

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: 4011.4011 MIDTOWN

2961 CONCORD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-100-028-00	03/12/2024 4011	401	375,000	57,869
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	87	317,131	188,965	1.678



3434 COUNTRY CLUB DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-098-013-00	02/29/2024 4011	401	630,000	161,145
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	71	468,855	439,493	1.067



3963 FRANKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-070-003-00	02/15/2024 4011	401	120,000	95,538
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	57	24,462	66,225	0.369



2876 CONCORD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-100-035-00	02/12/2024 4011	401	130,000	53,374
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	52	76,626	75,938	1.009



3 VETERANS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-016-038-00	02/08/2024 4011	401	377,000	270,949
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	56	106,051	119,566	0.887



3063 RENNIE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-090-029-00	01/19/2024 4011	401	280,000	61,400
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	69	218,600	163,144	1.340



3137 HORSESHOE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-220-017-00	01/17/2024 4011	401	315,000	117,860
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	85	197,140	198,644	0.992



3188 VETERANS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-015-032-00	12/19/2023 4011	401	300,000	79,788
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	59	220,212	165,626	1.330



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ECF Analysis for: 05 - GARFIELD TOWNSHIP

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Neighborhoods Used: 4011.4011 MIDTOWN

2820 VICTORIA CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-090-025-00	11/30/2023 4011	401	330,250	66,728
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	54	263,522	133,015
				E.C.F. 1.981



3008 PINEVIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-255-014-00	10/30/2023 4011	401	330,000	123,096
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	70	206,904	199,638
				E.C.F. 1.036



3110 HORSESHOE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-220-009-00	10/17/2023 4011	401	365,000	100,811
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	79	264,189	196,382
				E.C.F. 1.345



3019 PINEVIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-255-022-00	09/14/2023 4011	401	349,900	107,496
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	69	242,404	173,202
				E.C.F. 1.400



3 CEDAR VALLEY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-255-018-00	07/17/2023 4011	401	200,000	106,609
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	57	93,391	138,526
				E.C.F. 0.674



2778 OPAL CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-114-039-00	07/11/2023 4011	401	425,000	115,875
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1-1/2 STORY	80	309,125	337,442
				E.C.F. 0.916



2998 EMERALD ISLE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-113-002-00	07/06/2023 4011	401	355,000	152,442
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	72	202,558	191,155
				E.C.F. 1.060



3494 COUNTRY CLUB DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-098-010-00	06/22/2023 4011	401	784,900	165,396
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	84	619,504	545,383
				E.C.F. 1.136



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ECF Analysis for: 05 - GARFIELD TOWNSHIP

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Neighborhoods Used: 4011.4011 MIDTOWN

2974 EMERALD ISLE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-113-005-00	05/19/2023 4011	401	350,000	153,833
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	81	196,167	181,350	1.082



3834 CREEKSIDE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-099-015-00	04/28/2023 4011	401	395,000	84,840
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	77	310,160	273,242	1.135



2862 RUBY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-114-021-00	03/28/2023 4011	401	395,000	115,630
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	80	279,370	239,119	1.168



3819 CREEKSIDE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-099-024-00	02/24/2023 4011	401	431,500	84,840
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	78	346,660	293,746	1.180



3819 CREEKSIDE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-099-027-00	12/14/2022 4011	401	349,000	84,840
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	77	264,160	249,172	1.060



3019 PINEVIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-255-022-00	11/17/2022 4011	401	250,000	107,496
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	69	142,504	173,202	0.823



3863 BROOK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-070-037-00	10/14/2022 4011	401	179,000	96,494
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	85	82,506	95,058	0.868



3017 MARMAC AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-220-029-00	10/13/2022 4011	401	183,000	105,079
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	60	77,921	97,737	0.797



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Neighborhoods Used: 4011.4011 MIDTOWN

3812 BROOK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-070-068-00	10/05/2022 4011	401	225,000	98,738
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	58	126,262	127,520	0.990



3803 FRANKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-070-017-00	09/30/2022 4011	401	228,500	100,792
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	65	127,708	95,273	1.340



3883 FRANKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-070-009-00	09/16/2022 4011	401	217,125	98,348
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	85	118,777	90,552	1.312



3836 VISTA PARK

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-325-005-00	09/09/2022 4011	401	550,000	160,186
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	77	389,814	415,492	0.938



SANDIA PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-330-057-00	09/02/2022 4011	401	330,000	109,318
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	73	220,682	200,718	1.099



3039 MARMAC AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-220-028-00	09/02/2022 4011	401	275,000	102,623
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	51	172,377	138,104	1.248



3970 SANDIA PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-330-053-00	09/01/2022 4011	401	400,000	156,872
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	64	243,128	244,102	0.996



2798 VICTORIA DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-090-030-00	08/12/2022 4011	401	316,750	62,105
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	54	254,645	153,693	1.657



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Neighborhoods Used: 4011.4011 MIDTOWN

3893 FRANKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-070-008-00	08/10/2022 4011	401	210,000	96,011
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	56	113,989	69,643	1.637



3147 MARMAC AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-220-022-00	08/03/2022 4011	401	325,000	109,846
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	74	215,154	154,429	1.393



3133 COLLEGE TERRACE CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-095-005-00	07/22/2022 4011	401	335,900	82,162
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	63	253,738	197,127	1.287



3862 BROOK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-070-063-00	06/30/2022 4011	401	235,000	100,889
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	63	134,111	160,636	0.835



2 RENNIE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-114-055-00	06/30/2022 4011	401	382,500	115,463
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	80	267,037	245,213	1.089



3829 BROOK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-070-034-00	05/13/2022 4011	401	179,500	97,937
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	73	81,563	83,458	0.977



3946 VISTA PARK

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-330-038-00	05/06/2022 4011	401	415,000	166,127
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	71	248,873	233,861	1.064



2908 EMERALD BLFS

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-113-011-00	05/05/2022 4011	401	295,000	153,310
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	75	141,690	170,399	0.832



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ECF Analysis for: 05 - GARFIELD TOWNSHIP

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Neighborhoods Used: 4011.4011 MDTOWN

3011 SIDNEY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-090-041-00	05/03/2022 4011	401	350,000	60,793
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	68	289,207	220,224	1.313
Style				
RANCH				



2654 RUBY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-114-054-00	05/02/2022 4011	401	390,000	115,626
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	81	274,374	269,816	1.017
Style				
1-1/2 STORY				



3815 SANDIA PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-330-022-00	04/29/2022 4011	401	360,000	118,987
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	63	241,013	255,233	0.944
Style				
BI-LEVEL				



3110 HORSESHOE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-220-009-00	04/25/2022 4011	401	230,000	100,811
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	79	129,189	196,382	0.658
Style				
RANCH				

