

Garfield Township Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Assmt.	Adj/Adj. Sale	Cur. Acorral	Land + Yard	Bldg. Residual	Cost Min. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Div. by Mean (%)	Buildine Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Buildine Desc
18-03-300-002	5300 S BINGHAM AVE	02/22/23	\$120,000	WD	03-ARMS LENGTH	\$70,000	\$203,400	40.45	\$207,891	\$371,201	\$378,699	\$395,434	0.958	2,480	\$52.70	AG	95.7678	Ranch	\$80,800		AGRICULTURAL	101	80
18-10-300-001	6202 S BINGHAM AVE	06/09/23	\$100,000	WD	03-ARMS LENGTH	\$50,000	\$177,400	50.00	\$180,361	\$25,193	\$98,407	\$154,812	0.910	1,511	\$65.13	AG	63.1489	Ranch	\$25,193	18-10-400-001	AGRICULTURAL	101	60
18-11-400-011	1005 W 60TH ST	05/05/22	\$610,000	WD	03-ARMS LENGTH	\$610,000	\$335,400	38.59	\$209,462	\$94,919	\$115,081	\$571,783	0.909	2,671	\$192.84	AG	90.0832	Ranch	\$42,185	18-11-400-018	RESIDENTIAL PROPERT	101	92
18-17-400-004	2407 W 12ND ST	04/09/23	\$100,000	WD	03-ARMS LENGTH	\$100,000	\$154,100	48.10	\$164,235	\$10,685	\$39,435	\$302,241	0.940	1,987	\$98.30	AG	94.5338	Ranch	\$10,685		AGRICULTURAL	101	67
18-18-300-017	W 64TH ST AND LUCE	04/18/23	\$120,000	WD	03-ARMS LENGTH	\$120,000	\$58,100	48.42	\$116,252	\$103,245	\$16,785	\$17,844	0.941	0	RDIV/01	AG	94.0645		\$103,245		AGRICULTURAL	101	0

Totals: \$2,150,000 \$2,150,000 \$928,400 \$1,991,591 \$1,204,407 \$1,442,756

RDIV/01 1.8800

0.16164239

68.3130_Coefficient of Var--> 81.7121459

2023 use: 0.820
2024 use: 0.850

There have been no transfers of agricultural property for many years in Brooks Township. Values for agricultural properties in the neighboring township of Garfield Township to the east were reviewed to develop values for Brooks Township.