-005	5645 CARTER CT	08/29/23	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$259,800	39.07
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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-04-22-205-046	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
Totals:						\$2,944,900	\$1,224,900	
						Sale. Ratio =>		41.59
						Std. Dev. =>		2.76

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre	Dollars/Sq Ft
\$617,180	\$125,943	\$78,123	130.2	260.5	0.72	0.72	\$967	\$174,678	\$4.01
\$608,646	\$56,354	\$90,000	158.4	242.0	0.77	0.77	\$356	\$73,473	\$1.69
\$531,451	\$58,449	\$90,000	152.0	268.5	0.72	0.72	\$384	\$80,731	\$1.85
\$640,739	\$91,272	\$82,011	136.7	271.0	0.74	0.74	\$668	\$122,843	\$2.82
\$548,004	\$96,996	\$90,000	167.8	170.0	0.71	0.71	\$578	\$137,388	\$3.15
\$2,946,020	\$429,014	\$430,134	745.2		3.66	3.66			
Average									
per FF=>			\$576						
					Average				
					per Net Acre=>	117,184.92			
								Average	
								per SqFt=>	\$2.69

Actual Front	ECF Area	Liber/Page	Land Table	Class	Rate Group 1
91.00	00076	5531/0547	HARTMAN FARMS	407	HARTMAN FARMS
177.00	00076	5527/0299	HARTMAN FARMS	407	HARTMAN FARMS
165.00	00076	5477/0614	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