

Neighborhoods Used: 4010.4010 EAST

Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 4010.4010 EAST

2285 W CARRIAGE HILL DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-075-009-00	03/22/2024 4010	401	272,000	110,011
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL 72	161,989	175,496	0.923



1062 KNOLL CREST CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-210-004-00	02/27/2024 4010	401	255,000	109,949
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 75	145,051	140,400	1.033



829 TRADITIONS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-319-004-00	02/23/2024 4010	401	329,900	75,259
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 81	254,641	206,809	1.231



1575 PHILS TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-025-011-20	02/20/2024 4010	401	398,000	131,642
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 73	240,098	241,237	0.995
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	26260	26385	0.995	



6. TRADITIONS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-319-018-00	02/15/2024 4010	401	339,000	74,763
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 92	264,237	225,119	1.174



1071 CUPOLA PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-319-193-00	02/07/2024 4010	401	310,000	69,941
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 94	240,059	172,298	1.393



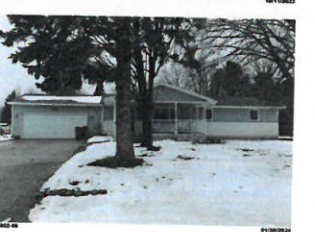
966 N FORESTLANE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-110-028-00	12/22/2023 4010	401	280,900	114,718
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 80	166,182	170,628	0.974



2385 E CARRIAGE HILL DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-075-052-00	12/13/2023 4010	401	315,000	111,858
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH 80	201,965	208,579	0.968
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	1177	1215	0.968	



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Neighborhoods Used: 4010.4010 EAST

1044 UMBER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-319-203-00	12/08/2023 4010	401	229,900	69,991
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	95	159,909	141,505	1.130



1394 N GARFIELD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-025-020-00	11/30/2023 4010	401	175,000	86,122
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	47	88,878	105,163	0.845



86 HOLCOMB CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-150-005-00	10/11/2023 4010	401	138,000	33,208
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	90	104,792	170,220	0.616



946 HAMMOND PLACE NORTH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-132-098-00	09/28/2023 4010	407	288,000	146,432
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	71	141,568	156,681	0.904



2 BEECH CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-292-003-00	08/18/2023 4010	401	350,000	74,207
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	89	275,793	215,387	1.280



1203 UMBER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-319-167-10	08/11/2023 4010	401	364,900	73,732
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	96	291,168	256,821	1.134



1040 UMBER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-319-204-00	08/11/2023 4010	401	270,000	69,979
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	95	200,021	141,505	1.414



838 FLORESTA ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-340-030-00	08/08/2023 4010	401	307,000	60,233
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	65	235,316	177,588	1.325
Cultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	11451	8641	1.325	



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Neighborhoods Used: 4010.4010 EAST

1225 BIRMLEY ESTATES DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-026-020-62	07/31/2023 4010	401	425,000	111,311
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	82	313,689	289,313	1.084



31 WHISPERING WOODS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-351-026-00	07/28/2023 4010	401	650,000	115,176
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	85	534,824	511,338	1.046



1064 HEMINGWAY LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-122-006-00	07/26/2023 4010	401	352,000	166,799
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	72	185,201	172,146	1.076



2127 HAMMOND PLACE WEST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-132-030-00	06/29/2023 4010	407	310,000	142,102
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	69	167,898	152,716	1.099



1. HEMINGWAY LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-122-067-00	06/19/2023 4010	401	356,000	159,901
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	80	196,099	194,942	1.006



1019 FOREST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-014-085-05	06/16/2023 4010	401	250,000	72,306
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	62	177,694	190,402	0.933



769 WINDMILL LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-351-041-00	06/12/2023 4010	401	550,000	125,852
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	85	424,148	445,716	0.952



1044 HEMINGWAY LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-122-001-00	05/08/2023 4010	401	342,000	169,080
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	73	172,920	173,187	0.998



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Neighborhoods Used: 4010.4010 EAST

1226 HEMINGWAY LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-122-076-00	05/05/2023 4010	401	353,000	159,762
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	80	193,238	189,533	1.020



1138 OLIVE PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-319-217-00	04/28/2023 4010	401	255,000	69,991
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	95	185,009	160,615	1.152



1073 KNOLL CREST CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-210-027-00	03/13/2023 4010	401	304,000	118,680
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	70	185,320	217,696	0.851



93 WOODED VALLEY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-351-048-00	03/02/2023 4010	401	522,000	110,086
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	85	411,914	514,175	0.801



1 FARMINGTON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-057-041-00	01/17/2023 4010	401	397,000	104,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	85	293,000	330,470	0.887



853 GLASTONBURY CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-311-007-00	01/05/2023 4010	401	310,000	75,985
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	85	234,015	241,168	0.970



1150 HEMINGWAY LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-122-058-00	12/30/2022 4010	401	225,000	160,250
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	80	64,750	190,006	0.341



918 N FORESTLANE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-110-021-00	12/22/2022 4010	401	304,000	113,672
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	75	190,328	179,201	1.062



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Neighborhoods Used: 4010.4010 EAST

1610 S GARFIELD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-350-005-00	12/12/2022 4010	401	260,000	115,577
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	70	144,423	131,556	1.098
Style				
RANCH				



1048 UMBER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-319-202-00	12/08/2022 4010	401	209,900	69,991
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	95	139,909	141,505	0.989
Style				
RANCH				



834 COBALT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-319-013-00	11/28/2022 4010	401	349,900	75,444
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	81	274,456	237,241	1.157
Style				
RANCH				



2073 HAMMOND PLACE EAST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-132-066-00	11/07/2022 4010	407	280,000	148,175
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	71	131,825	156,002	0.845
Style				
RANCH				



S FORESTLANE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-110-048-00	10/14/2022 4010	401	365,000	116,101
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	75	248,899	208,382	1.194
Style				
RANCH				



809 COBALT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-319-030-00	10/10/2022 4010	401	329,900	76,786
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	92	253,114	224,461	1.128
Style				
RANCH				



1080 OAK TER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-014-089-00	09/23/2022 4010	401	273,000	62,257
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	73	210,743	141,787	1.486
Style				
RANCH				



2043 HAMMOND PLACE EAST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-132-069-00	09/22/2022 4010	407	266,000	146,805
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	69	119,195	145,510	0.819
Style				
RANCH				



Neighborhoods Used: 4010.4010 EAST

923 HAMMOND PLACE SOUTH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-132-023-00	09/15/2022 4010	407	349,000	155,226
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	69	193,774	161,396	1.201



867 GLASTONBURY CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-311-005-00	09/08/2022 4010	401	335,000	80,416
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	70	254,584	260,677	0.977



1244 HOCH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-035-016-10	09/08/2022 4010	401	295,000	108,045
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	81	186,955	154,612	1.209



849 BLACK HILL LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-351-018-00	09/07/2022 4010	401	539,000	113,768
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	85	425,232	446,330	0.953



2 HAMMOND PLACE EAST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-132-065-00	08/24/2022 4010	407	305,000	146,941
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	70	158,059	152,825	1.034



936 SIENNA ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-319-050-00	08/22/2022 4010	401	328,000	77,535
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	96	250,465	234,997	1.066



2162 HAMMOND PLACE EAST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-132-085-00	08/19/2022 4010	407	296,500	153,673
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	71	142,827	158,386	0.902



50 PLEASANT LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-351-007-00	08/19/2022 4010	401	450,000	113,483
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	85	336,517	345,571	0.974



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ECF Analysis for: 05 - GARFIELD TOWNSHIP

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Neighborhoods Used: 4010.4010 EAST

2445 W CARRIAGE HILL DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-075-017-00	08/05/2022 4010	401	260,000	110,133
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	75	149,867	196,971	0.761



1142 BASIL PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-319-211-00	07/29/2022 4010	401	240,000	70,369
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	95	169,631	142,139	1.193



1084 HEMINGWAY LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-122-010-00	07/29/2022 4010	401	310,000	159,495
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	80	150,505	200,835	0.749



894 HAMMOND PLACE NORTH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-132-092-00	07/22/2022 4010	407	290,000	146,602
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	69	143,398	145,656	0.984



1 CUPOLA PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-319-197-00	07/22/2022 4010	401	260,000	69,941
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	96	190,059	162,457	1.170



882 COBALT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-319-029-00	07/18/2022 4010	401	345,000	74,712
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	92	270,288	224,351	1.205



1158 OLIVE PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-319-214-00	07/12/2022 4010	401	230,000	70,092
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	95	159,908	141,860	1.127



1267 FARMINGTON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-057-012-00	06/30/2022 4010	401	495,000	215,327
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	74	279,673	440,496	0.635



SINGLE-FAMILY PARCEL SALE!!

Neighborhoods Used: 4010.4010 EAST

1156 KNOLL CREST CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-210-010-00	06/27/2022 4010	401	234,000	120,647
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	75	113,353	176,684	0.642



1778 N GARFIELD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-025-015-00	06/24/2022 4010	401	305,000	102,418
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	202,582	150,110	1.350



1060 CUPOLA PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-319-199-00	06/24/2022 4010	401	228,000	69,941
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	94	158,059	140,011	1.129



1357 FARMINGTON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-057-007-00	05/31/2022 4010	401	480,000	111,723
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	89	368,277	333,264	1.105



1. FARMINGTON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-057-028-00	05/26/2022 4010	401	470,000	108,381
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	85	361,619	310,354	1.165



400 N RUSCH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-035-015-00	05/20/2022 4010	401	225,000	129,692
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	71	74,691	115,903	0.644
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	20617	31993	0.644	



1191 OAK TER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-014-103-00	05/09/2022 4010	401	300,000	72,695
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/2 STORY 52	227,305	118,777	1.914



854 DUELL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-013-039-00	04/06/2022 4010	401	62,000	43,718
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	48	18,282	71,345	0.256

