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DB: Garfield 2025

Neighborhoods Used: 4006C.4006C GOLF SINGLE

2632 WEST CROWN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-093-024-00	11/16/2023 4006C	401	650,000	138,163
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	89	511,837	412,134
				E.C.F. 1.242



2923 EAST CROWN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-102-011-00	08/21/2023 4006C	401	460,000	135,067
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	76	324,933	295,601
				E.C.F. 1.099



2670 LOOP DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-446-048-00	05/11/2023 4006C	401	650,000	150,782
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	96	499,218	424,995
				E.C.F. 1.175



2805 EAST CROWN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-101-027-00	05/09/2023 4006C	401	649,900	154,579
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	77	495,321	346,025
				E.C.F. 1.431



2684 LOOP DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-446-047-00	04/10/2023 4006C	401	667,500	152,941
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	96	514,559	418,541
				E.C.F. 1.229



2965 EAST CROWN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-102-014-00	10/17/2022 4006C	401	529,000	141,174
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	76	387,826	289,611
				E.C.F. 1.339



2588 WEST CROWN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-093-014-00	08/09/2022 4006C	401	556,000	138,377
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	82	417,623	399,762
				E.C.F. 1.045



2865 EAST CROWN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-102-004-00	08/01/2022 4006C	401	520,000	140,209
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	80	379,791	356,091
				E.C.F. 1.067



01/16/2025

ECF Analysis for: 05 - GARFIELD TOWNSHIP

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DB: Garfield 2025

Neighborhoods Used: 4006C.4006C GOLF SINGLE

2594 WEST CROWN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-093-015-02	07/07/2022 4006C	401	570,000	138,650
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	85	431,350	402,470	1.072

