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Hillside Acres 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	\$1,713,500	
						Sale. Ratio =>		43.11
						Std. Dev. =>		2.74

Due to no sales in Hillside Acres due to it being all new construction, the ECF for Hartman Farms was utilized for the 2026 year. Same builder, same house styles, models and construction.

Cur. 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 Dept.
2 STORY	\$65,000	HARTMAN FARMS	407	93
2 STORY	\$65,000	HARTMAN FARMS	407	92
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5.099791034

Hartman Farms Land Analysis

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Totals:						\$3,400,000	\$1,468,800	
						Sale. Ratio =>		43.20
						Std. Dev. =>		3.04

Due to no sales in Hillside Acres due to it being all new construction, the Land Value for Hartman Farms was utilized for the 2026 year. Same builder, same house styles, models and construction.

Cur. Appraisal	Land Residual	Est. Land Value	Effec. 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					Average			Average	
per FF=>			\$544		per Net Acre=>	98,764.90		per SqFt=>	\$2.27

Actual Front	ECF Area	Liber/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