

2024 ECF Study
2110 - Garfield Area

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
05-013-013-00	926 W SOUTH AIRPORT RD	06/24/22	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$352,700	45.51	\$770,299	\$243,355	\$531,645	\$434,414	1.224	9,600	\$55.38	2115	16.4866	STORE WHS SHOW	\$243,355	21500 AIRPORT RD	201	0	
05-013-013-00	926 W SOUTH AIRPORT RD	10/02/23	\$876,000	WD	03-ARM'S LENGTH	\$876,000	\$334,900	38.23	\$770,299	\$243,355	\$632,645	\$434,414	1.456	9,600	\$65.90	2115	39.7363	STORE WHS SHOW	\$243,355	21500 AIRPORT RD	201	0	
05-013-016-00	956 W SOUTH AIRPORT RD	12/29/21	\$369,900	WD	03-ARM'S LENGTH	\$369,900	\$168,200	45.47	\$429,987	\$229,458	\$140,442	\$165,317	0.850	4,480	\$31.35	2115	20.9422	STORE RETAIL	\$222,871	21500 AIRPORT RD	201	0	
05-013-038-00	820 DUELL RD	06/24/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$204,100	56.69	\$365,337	\$90,075	\$269,925	\$298,873	0.903	5,632	\$47.93	2110	15.5813	WAREHOUSES	\$84,609	23000 GARFIELD RD AREA	201	0	
05-014-084-00	1151 W SOUTH AIRPORT RD	04/22/21	\$853,752	WD	03-ARM'S LENGTH	\$853,752	\$350,300	41.03	\$899,023	\$299,029	\$554,723	\$494,636	1.121	7,700	\$72.04	2115	6.2520	STORE RETAIL	\$266,852	21500 AIRPORT RD	201	0	
05-023-003-00	2785 N GARFIELD RD	12/01/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$135,400	30.09	\$344,332	\$44,062	\$405,938	\$326,026	1.245	3,200	\$126.86	2110	18.6153	STORE RETAIL	\$44,062	23000 GARFIELD RD AREA	201	0	
05-023-003-10	2785 N GARFIELD RD	07/14/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$174,400	53.66	\$362,906	\$72,583	\$252,417	\$315,226	0.801	2,689	\$93.87	2110	25.8206	OFFICE BUILDINGS	\$66,768	23000 GARFIELD RD AREA	201	0	
05-221-005-00	943 LYNCH DR	04/08/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$113,000	55.12	\$214,181	\$43,373	\$161,627	\$185,459	0.871	3,400	\$47.54	2110	18.7460	IND FLEX	\$40,916	23000 GARFIELD RD AREA	207	0	
Totals:			\$4,214,652			\$4,214,652	\$1,833,000		\$4,156,364		\$2,949,362	\$2,654,365			\$67.61		5.2181						
							Sale. Ratio ==>	43.49				E.C.F. ==>	1.111		Std. Deviation==>	0.23712163							
							Std. Dev. ==>	9.22				Ave. E.C.F. ==>	1.059		Ave. Variance==>	20.2725	Coefficient of Var==>	19.14389369					
0.7506 - 1.3574																							
05-026-001-51	1101 W HAMMOND RD	12/03/21	\$1,390,000	WD	03-ARM'S LENGTH	\$1,390,000	\$447,100	32.17	\$906,220	\$247,108	\$1,142,892	\$715,648	1.597	19,548	\$58.47	2110	53.8047	STORE RETAIL	\$242,854	34000 HAMMOND-HEIDBREDER	201	0	
05-013-010-00	976 W SOUTH AIRPORT RD	01/14/22	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$343,500	29.87	\$883,581	\$395,870	\$754,130	\$402,070	1.876	5,450	\$138.37	2115	81.6662	SHOP COMMUNITY	\$373,045	21500 AIRPORT RD	201	0	