

01/10/2025

ECF Analysis for: 140 - PORTLAND TOWNSHIP

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05:08 PM

DB: Portland Test

Neighborhoods Used: 4100.4100 DIVINE HIGHLANDS

9205 SHIMANO DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
140-215-000-025-00	02/08/2023 4100	401	375,000	35,497	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	97	339,503	252,489	1.345



7023 PENN CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
140-215-000-008-00	12/09/2022 4100	401	302,000	33,102	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	88	268,898	231,456	1.162



9299 SHIMANO DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
140-215-000-019-00	12/09/2022 4100	401	380,000	28,392	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	97	351,608	361,089	0.974



Max # of Res. Buildings: 10	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