

01/10/2025

ECF Analysis for: 140 - PORTLAND TOWNSHIP

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05:05 PM

DB: Portland Test

Neighborhoods Used: 4080.4080 MEADOW LANE & DAWN

7930 MEADOW LANE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
140-110-000-125-00		09/11/2023		4080	302,000	32,423
Occupancy		Style		%Good	ResidualValue	CostByManual
Single Family		BI-LEVEL		58	269,577	158,992
						E.C.F.
						1.696



7831 DAWN DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
140-110-000-100-00		08/30/2023		4080	230,000	54,930
Occupancy		Style		%Good	ResidualValue	CostByManual
Single Family		RANCH		65	175,070	116,717
						E.C.F.
						1.500



Maximum E.C.F. (Commercial): 3.00