

Neighborhoods Used: 4012.4012 DUPLEX/TOWNHOUSES

[illegible]

Statistics for this Analysis

>>>>>>>>>>>>>

Slid #	Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
66	2	11.54	13.21	1.004
After Application of E.C.F.s		10.64	12.28	1.002

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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	1.046(1)	1.046(1)	1.046(1)	1.046(1)	1.046(1)	1.046(1)
1-1/4 STORY	1.046(1)	1.046(1)	1.046(1)	1.046(1)	1.046(1)	1.046(1)
1-3/4 STORY	1.046(1)	1.046(1)	1.046(1)	1.046(1)	1.046(1)	1.046(1)
BI-LEVEL	1.046(1)	1.046(1)	1.046(1)	1.046(1)	1.046(1)	1.046(1)
CAPE COD	1.046(1)	1.046(1)	1.046(1)	1.046(1)	1.046(1)	1.046(1)
COTTAGE	1.046(1)	1.046(1)	1.046(1)	1.046(1)	1.046(1)	1.046(1)
DBL WIDE	1.046(1)	1.046(1)	1.046(1)	1.046(1)	1.046(1)	1.046(1)
DUPLEX	1.046(1)	1.046(1)	1.046(1)	1.046(1)	1.046(1)	1.046(1)
FOUR STORY	1.046(1)	1.046(1)	1.046(1)	1.046(1)	1.046(1)	1.046(1)
OTHER	1.046(1)	1.046(1)	1.046(1)	1.046(1)	1.046(1)	1.046(1)
QUAD-LEVEL	1.046(1)	1.046(1)	1.046(1)	1.046(1)	1.046(1)	1.046(1)
QUADPLEX	1.046(1)	1.046(1)	1.046(1)	1.046(1)	1.046(1)	1.046(1)
RANCH	1.046(1)	1.046(1)	1.046(1)	1.046(1)	1.046(1)	1.046(1)
SINGLE WIDE	1.046(1)	1.046(1)	1.046(1)	1.046(1)	1.046(1)	1.046(1)
THREE-STORY	1.046(1)	1.046(1)	1.046(1)	1.046(1)	1.046(1)	1.046(1)
TRI-LEVEL	1.046(1)	1.046(1)	1.046(1)	1.046(1)	1.046(1)	1.046(1)
TWO-STORY	1.046(1)	1.046(1)	1.046(1)	1.046(1)	1.046(1)	1.046(1)
	1.046(1)	1.046(1)	1.046(1)	1.046(1)	1.046(1)	1.046(1)

Single Family E.C.F. : 1.046 (1)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.230 (65)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.346 (10)

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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): 4012 - 4012 DUPLEX/TOWNHOUSES

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: 4012.4012 DUPLEX/TOWNHOUSES

3249 WEXFORD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-082-030-00	03/29/2024 4012	407	338,000	110,463
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	TWO-STORY	80	223,403	171,975
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	4134	3182	1.299	



1491 KENT ST 2

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-264-032-00	03/28/2024 4012	407	360,000	93,059
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	TWO-STORY	83	266,941	198,475
				1.345



1069 HEMINGWAY LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-122-024-00	03/13/2024 4012	401	344,000	158,923
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	RANCH	80	185,077	173,363
				1.068



1049 HEMINGWAY LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-122-019-00	03/04/2024 4012	401	345,000	160,236
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	RANCH	80	184,764	171,959
				1.074



1 KENT ST 10

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-264-020-00	01/22/2024 4012	407	325,000	93,059
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	RANCH	80	231,941	159,608
				1.453



3919 CHERRY HILLS PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-317-002-00	01/15/2024 4012	407	292,000	88,561
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	RANCH	62	203,439	127,670
				1.593



2885 PRINCETON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-085-017-00	12/29/2023 4012	401	355,000	66,224
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	RANCH	80	288,776	204,516
				1.412



3713 EASTVIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-317-033-00	12/29/2023 4012	407	355,000	86,132
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	QUADPLEX	66	268,868	186,130
				1.445



12/05/2024

ECF Analysis for: 05 - GARFIELD TOWNSHIP

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03:19 PM

DB: Garfield 2025

Neighborhoods Used: 4012.4012 DUPLEX/TOWNHOUSES

1722 WOODWARD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-188-035-00	12/22/2023 4012	407	369,000	82,472
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Ranch	80	286,528	184,659	1.552



1300 TERRA RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-079-013-00	11/01/2023 4012	407	335,000	131,155
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	79	203,845	223,040	0.914



2132 HAMMOND PLACE CENTER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-132-049-00	10/11/2023 4012	407	259,000	154,618
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	70	104,382	133,295	0.783



1155 HEMINGWAY LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-122-055-00	10/11/2023 4012	401	330,000	158,421
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	80	171,579	157,670	1.088



2 CHELSEA LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-082-024-00	09/29/2023 4012	407	310,000	111,412
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	80	194,274	143,287	1.356
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	4314	3182	1.356	



1105 HEMINGWAY LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-122-032-00	09/25/2023 4012	401	349,000	158,778
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	69	190,222	134,379	1.416



2137 HAMMOND PLACE EAST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-132-051-00	09/19/2023 4012	407	292,500	145,921
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	69	146,579	121,656	1.205



1500 KENT ST 6

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-264-016-00	09/05/2023 4012	407	465,000	93,059
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	85	371,941	266,621	1.395



Neighborhoods Used: 4012.4012 DUPLEX/TOWNHOUSES

1491 KENT ST 1

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-264-031-00	08/30/2023 4012	407	370,000	93,059
Occupancy	Style	%Good	ResidualValue	CostByManual
Home	RANCH	83	276,941	190,998
				E.C.F. 1.450



3239 WEXFORD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-082-033-00	08/21/2023 4012	407	334,000	110,463
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	TWO-STORY	80	219,288	164,233
Commercial Buildings:			E.C.F. 1.335	
	ResidualValue 4249	CostByManual 3182		



1443 NEWPORT ST 6

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-264-076-00	08/18/2023 4012	407	469,000	93,059
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	TWO-STORY	84	375,941	254,773
				E.C.F. 1.476



1278 TERRACE BLUFF DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-316-024-00	08/09/2023 4012	407	342,000	108,922
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	DUPLEX	78	233,078	221,421
				E.C.F. 1.053



210 HAMMOND PLACE CENTER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-132-046-00	07/28/2023 4012	407	272,950	145,424
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	RANCH	68	127,526	121,918
				E.C.F. 1.046



1511 KENT ST 6

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-264-026-00	07/28/2023 4012	407	454,000	93,059
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	TWO-STORY	82	360,941	229,791
				E.C.F. 1.571



2222 CHELSEA LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-413-023-00	07/24/2023 4012	407	550,000	215,614
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	DUPLEX	95	334,386	342,066
				E.C.F. 0.978



2042 CHELSEA LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-082-012-00	07/07/2023 4012	407	325,000	110,463
Occupancy	Style	%Good	ResidualValue	CostByManual
Home	RANCH	89	210,996	189,628
Commercial Buildings:			E.C.F. 1.113	
	ResidualValue 3541	CostByManual 3182		



Neighborhoods Used: 4012.4012 DUPLEX/TOWNHOUSES

5235 HAZELNUT CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-223-002-00	06/23/2023 4012	407	530,000	131,283
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Style	88	398,717	327,547	1.217
RANCH				



1491 KENT ST 6

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-264-036-00	06/23/2023 4012	407	417,000	93,059
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Style	83	323,941	227,773	1.422
TWO-STORY				



2235 CHELSEA LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-413-034-00	06/15/2023 4012	407	625,000	215,600
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Style	96	409,400	404,780	1.011
DUPLEX				



2130 CHELSEA LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-082-049-00	06/09/2023 4012	407	410,000	111,662
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Style	90	294,301	232,008	1.268
DUPLEX				
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	4037	3182	1.268	



TERRACE BLUFF DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-316-006-00	06/07/2023 4012	407	368,500	109,666
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Style	75	258,834	181,657	1.425
DUPLEX				



2203 HAMMOND PLACE EAST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-132-059-00	06/01/2023 4012	407	309,733	152,626
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Style	69	157,107	136,035	1.155
DUPLEX				



1352 HILLVIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-047-031-02	05/17/2023 4012	407	518,500	114,342
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Style	92	404,158	304,885	1.326
DUPLEX				



2816 EMERALD BLFS

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-112-044-00	04/28/2023 4012	407	296,000	90,389
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Style	72	205,611	133,632	1.539
QUADPLEX				



Neighborhoods Used: 4012.4012 DUPLEX/TOWNHOUSES

1298 TERRA RD						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
05-079-014-00		04/27/2023 4012	407	365,250	131,202	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Duplex	DUPLEX	79	234,048	222,448	1.052	



3824 RIDGEWAY PL						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
05-317-018-00		04/26/2023 4012	407	333,000	91,891	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Duplex	RANCH	66	241,109	161,668	1.491	



5242 HAZELNUT CT						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
05-223-012-00		03/07/2023 4012	407	517,500	131,193	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Duplex	RANCH	86	386,307	326,735	1.182	



3903 CHERRY HILLS PL						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
05-317-004-00		01/24/2023 4012	407	340,000	91,511	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Town Home	QUADPLEX	66	248,489	166,917	1.489	



2. HAMMOND PLACE CENTER						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
05-132-005-00		12/29/2022 4012	407	255,000	146,655	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Duplex	RANCH	70	108,345	132,641	0.817	



3671 COURTNEY PL						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
05-317-054-00		11/28/2022 4012	407	398,000	90,394	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Duplex	RANCH	70	307,606	241,303	1.275	



1069 HEMINGWAY LN						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
05-122-024-00		11/18/2022 4012	401	328,000	158,923	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Duplex	RANCH	80	169,077	173,363	0.975	



2983 EMERALD ISLE						
Parcel Number		** Valid Sale	** Class	AdjSalePrice	LandValue	
05-112-008-00		11/08/2022 4012	407	232,000	90,129	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Duplex	QUADPLEX	71	141,871	126,374	1.123	



Neighborhoods Used: 4012.4012 DUPLEX/TOWNHOUSES

2078 CHELSEA LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-082-021-00	11/03/2022 4012	407	320,000	111,412
Occupancy	Style	%Good	ResidualValue	CostByManual
Home	RANCH	85	204,415	155,878
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	4173	3182	1.311	



1500 KENT ST 7

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-264-017-00	10/28/2022 4012	407	388,500	93,059
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	TWO-STORY	80	295,441	229,356
				1.288



3126 ASPEN BLF

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-316-051-00	10/19/2022 4012	407	430,000	111,090
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	DUPLEX	83	318,910	304,765
				1.046



2993 EMERALD ISLE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-112-002-00	10/17/2022 4012	407	295,000	90,129
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	QUADPLEX	71	204,871	126,374
				1.621



1 TERRA RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-079-007-00	10/14/2022 4012	407	344,000	132,726
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	DUPLEX	79	211,274	213,894
				0.988



5235 HAZELNUT CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-223-002-00	10/07/2022 4012	407	479,000	131,283
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	RANCH	88	347,717	327,547
				1.062



862 FLORESTA ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-188-027-00	10/07/2022 4012	407	365,000	81,809
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	TWO-STORY	80	283,191	193,371
				1.464



3814 RIDGEWAY PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-317-025-00	10/06/2022 4012	407	305,000	86,149
Occupancy	Style	%Good	ResidualValue	CostByManual
Home	QUADPLEX	69	218,851	197,485
				1.108



Neighborhoods Used: 4012.4012 DUPLEX/TOWNHOUSES

2820 EMERALD BLFS

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-112-037-00	09/21/2022 4012	407	275,000	90,012
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	QUADPLEX	72	184,988	111,532
				E.C.F. 1.659



2885 PRINCETON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-085-017-00	09/15/2022 4012	401	342,500	66,224
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	RANCH	80	276,276	204,516
				E.C.F. 1.351



1443 NEWPORT ST 6

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-264-076-00	09/14/2022 4012	407	440,000	93,059
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	TWO-STORY	84	346,941	254,773
				E.C.F. 1.362



2090 CHELSEA LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-082-018-00	09/07/2022 4012	407	335,000	112,492
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	RANCH	80	217,283	132,331
Commercial Buildings:			ResidualValue 5225	CostByManual 3182
				E.C.F. 1.642



1 TERRACE BLUFF DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-316-045-00	07/28/2022 4012	407	380,000	135,134
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	DUPLEX	79	244,866	243,390
				E.C.F. 1.006



1466 NEWPORT ST 10

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-264-060-00	07/26/2022 4012	407	285,000	93,059
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	RANCH	80	191,941	152,738
				E.C.F. 1.257



5237 CHESTNUT CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-223-014-00	07/26/2022 4012	407	418,000	132,422
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	RANCH	82	285,578	274,785
				E.C.F. 1.039



1265 TERRA RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-079-034-00	07/20/2022 4012	407	335,000	131,526
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	DUPLEX	79	203,474	221,315
				E.C.F. 0.919



Neighborhoods Used: 4012.4012 DUPLEX/TOWNHOUSES

2055 CHELSEA LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-082-053-00	07/15/2022 4012	407	565,000	115,707
Occupancy	Style	%Good	ResidualValue	CostByManual
Home	1-1/2 STORY	90	445,207	346,740
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	4086	3182	1.284	



2839 BEECH TREE LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-216-011-00	06/28/2022 4012	407	365,000	152,407
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	DUPLEX	81	212,593	201,374
			1.056	



2106 CHELSEA LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-082-044-00	06/10/2022 4012	407	335,000	111,511
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	RANCH	85	218,610	142,592
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	4879	3182	1.533	



1466 NEWPORT ST 2

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-264-052-00	06/06/2022 4012	407	289,000	93,059
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	TWO-STORY	80	195,941	193,117
			1.015	



CHERRY HILLS PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-317-012-00	05/25/2022 4012	407	450,000	91,449
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	RANCH	67	358,551	223,693
			1.603	



2964 EMERALD BLFS

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-114-004-00	05/11/2022 4012	407	275,000	115,891
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	RANCH	79	159,109	192,406
			0.827	



1363 HILLSIDE TERRACE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-047-017-02	04/20/2022 4012	407	357,000	114,362
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	RANCH	85	242,638	245,617
			0.988	



1310 TERRA RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-079-010-00	04/15/2022 4012	407	365,000	132,599
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	DUPLEX	79	232,401	222,496
			1.045	



12/05/2024

ECF Analysis for: 05 - GARFIELD TOWNSHIP

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03:19 PM

DB: Garfield 2025

Neighborhoods Used: 4012.4012 DUPLEX/TOWNHOUSES

3233 WEXFORD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-082-027-00	04/13/2022 4012	407	331,950	110,463	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Home	TWO-STORY	80	217,279	164,321	1.322
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	4208	3182	1.322		



2204 HAMMOND PLACE CENTER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05-132-040-00	04/01/2022 4012	407	290,000	153,994	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Duplex	RANCH	71	136,006	132,914	1.023

