

Neighborhoods Used: 4006B.4006B GOLF DUPLEX

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Statistics for this Analysis

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# Valid les	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	0	5.80	7.44	1.001
After Application of E.C.F.s		5.75	7.35	1.001

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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. : 1.150 (4)

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): 4006B - 4006B GOLF DUPLEX

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

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03:00 PM

DB: Garfield 2025

Neighborhoods Used: 4006B.4006B GOLF DUPLEX

2870 EAST CROWN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-103-009-00	10/30/2023	4006B	407	510,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Style	85	375,485	341,303	1.100
RANCH				



2822 EAST CROWN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-103-004-00	09/13/2023	4006B	407	475,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Style	85	367,317	282,754	1.299
RANCH				



2882 EAST CROWN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-103-010-00	06/16/2023	4006B	407	555,555
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Style	90	436,143	365,435	1.193
RANCH				



2971 CROWN POINTE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-103-017-00	08/19/2022	4006B	407	475,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Style	85	354,456	344,105	1.030
RANCH				

