

Neighborhoods Used: 4006A.4006A GREEN MEADOWS

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<<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>>
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Valid Cases	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
8	0	6.27	8.90	1.002
After Application of E.C.F.s		7.27	10.30	1.002

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<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
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* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1-3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CAPE COD	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
COTTAGE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DBL WIDE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FOUR STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
OTHER	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
QUAD-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
QUADPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
SINGLE WIDE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
THREE-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TWO-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F.	: 1.000	(0)
Mobile Home E.C.F.	: 1.000	(0)
Town Home E.C.F.	: 1.381	(8)
Agricultural E.C.F.	: 1.000	(0)
Commercial E.C.F.	: 1.000	(0)

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<<<<<<<<      Settings for this Analysis      >>>>>>>>>>
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Starting Date: 04/01/2022
Ending Date: 03/31/2024
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): 4006A - 4006A GREEN MEADOWS

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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

12/05/2024

ECF Analysis for: 05 - GARFIELD TOWNSHIP

Page: 1/2

03:00 PM

DB: Garfield 2025

Neighborhoods Used: 4006A.4006A GREEN MEADOWS

2681 GREEN MEADOWS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-128-009-00	01/03/2024 4006A	407	190,000	68,687
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Home	71	121,313	93,950	1.291
Style	RANCH			



2735 GREEN MEADOWS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-128-037-00	11/08/2023 4006A	407	175,000	71,350
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	72	103,650	64,000	1.620
Style	RANCH			



2611 GREEN MEADOWS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-128-018-00	10/27/2023 4006A	407	170,000	74,985
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	58	95,015	59,864	1.587
Style	RANCH			



2735 GREEN MEADOWS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-128-037-00	03/10/2023 4006A	407	155,000	71,350
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	72	83,650	64,000	1.307
Style	RANCH			



2 GREEN MEADOWS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-128-005-00	02/22/2023 4006A	407	185,000	67,686
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	71	117,314	92,575	1.267
Style	RANCH			



2601 GREEN MEADOWS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-128-013-00	10/13/2022 4006A	407	168,000	71,223
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	65	96,777	79,547	1.217
Style	RANCH			



2661 GREEN MEADOWS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-128-003-00	08/16/2022 4006A	407	173,000	67,686
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	71	105,314	92,575	1.138
Style	RANCH			



2737 GREEN MEADOWS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-128-038-00	04/07/2022 4006A	407	189,000	71,350
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	54	117,650	62,128	1.894
Style	RANCH			

