

2024 Garfield Township River Front ECF Study

Parcel Number	Street Address	Sold Date	Sale Price	Instr	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land & Yard	Blk. % Resident	Cost Mgmt \$	E.C.F.	Floor Area	\$/sq.ft.	ECF Area	Dev. by Mean %	Building Style	Use Code	Land Value	Other Parcels in Sale	Land #210	Property Class	Building Descr.
18-32-400-028	7760 S RIVER RIDGE DR	07/22/21	\$395,900	WD	03-ARM'S LENGTH	\$395,900	\$123,000	30.76	\$312,820	\$75,900	\$234,000	\$242,776	1.225	1,559	\$207.83	RIVER	18.5380	Ranch		\$73,421			401	78
18-26-480-011	911 W CROOK DR	08/10/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$151,300	39.82	\$381,591	\$67,114	\$312,886	\$320,895	0.975	1,741	\$179.72	RIVER	17.4144	Ranch		\$64,523			401	88
18-32-400-011	3455 W 96TH ST	08/18/23	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$282,100	60.02	\$524,852	\$274,448	\$195,552	\$255,514	0.765	1,359	\$143.89	RIVER	38.3859	Ranch		\$266,572	18-32-400-010, 18-32-400-009		401	84
18-32-400-020	3411 W 96TH ST	08/22/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$138,700	42.32	\$404,663	\$92,854	\$282,146	\$318,172	0.887	2,693	\$104.77	RIVER	26.2415	Ranch		\$92,854			401	79
18-34-100-011	8838 S PARSON AVE	04/29/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$44,800	28.00	\$148,336	\$14,342	\$45,658	\$38,894	1.343	798	\$158.83	RIVER	18.3933	Ranch		\$112,076			401	94
18-34-200-009	9075 S FERRIS AVE	08/27/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$154,800	45.53	\$398,922	\$166,617	\$173,383	\$237,046	0.731	1,366	\$126.93	RIVER	73.1432	Ranch		\$165,435			401	83
18-34-400-006	9589 S FERRIS AVE	08/04/22	\$660,000	WD	03-ARM'S LENGTH	\$660,000	\$286,100	35.77	\$622,953	\$266,551	\$393,449	\$363,676	1.082	2,242	\$175.49	RIVER	6.7318	Ranch		\$257,432			401	83
18-35-220-008	8940 S FELCH AVE	04/12/23	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$50,300	39.30	\$100,631	\$50,017	\$77,983	\$51,647	1.510	960	\$81.23	RIVER	49.9956	Ranch		\$50,017			401	47
18-35-257-005	9178 S FELCH AVE	05/21/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$33,600	26.88	\$85,589	\$35,348	\$89,652	\$52,287	1.715	1,116	\$80.33	RIVER	56.5436	Ranch		\$35,348			401	53
Totals:						\$3,037,900	\$1,234,700		\$2,882,357		\$1,894,709	\$1,876,006			\$139.86		13.9216							
						Sale Ratio =>	40.64		E.C.F. =>	1.010		Std. Deviation=>	0.34413158											
						Std. Dev. =>	10.26		Ave. E.C.F. =>	1.149		Ave. Variance=>	34.0430					Coefficient of Var=>	29.62361205					

2023 used: 0.98
2024 use: 1.03