

P

Travis Pointe Condo ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	
M-13-13-405-002	4518 COTTONWOOD DR	06/29/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$225,300	51.79	
M-13-13-405-009	4560 COTTONWOOD DR	04/29/24	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$299,900	49.98	
M-13-13-405-012	4576 COTTONWOOD DR	05/03/24	\$397,000	WD	03-ARM'S LENGTH	\$397,000	\$199,300	50.20	
M-13-13-405-015	4596 COTTONWOOD DR	08/19/24	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$261,100	42.11	
M-13-13-405-020	4626 COTTONWOOD DR	03/01/24	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$199,300	49.84	
M-13-13-405-028	4674 COTTONWOOD DR	10/08/24	\$610,500	WD	03-ARM'S LENGTH	\$610,500	\$262,000	42.92	
M-13-13-405-033	4647 COTTONWOOD DR	07/29/24	\$448,000	WD	03-ARM'S LENGTH	\$448,000	\$207,600	46.34	
M-13-13-405-050	2737 ASPEN RD	05/24/24	\$436,000	WD	03-ARM'S LENGTH	\$436,000	\$201,400	46.19	
M-13-13-406-012	2726 ASPEN CT	10/16/23	\$729,000	WD	03-ARM'S LENGTH	\$729,000	\$361,900	49.64	
M-13-13-406-014	2716 ASPEN CT	02/21/25	\$860,000	WD	03-ARM'S LENGTH	\$860,000	\$435,600	50.65	
Totals:			\$5,535,400			\$5,535,400	\$2,653,400	47.94	
								Std. Dev. =>	3.38

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)
\$450,629	\$100,000	\$335,000	\$380,705	0.880	1,592	\$210.43	TPC	9.4544
\$599,773	\$108,020	\$491,980	\$533,934	0.921	2,041	\$241.05	TPC	5.3066
\$398,584	\$100,000	\$297,000	\$324,195	0.916	1,592	\$186.56	TPC	5.8377
\$528,358	\$100,000	\$520,000	\$465,101	1.118	1,859	\$279.72	TPC	14.3546
\$398,584	\$100,000	\$299,900	\$324,195	0.925	1,592	\$188.38	TPC	4.9432
\$523,941	\$100,000	\$510,500	\$460,305	1.109	1,859	\$274.61	TPC	13.4556
\$415,151	\$100,000	\$348,000	\$342,184	1.017	1,592	\$218.59	TPC	4.2507
\$402,852	\$100,000	\$336,000	\$328,830	1.022	1,592	\$211.06	TPC	4.7315
\$723,739	\$102,182	\$626,818	\$674,872	0.929	3,330	\$188.23	TPC	4.5695
\$871,154	\$100,000	\$760,000	\$837,301	0.908	3,543	\$214.51	TPC	6.6812
\$5,312,765		\$4,525,198	\$4,671,621			\$221.31		
			E.C.F. =>	0.969		Std. Deviation=>	0.08622589	
			Ave. E.C.F. =>	0.974		Ave. Variance=>	7.3585	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
1 STY	\$100,000	TRAVIS POINTE CONDOS	407	83
1 STY	\$100,000	TRAVIS POINTE CONDOS	407	72
1 STY	\$100,000	TRAVIS POINTE CONDOS	407	70
1 STY	\$100,000	TRAVIS POINTE CONDOS	407	88
1 STY	\$100,000	TRAVIS POINTE CONDOS	407	70
1 STY	\$100,000	TRAVIS POINTE CONDOS	407	88
1 STY	\$100,000	TRAVIS POINTE CONDOS	407	74
1 STY	\$100,000	TRAVIS POINTE CONDOS	407	71
2 STY	\$100,000	TRAVIS POINTE CONDOS	407	80
2 STY	\$100,000	TRAVIS POINTE CONDOS	407	79

7.551120395

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/09/2025 9:06 AM

Parcel:	M -13-13-405-002	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	OBERSCHULTE MARC H & DIANA TRUST	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	4518 COTTONWOOD DR ANN ARBOR, MI 48108	Taxable Status	TAXABLE
Liber/Page:	5527/348	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	M -13 LODI
Public Impr.:	Paved Road	MAP #	
Topography:	None	School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	TPC TRAVIS POINTE CONDOS

Mailing Address:

OBERSCHULTE MARC H & DIANA TRUST
PO BOX 254
EMPIRE MI 49630

Most Recent Sale Information

Sold on 06/29/2023 for 435,000 by DILLON DENNIS & JOAN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5527/348

Most Recent Permit Information

Permit 24-0248 on 03/14/2024 for \$27,479 category DECK/PORCH.

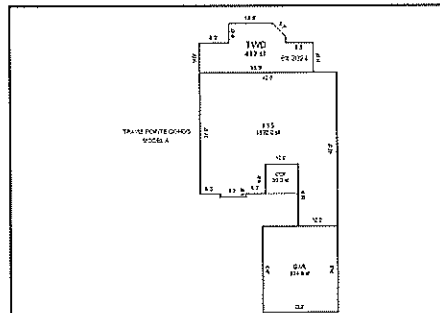
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	216,400	2025 Taxable:	216,400	Acreage:	0.00
Usage:	PUD	Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1985
Occupancy: Single Family
Class: B+10
Style: 1 STY
Exterior: Wood Siding
% Good (Physical): 83
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 2
Full Baths: 1 Half Baths: 1
Floor Area: 1,592
Ground Area: 1,592
Garage Area: 605
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/09/2025 9:06 AM

Parcel: M -13-13-405-009
Owner's Name: AUER JOSEPH C & MALAYNA D
Property Address: 4560 COTTONWOOD DR
ANN ARBOR, MI 48108
Liber/Page: 5552/381
Split: / /
Public Impr.: Paved Road
Topography: None

Current Class: 407.RESIDENTIAL CONDOMINIUMS
Previous Class: 407.RESIDENTIAL CONDOMINIUMS
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: M -13 LODI
MAP #:
School: 81120 SALINE AREA SCHOOL DISTRICT
Neighborhood: TPC TRAVIS POINTE CONDOS

Mailing Address:

AUER JOSEPH C & MALAYNA D
4560 COTTONWOOD DR
ANN ARBOR MI 48108

Most Recent Sale Information

Sold on 04/29/2024 for 600,000 by JOHNSON HOWARD & MAUREEN (LE).

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5552/381

Most Recent Permit Information

Permit 19-00638 on 07/02/2019 for \$43,957 category WINDOWS.

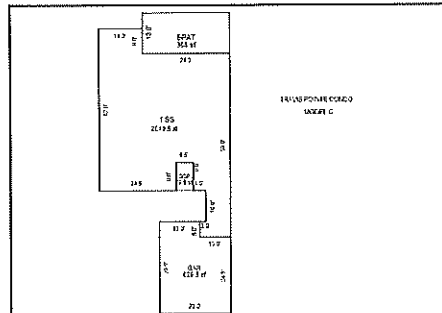
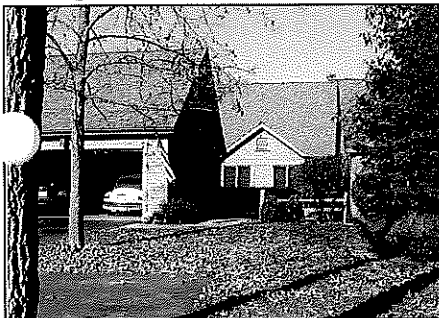
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	287,900	2025 Taxable:	287,900	Acreage:	0.00
zoning:	PUD	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1985
Occupancy: Single Family
Class: A
Style: 1 STY
Exterior: Wood Siding
% Good (Physical): 72
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 2,041
Ground Area: 2,041
Garage Area: 628
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/09/2025 9:06 AM

Parcel:	M -13-13-405-012	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	TALAGA ELIZABETH & SHEFFREY DIANE	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	4576 COTTONWOOD DR ANN ARBOR, MI 48108	Taxable Status:	TAXABLE
Liber/Page:	5553/0289	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	M -13 LODI
Public Impr.:	Paved Road	MAP #:	
Topography:	None	School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	TPC TRAVIS POINTE CONDOS

Mailing Address:

TALAGA ELIZABETH & SHEFFREY DIANE
4576 COTTONWOOD DR
ANN ARBOR MI 48108

Most Recent Sale Information

Sold on 05/03/2024 for 397,000 by HARTLEY SHIRLEY J TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5553/0289

Most Recent Permit Information

None Found

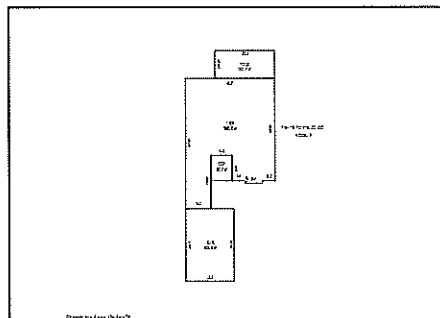
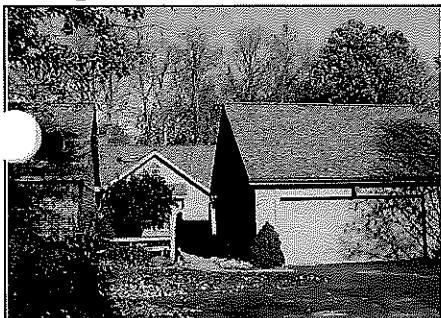
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	191,400	2025 Taxable:	191,400	Acreage:	0.00
zoning:	PUD	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1985
Occupancy: Single Family
Class: B+10
Style: 1 STY
Exterior: Wood Siding
% Good (Physical): 70
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 2
Full Baths: 1 Half Baths: 1
Floor Area: 1,592
Ground Area: 1,592
Garage Area: 605
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/09/2025 9:06 AM

Parcel:	M -13-13-405-015	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	SKIDMORE JOHN & ROSE M	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	4596 COTTONWOOD DR ANN ARBOR, MI 48108	Taxable Status	TAXABLE
Liber/Page:	5563/141	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	M -13 LODI
Public Impr.:	Paved Road	MAP #	
Topography:	None	School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	TPC TRAVIS POINTE CONDOS

Mailing Address:

SKIDMORE JOHN & ROSE M
4596 COTTONWOOD DR
ANN ARBOR MI 48108

Most Recent Sale Information

Sold on 08/19/2024 for 620,000 by ANNIS ANN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5563/141

Most Recent Permit Information

Permit 24-05280 on 05/28/2024 for \$0 category STANDBY GENERATOR.

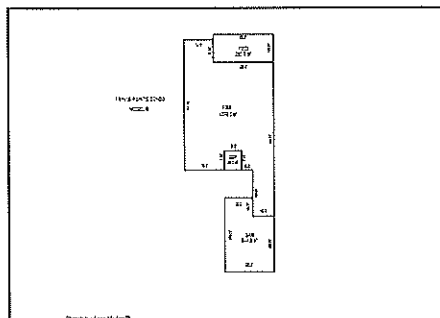
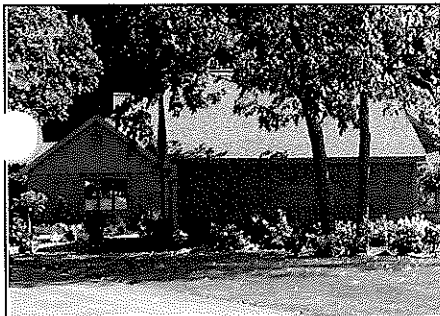
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	252,300	2025 Taxable:	252,300	Acreage:	0.00
zoning:	PUD	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1985
Occupancy: Single Family
Class: B+10
Style: 1 STY
Exterior: Wood Siding
% Good (Physical): 88
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 2
Full Baths: 2 Half Baths: 1
Floor Area: 1,859
Ground Area: 1,859
Garage Area: 545
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/09/2025 9:06 AM

Parcel:	M -13-13-405-020	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	MCELVAIN THOMAS & SEGAL BARBARA	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	4626 COTTONWOOD DR ANN ARBOR, MI 48108	Taxable Status	TAXABLE
Liber/Page:	5546/638	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	M -13 LODI
Public Impr.:	Paved Road	MAP #	
Topography:	None	School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	TPC TRAVIS POINTE CONDOS

Mailing Address:

MCELVAIN THOMAS & SEGAL BARBARA
2434 FLORA LANE
PUNTA GORDA FL 33950

Most Recent Sale Information

Sold on 03/01/2024 for 399,900 by MCLEAN KATHLEEN TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5546/638

Most Recent Permit Information

None Found

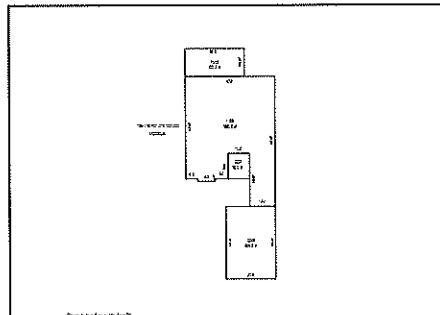
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	191,400	2025 Taxable:	191,400	Acreage:	0.00
zoning:	PUD	Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1985
Occupancy: Single Family
Class: B+10
Style: 1 STY
Exterior: Wood Siding
% Good (Physical): 70
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 2
Full Baths: 1 Half Baths: 1
Floor Area: 1,592
Ground Area: 1,592
Garage Area: 605
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/09/2025 9:06 AM

Parcel:	M -13-13-405-028	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	JARVIS BRINDA	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	4674 COTTONWOOD DR ANN ARBOR, MI 48108	Taxable Status	TAXABLE
Liber/Page:	5567/600	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	M -13 LODI
Public Impr.:	Paved Road	MAP #	
Topography:	None	School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	TPC TRAVIS POINTE CONDOS

Mailing Address:

JARVIS BRINDA
4674 COTTONWOOD DR
ANN ARBOR MI 48103

Most Recent Sale Information

Sold on 10/08/2024 for 610,500 by ELSLAGER JAMES E (LE).

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5567/600

Most Recent Permit Information

Permit 24-0034 on 03/14/2024 for \$79,886 category REROOF.

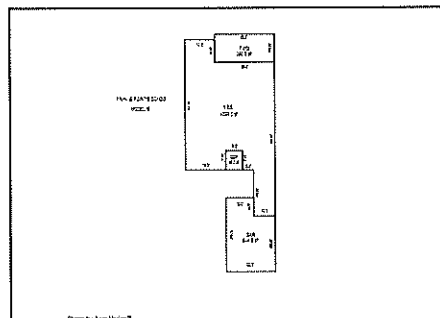
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	252,300	2025 Taxable:	252,300	Acreage:	0.00
Usage:	PUD	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1985
Occupancy: Single Family
Class: B+10
Style: 1 STY
Exterior: Wood Siding
% Good (Physical): 88
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 2
Full Baths: 2 Half Baths: 1
Floor Area: 1,859
Ground Area: 1,859
Garage Area: 545
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/09/2025 9:06 AM

Parcel:	M -13-13-405-033	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	BATES ROBERT A & LAURIE T TRUST	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	4647 COTTONWOOD DR ANN ARBOR, MI 48108	Taxable Status	TAXABLE
Liber/Page:	5561/997	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	M -13 LODI
Public Impr.:	Paved Road	MAP #	
Topography:	None	School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	TPC TRAVIS POINTE CONDOS

Mailing Address:

BATES ROBERT A & LAURIE T TRUST
13805 N SPRING DESERT PLACE
MARANA AZ 85658

Most Recent Sale Information

Sold on 07/29/2024 for 448,000 by GHORMLEY RONALD G & LISETTA E.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5561/997

Most Recent Permit Information

None Found

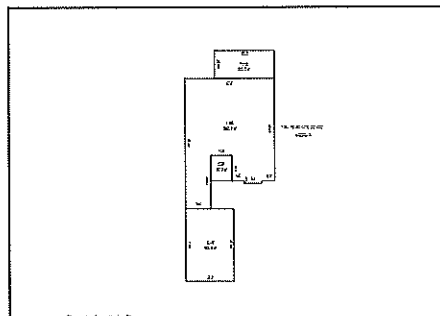
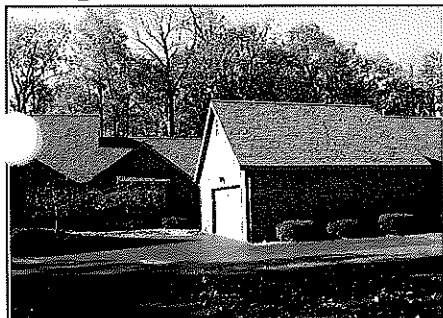
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	199,400	2025 Taxable:	199,400	Acreage:	0.00
Usage:	PUD	Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1985
Occupancy: Single Family
Class: B+10
Style: 1 STY
Exterior: Wood Siding
% Good (Physical): 74
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 2
Full Baths: 2 Half Baths: 0
Floor Area: 1,592
Ground Area: 1,592
Garage Area: 605
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/09/2025 9:06 AM

Parcel: M -13-13-405-050
Owner's Name: PRESDORF RONALD & RITA TRUST
Property Address: 2737 ASPEN RD
ANN ARBOR, MI 48108
Liber/Page: 5555/0298
Split: / /
Public Impr.: Paved Road
Topography: None

Current Class: 407.RESIDENTIAL CONDOMINIUMS
Previous Class: 407.RESIDENTIAL CONDOMINIUMS
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: M -13 LODI
MAP #:
School: 81120 SALINE AREA SCHOOL DISTRICT
Neighborhood: TPC TRAVIS POINTE CONDOS

Mailing Address:

PRESDORF RONALD & RITA TRUST
2737 ASPEN RD
ANN ARBOR MI 48108

Most Recent Sale Information

Sold on 05/24/2024 for 436,000 by LUDWIG ANDREA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5555/0298

Most Recent Permit Information

None Found

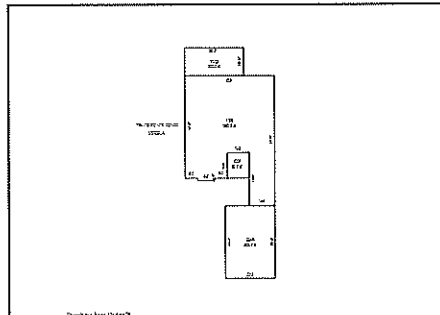
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	193,500	2025 Taxable:	193,500	Acreage:	0.00
zoning:	PUD	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1988
Occupancy: Single Family
Class: B+10
Style: 1 STY
Exterior: Wood Siding
% Good (Physical): 71
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 2
Full Baths: 1 Half Baths: 1
Floor Area: 1,592
Ground Area: 1,592
Garage Area: 605
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/09/2025 9:06 AM

Parcel: M -13-13-406-012
Owner's Name: DUNBAR BRUCE D & JULIE L TRUST
Property Address: 2726 ASPEN CT
ANN ARBOR, MI 48108
Liber/Page: // **Created:** //
Split: // **Active:** Active
Public Impr.: None
Topography: None

Current Class: 407.RESIDENTIAL CONDOMINIUMS
Previous Class: 407.RESIDENTIAL CONDOMINIUMS
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: M -13 LODI
MAP #:
School: 81120 SALINE AREA SCHOOL DISTRICT
Neighborhood: TPC TRAVIS POINTE CONDOS

Mailing Address:

DUNBAR BRUCE D & JULIE L TRUST
2726 ASPEN CT
ANN ARBOR MI 48108

Most Recent Sale Information

Sold on 01/10/2025 for 0 by DUNBAR BRUCE D & JULIE L.

Terms of Sale: 14-INTO/OUT OF TRUST

Liber/Page:

Most Recent Permit Information

Permit 24-0806 on 08/06/2024 for \$0 category STANDBY GENERATOR.

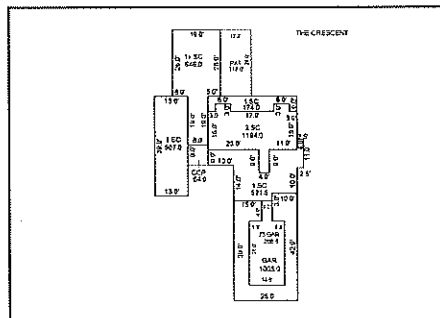
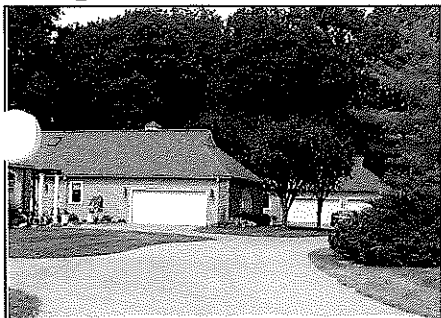
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	350,200	2025 Taxable:	350,200	Acreage:	0.00
zoning:	PUD	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1996
Occupancy: Single Family
Class: B+10
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 80
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 3 Half Baths: 0
Floor Area: 3,330
Ground Area: 2,446
Garage Area: 1,005
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/09/2025 9:06 AM

Parcel:	M -13-13-406-014	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	WILLIAMS KATHLEEN R	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	2716 ASPEN CT ANN ARBOR, MI 48108	Taxable Status:	TAXABLE
Liber/Page:	5580/412	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	M -13 LODI
Public Impr.:	None	MAP #:	
Topography:	None	School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	TPC TRAVIS POINTE CONDOS

Mailing Address:

WILLIAMS KATHLEEN R
2716 ASPEN CT
ANN ARBOR MI 48108

Most Recent Sale Information

Sold on 02/21/2025 for 860,000 by ROGERS S PRISCILLA TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5580/412

Most Recent Permit Information

Permit 15-00398 on 06/09/2015 for \$30,000 category .

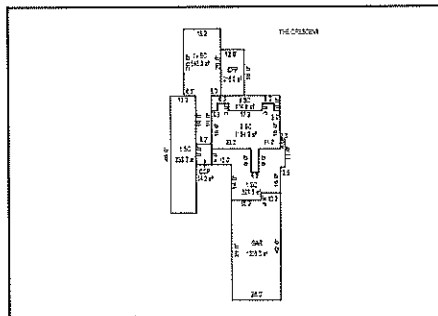
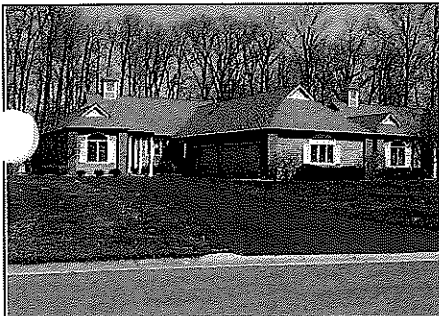
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	420,200	2025 Taxable:	280,134	Acreage:	0.00
zoning:	PUD	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1997
Occupancy: Single Family
Class: A-10
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 75
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 2
Full Baths: 3 Half Baths: 0
Floor Area: 3,543
Ground Area: 2,446
Garage Area: 1,005
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Travis Pointe Condos Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
M-13-13-405-002	4518 COTTONWOOD DR	06/29/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$220,300	50.64
M-13-13-405-009	4560 COTTONWOOD DR	04/29/24	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$294,900	49.15
M-13-13-405-012	4576 COTTONWOOD DR	05/03/24	\$397,000	WD	03-ARM'S LENGTH	\$397,000	\$194,300	48.94
M-13-13-405-015	4596 COTTONWOOD DR	08/19/24	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$256,100	41.31
M-13-13-405-020	4626 COTTONWOOD DR	03/01/24	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$194,300	48.59
M-13-13-405-028	4674 COTTONWOOD DR	10/08/24	\$610,500	WD	03-ARM'S LENGTH	\$610,500	\$257,000	42.10
M-13-13-405-033	4647 COTTONWOOD DR	07/29/24	\$448,000	WD	03-ARM'S LENGTH	\$448,000	\$202,600	45.22
M-13-13-405-050	2737 ASPEN RD	05/24/24	\$436,000	WD	03-ARM'S LENGTH	\$436,000	\$196,400	45.05
M-13-13-406-012	2726 ASPEN CT	10/16/23	\$729,000	WD	03-ARM'S LENGTH	\$729,000	\$356,900	48.96
M-13-13-406-014	2716 ASPEN CT	02/21/25	\$860,000	WD	03-ARM'S LENGTH	\$860,000	\$430,600	50.07
Totals:			\$5,535,400			\$5,535,400	\$2,603,400	47.03
								Std. Dev. => 3.35

Cur. Appraisal	Land Residual	Est. Land Value	ECF Area	Liber/Page	Land Table	Gravel	Paved	Inspected Date	Use Code
\$440,629	\$84,371	\$90,000	TPC 5527/348		TRAVIS POINTE CONDOS	0	1	6/11/2024	
\$589,773	\$100,227	\$90,000	TPC 5552/381		TRAVIS POINTE CONDOS	0	1	7/3/1993	
\$388,584	\$98,416	\$90,000	TPC 5553/0289		TRAVIS POINTE CONDOS	0	1	11/2/2012	
\$518,358	\$191,642	\$90,000	TPC 5563/141		TRAVIS POINTE CONDOS	0	1	8/29/2023	
\$388,584	\$101,316	\$90,000	TPC 5546/638		TRAVIS POINTE CONDOS	0	1	6/11/2024	
\$513,941	\$186,559	\$90,000	TPC 5567/600		TRAVIS POINTE CONDOS	0	1	7/3/1993	
\$405,151	\$132,849	\$90,000	TPC 5561/997		TRAVIS POINTE CONDOS	0	1	10/5/1998	
\$392,852	\$133,148	\$90,000	TPC 5555/0298		TRAVIS POINTE CONDOS	0	1	3/9/1999	
\$713,739	\$105,261	\$90,000	TPC 5536/330		TRAVIS POINTE CONDOS	0	0	6/11/2024	
\$861,154	\$88,846	\$90,000	TPC 5580/412		TRAVIS POINTE CONDOS	0	0	1/2/1998	
\$5,212,765	\$1,222,635	\$900,000							
Price Per Unit:		\$122,264							

Class

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