

Neighborhoods Used: 4007B.4007B WEST AVG

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Statistics for this Analysis

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Valid # Invalid	Coefficient of	Coefficient of	Price Related
les Sales	Dispersion (%)	Variation (%)	Differential
22 0	10.01	11.95	0.995
After Application of E.C.F.s	9.80	11.79	0.994

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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	1.316(22)	1.316(22)	1.316(22)	1.316(22)	1.316(22)	1.316(22)
1-1/4 STORY	1.316(22)	1.316(22)	1.316(22)	1.316(22)	1.316(22)	1.316(22)
1-3/4 STORY	1.316(22)	1.316(22)	1.316(22)	1.316(22)	1.316(22)	1.316(22)
BI-LEVEL	1.316(22)	1.316(22)	1.316(22)	1.316(22)	1.316(22)	1.316(22)
CAPE COD	1.316(22)	1.316(22)	1.316(22)	1.316(22)	1.316(22)	1.316(22)
COTTAGE	1.316(22)	1.316(22)	1.316(22)	1.316(22)	1.316(22)	1.316(22)
DBL WIDE	1.316(22)	1.316(22)	1.316(22)	1.316(22)	1.316(22)	1.316(22)
DUPLEX	1.316(22)	1.316(22)	1.316(22)	1.316(22)	1.316(22)	1.316(22)
FOUR STORY	1.316(22)	1.316(22)	1.316(22)	1.316(22)	1.316(22)	1.316(22)
OTHER	1.316(22)	1.316(22)	1.316(22)	1.316(22)	1.316(22)	1.316(22)
QUAD-LEVEL	1.316(22)	1.316(22)	1.316(22)	1.316(22)	1.316(22)	1.316(22)
QUADPLEX	1.316(22)	1.316(22)	1.316(22)	1.316(22)	1.316(22)	1.316(22)
RANCH	1.316(22)	1.316(22)	1.316(22)	1.316(22)	1.316(22)	1.316(22)
SINGLE WIDE	1.316(22)	1.316(22)	1.316(22)	1.316(22)	1.316(22)	1.316(22)
THREE-STORY	1.316(22)	1.316(22)	1.316(22)	1.316(22)	1.316(22)	1.316(22)
TRI-LEVEL	1.316(22)	1.316(22)	1.316(22)	1.316(22)	1.316(22)	1.316(22)
TWO-STORY	1.316(22)	1.316(22)	1.316(22)	1.316(22)	1.316(22)	1.316(22)
	1.316(22)	1.316(22)	1.316(22)	1.316(22)	1.316(22)	1.316(22)

Single Family E.C.F. : 1.316 (22)

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)

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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): 4007B - 4007B WEST AVG

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

Neighborhoods Used: 4007B.4007B WEST AVG

4102 GARDEN CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-124-010-00	03/20/2024 4007B	401	331,000	107,441
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	70	223,559	182,680
				E.C.F. 1.224



4651 BRIARCLIFF DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-240-081-00	02/12/2024 4007B	401	344,000	87,265
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	65	256,735	178,763
				E.C.F. 1.436



3216 ZIMMERMAN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-260-026-00	12/21/2023 4007B	401	465,000	113,615
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	67	351,385	274,669
				E.C.F. 1.279



3196 ZIMMERMAN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-260-027-00	10/20/2023 4007B	401	345,000	108,575
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	74	236,425	197,648
				E.C.F. 1.196



5 TIMBERWOLF DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-106-031-00	08/28/2023 4007B	401	375,000	98,237
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	69	276,763	183,522
				E.C.F. 1.508



5293 EAGLEHURST DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-109-033-00	08/23/2023 4007B	401	599,000	155,703
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	96	443,297	373,743
				E.C.F. 1.186



4360 NORTHRIDGE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-146-058-00	08/18/2023 4007B	401	395,000	85,226
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	69	309,774	199,761
				E.C.F. 1.551



4476 OLD ORCHARD TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-241-087-00	08/16/2023 4007B	401	427,000	91,040
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	81	335,960	285,585
				E.C.F. 1.176



12/05/2024

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ECF Analysis for: 05 - GARFIELD TOWNSHIP

Page: 2/4

DB: Garfield 2025

Neighborhoods Used: 4007B.4007B WEST AVG

4281 NORTHRIDGE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-146-090-00	08/04/2023 4007B	401	390,000	90,329
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	57	299,671	188,961
				E.C.F. 1.586



5308 EAGLEHURST DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-109-037-00	07/14/2023 4007B	401	525,000	139,280
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1-1/2 STORY	95	385,720	328,045
				E.C.F. 1.176



3541 SOUTHRIDGE CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-146-103-00	07/05/2023 4007B	401	450,000	88,187
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	63	361,813	257,012
				E.C.F. 1.408



4545 BRIARCLIFF DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-240-075-00	11/30/2022 4007B	401	355,000	92,752
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	70	262,248	196,922
				E.C.F. 1.332



4 NORTHRIDGE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-146-054-00	10/21/2022 4007B	401	376,000	84,922
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	69	291,078	183,493
				E.C.F. 1.586



4084 GARDEN CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-124-009-00	09/30/2022 4007B	401	309,000	104,819
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	75	204,181	174,364
				E.C.F. 1.171



5293 EAGLEHURST DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-109-033-00	09/30/2022 4007B	401	540,000	155,703
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	96	384,297	373,743
				E.C.F. 1.028



4420 SUMMIT VIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-240-066-00	09/07/2022 4007B	401	503,750	87,420
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	69	416,330	305,735
				E.C.F. 1.362



Neighborhoods Used: 4007B,4007B WEST AVG

4005 HEARTHESIDE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-145-040-00	08/04/2022 4007B	401	369,000	87,694
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	73	281,306	166,765
				E.C.F. 1.687



5411 RAVENHURST DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-109-007-00	07/29/2022 4007B	401	385,000	154,393
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	94	230,607	252,720
				E.C.F. 0.913



4947 BUCKHORN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-106-003-00	07/18/2022 4007B	401	386,000	87,025
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	68	298,975	202,093
				E.C.F. 1.479



3848 HEATHERWOOD EAST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-241-110-00	05/31/2022 4007B	401	380,000	87,392
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	54	292,608	157,829
				E.C.F. 1.854



TIMBERWOLF DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-106-029-20	05/12/2022 4007B	401	365,900	109,174
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	68	256,726	212,077
				E.C.F. 1.211



3672 WESTRIDGE CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-146-083-00	05/09/2022 4007B	401	368,100	87,076
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	78	281,024	201,892
				E.C.F. 1.392

