

Neighborhoods Used: 4011.4011 MIDTOWN

2862 RUBY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-114-021-00	03/28/2023 4011	401	395,000	124,728	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/2 STORY	81	270,272	247,197	1.093



3819 CREEKSIDE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-099-024-00	02/24/2023 4011	401	431,500	87,878	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	79	343,622	303,713	1.131



3167 CASS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-015-041-00	12/29/2022 4011	201	220,000	64,397	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	49	155,603	207,998	0.748



3837 CREEKSIDE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-099-027-00	12/14/2022 4011	401	349,000	87,878	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	78	261,122	257,675	1.013



PINEVIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-255-022-00	11/17/2022 4011	401	250,000	110,350	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	139,650	182,045	0.767



3863 BROOK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-070-037-00	10/14/2022 4011	401	179,000	102,723	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67	76,277	67,718	1.126



3017 MARMAC AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-220-029-00	10/13/2022 4011	401	183,000	84,536	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	61	98,464	101,433	0.971



3812 BROOK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-070-068-00	10/05/2022 4011	401	225,000	105,048	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	59	119,952	132,425	0.906



Neighborhoods Used: 4011.4011 MIDTOWN

3803 FRANKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-070-017-00	09/30/2022 4011	401	228,500	107,181
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	66	121,319	98,762	1.228



3883 FRANKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-070-009-00	09/16/2022 4011	401	217,125	103,961
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	70	113,164	70,749	1.600



3836 VISTA PARK

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-325-005-00	09/09/2022 4011	401	550,000	141,113
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	78	408,887	399,067	1.025



3876 SANDIA PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-330-057-00	09/02/2022 4011	401	330,000	107,394
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	74	222,606	207,726	1.072



MARMAC AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-220-028-00	09/02/2022 4011	401	275,000	85,848
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	189,152	143,752	1.316



3970 SANDIA PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-330-053-00	09/01/2022 4011	401	400,000	132,687
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	65	267,313	253,074	1.056



2798 VICTORIA DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-090-030-00	08/12/2022 4011	401	316,750	89,733
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	55	227,017	159,812	1.421



3893 FRANKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-070-008-00	08/10/2022 4011	401	210,000	102,215
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	57	107,785	72,371	1.489



Neighborhoods Used: 4011.4011 MIDTOWN

3147 MARMAC AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-220-022-00		08/03/2022		4011	325,000	88,914
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		69		236,086	147,012	1.606



3133 COLLEGE TERRACE CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-095-005-00		07/22/2022		4011	335,900	147,753
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		64		188,147	204,455	0.920



3862 BROOK DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-070-063-00		06/30/2022		4011	235,000	107,260
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		64		127,740	166,616	0.767



2772 RENNIE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-114-055-00		06/30/2022		4011	382,500	124,555
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		81		257,945	253,484	1.018



BROOK DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-070-034-00		05/13/2022		4011	179,500	104,204
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		74		75,296	86,373	0.872



3946 VISTA PARK

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-330-038-00		05/06/2022		4011	415,000	136,005
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		72		278,995	242,115	1.152



2908 EMERALD BLFS

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-113-011-00		05/05/2022		4011	295,000	148,413
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		76		146,587	176,286	0.832



3011 SIDNEY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-090-041-00		05/03/2022		4011	350,000	79,401
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		69		270,599	228,115	1.186



Neighborhoods Used: 4011.4011 MIDTOWN

2654 RUBY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-114-054-00	05/02/2022 4011	401	390,000	124,723	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/2 STORY	82	265,277	278,867	0.951



3815 SANDIA PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-330-022-00	04/29/2022 4011	401	360,000	114,054	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	64	245,946	264,690	0.929



3110 HORSESHOE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-220-009-00	04/25/2022 4011	401	230,000	83,950	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	69	146,050	164,904	0.886



3744 CREEKSIDE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-099-048-00	03/16/2022 4011	401	340,000	88,434	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	81	251,566	272,889	0.922



COUNTRY CLUB DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-098-007-00	03/02/2022 4011	401	640,000	167,643	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	79	472,357	386,910	1.221



3479 VETERANS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-016-038-00	01/14/2022 4011	401	330,000	244,996	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	57	85,004	124,247	0.684



3130 VETERANS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-015-028-00	01/12/2022 4011	401	334,900	99,621	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	73	235,279	270,668	0.869



3725 CREEKSIDE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-099-044-00	12/10/2021 4011	401	365,021	87,878	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	80	277,143	266,040	1.042



Neighborhoods Used: 4011.4011 MIDTOWN

3332 VETERANS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-100-010-00	12/07/2021 4011	401	130,000	56,337
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1-1/2 STORY	51	73,663	90,574
				E.C.F.
				0.813



3196 ORTHWOODS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-245-002-00	11/19/2021 4011	401	290,000	132,811
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	48	157,189	153,999
				E.C.F.
				1.021



3983 FRANKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-070-001-00	11/09/2021 4011	401	195,000	106,625
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	55	88,375	71,701
				E.C.F.
				1.233



3185 SUNSET LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-250-001-00	11/08/2021 4011	401	249,000	105,573
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	69	143,427	179,509
				E.C.F.
				0.799



1 CREEKSIDE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-099-026-00	10/07/2021 4011	401	380,000	87,878
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	79	292,122	299,431
				E.C.F.
				0.976



3224 DAY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-105-009-00	09/24/2021 4011	401	225,000	88,468
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	65	136,532	138,010
				E.C.F.
				0.989



3094 HORSESHOE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-220-007-00	09/24/2021 4011	401	255,000	102,936
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	56	152,064	159,223
				E.C.F.
				0.955



3818 OUTBACK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-099-030-00	08/27/2021 4011	401	375,000	87,322
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	79	287,678	312,358
				E.C.F.
				0.921



Neighborhoods Used: 4011.4011 MIDTOWN

3184 RENNIE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-095-001-00	08/23/2021 4011	401	265,000	87,950
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	74	177,050	201,663	0.878



3765 OUTBACK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-099-039-00	08/18/2021 4011	401	340,000	89,021
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	78	250,979	321,542	0.781



2961 CONCORD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-100-028-00	08/05/2021 4011	401	270,000	81,091
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	88	188,909	195,129	0.968



3923 FRANKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-070-005-00	07/30/2021 4011	401	160,000	103,300
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	56,700	83,298	0.681



COUNTRY CLUB DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-098-007-00	07/16/2021 4011	401	595,000	167,643
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	79	427,357	386,910	1.105



2964 EMERALD ISLE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-113-008-00	07/09/2021 4011	401	226,000	147,659
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	78	78,341	151,454	0.517



3761 FRANKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-070-020-00	06/10/2021 4011	401	158,000	103,423
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	53	54,577	67,202	0.812



3626 COUNTRY CLUB DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-098-004-00	06/08/2021 4011	401	650,000	158,174
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	74	491,826	430,213	1.143



11/08/2023
09:45 AM

ECF Analysis for: 05 - GARFIELD TOWNSHIP

Page: 7/8
DB: Garfield 2024

Neighborhoods Used: 4011.4011 MIDTOWN

3843 FRANKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-070-013-00	05/17/2021 4011	401	150,000	102,556	
Company	Style	%Good	ResidualValue	CostByManual	E.C.F.
le Family	RANCH	53	47,444	65,561	0.724



Neighborhoods Used: 4011.4011 MIDTOWN

```
<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>
```

# Valid Files	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
49	4	9.45	11.95	1.016
After Application of E.C.F.s		9.45	11.95	1.016

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)
1-1/4 STORY	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)
1-3/4 STORY	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)
BI-LEVEL	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)
CAPE COD	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)
COTTAGE	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)
DBL WIDE	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)
DUPLEX	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)
FOUR STORY	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)
OTHER	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)
QUAD-LEVEL	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)
QUADPLEX	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)
RANCH	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)
SINGLE WIDE	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)
THREE-STORY	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)
TRI-LEVEL	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)
TWO-STORY	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)
	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)	1.004 (49)

Single Family E.C.F. : 1.004 (49)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

```
<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>
```

```

Starting Date: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: 3
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 4011 - 4011 MIDTOWN

```

Max # of Res. Buildings: 1	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00