

3A

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-04-22-205-009	5630 CARTER CT	09/03/24	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$267,100	46.45	
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-04-22-205-031	5754 HARTMAN CT	12/02/24	\$720,000	WD	03-ARM'S LENGTH	\$720,000	\$312,400	43.39	
D-04-22-205-053	5753 LIBBY CT	04/19/24	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$301,800	41.63	
D-04-22-205-060	5764 LIBBY CT	08/30/24	\$715,000	WD	03-ARM'S LENGTH	\$715,000	\$327,700	45.83	
Totals:			\$3,975,000			\$3,975,000	\$1,713,500		
								Sale. Ratio =>	43.11
								Std. Dev. =>	2.74

Curr. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)
\$624,826	\$65,000	\$600,000	\$617,910	0.971	3,070	\$195.44	00076	0.6545
\$553,337	\$65,000	\$510,000	\$539,003	0.946	2,502	\$203.84	00076	3.1370
\$598,521	\$66,908	\$508,092	\$586,769	0.866	2,224	\$228.46	00076	11.1646
\$640,966	\$77,724	\$642,276	\$621,680	1.033	3,070	\$209.21	00076	5.5569
\$626,966	\$65,000	\$660,000	\$620,272	1.064	3,114	\$211.95	00076	8.6490
\$662,830	\$65,000	\$650,000	\$659,857	0.985	3,040	\$213.82	00076	0.7502
\$3,707,446		\$3,570,368	\$3,645,490			\$210.45		0.1833
				E.C.F. =>	0.979	Std. Deviation=>	0.06944986	
				Ave. E.C.F. =>	0.978	Ave. Variance=>	4.9854	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
2 STORY	\$65,000	HARTMAN FARMS	407	93
2 STORY	\$65,000	HARTMAN FARMS	407	92
2 STORY	\$65,000	HARTMAN FARMS	407	92
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5.099791034

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D-04-22-205-031	5754 HARTMAN CT	12/02/24	\$720,000	WD	03-ARM'S LENGTH	\$720,000	\$312,400	43.39
D-04-22-205-058	5753 LIBBY CT	04/19/24	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$301,800	41.63
D-04-22-205-060	5764 LIBBY CT	08/30/24	\$715,000	WD	03-ARM'S LENGTH	\$715,000	\$327,700	45.83
Totals:			\$3,400,000			\$3,400,000	\$1,468,800	
							Sale. Ratio =>	43.20
							Std. Dev. =>	3.04

Cur. Appraisal	Land Residual	Est. Land Value	Efec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$669,933	\$60,067	\$65,000	130.2	260.5	0.72	0.72	\$461	\$83,311	\$1.91
\$592,684	\$47,316	\$65,000	143.1	253.0	0.94	0.94	\$331	\$50,443	\$1.16
\$686,349	\$98,651	\$65,000	145.3	250.0	0.70	0.70	\$679	\$140,930	\$3.24
\$672,246	\$117,754	\$65,000	141.1	274.0	0.85	0.85	\$835	\$139,354	\$3.20
\$711,000	\$69,000	\$65,000	161.7	175.0	0.77	0.77	\$427	\$89,263	\$2.05
\$3,332,212	\$392,788	\$325,000	721.5		3.98	3.98			
Average									
per FF=>			\$544		Average				
					per Net Acre=>	98,764.90			
								Average	
								per SqFt=>	\$2.27

Actual Front	ECF Area	Libel/Page	Land Table	Class	Rate Group 1
91.00	00076	5531/0547	HARTMAN FARMS	407	HARTMAN FARMS
61.00	00076	5564/0537	HARTMAN FARMS	407	HARTMAN FARMS
151.00	00076	5573/0098	HARTMAN FARMS	407	HARTMAN FARMS
88.65	00076	5553/0782	HARTMAN FARMS	407	HARTMAN FARMS
193.00	00076	5565/0483	HARTMAN FARMS	407	HARTMAN FARMS