



Garfield Township ECF Analysis for 2026, For 201-Commercial Class & 401 Residential Class

Use: .96

Date of Sale	Parcel number Address	Township	Inst	Liper page	sale price -	land & impr	bldg value --	STC Manual BLDG Value	factor ECF
5/23/2024	004-136-001-20 W 10150 Private Rd	Garfield Twp	WD	971/35	\$115,000	76,000	39,000	35,561	1.096
8/7/2023	004-316-012-00 N 6929 M-117	Garfield Twp	WD	957/448	\$80,000	7,215	72,785	92,173	0.789
12/12/2024	004-316-040-00 N 13949 Boucha Rd	Garfield Twp	WD	981/212	\$110,000	14,596	95,404	107,759	0.885
11/17/2023	004-416-002-00 W 13739 Brown Rd	Garfield Twp	WD	962/640	\$196,000	42,000	154,000	167,953	0.916
5/24/2024	004-420-010-00 W 14012 Mckelvey Rd	Garfield Twp	WD	971/5	\$130,000	8,000	122,000	122,862	0.992
8/25/2023	004-540-024-00 W 11597 Main St	Garfield Twp	WD	960/476	\$58,900	13,688	45,212	53,278	0.848
2/7/2024	004-580-031-00 W 14065 Stanley St	Garfield Twp	WD	966/216	\$79,900	6,656	73,244	67,138	1.090
8/19/2024	004-600-024-00 W 10449 H-40	Garfield Twp	WD	975/147	\$85,000	8,644	76,356	72,474	1.053
9/15/1921	004-620-010-10 N 6882 Elm st	Garfield Twp	WD	970/289	\$115,000	7,929	107,071	96,018	1.115
7/17/2019	004-820-015-00 W 11664 Lake St	Garfield Twp	WD	955/504	\$45,000	4,660	40,340	43,663	0.923
<b>ECF 201-Commercial Use .96 &amp; ECF-401 Residential Use .96</b>					\$1,014,800	825,412	858,879	0.961	

Neighborhoods: 401 Class: 001 LK MI, 002 Naub, 003-LK MI E Naub, , 004-LK MI HSC, 005-LK Mill HSC, 009-LK Mill other, 011- V ENG,  
013-V Gil, 014-Oz Sub, 015-Hilltop, 018-JMPRA, 021-HSC A, 2nd T, 3rd T, 550-C, 720-Mill Ri,

Neighborhoods: 201 Class: (201-C & 201-N)

With limited 201-Commercial Sales, the range of sales were increased to include both 401 Residential & 201- Commercial Classes

GarfieldTownshup ECF Analysis for 2026, For 301-Industrial Class

Use: 1.24

Date of Sale	Parcel number Address	Township	Inst	Liper page	sale price -	land & impr	blgd value --	STC Manual BLDG Value	factor ECF
1/23/2025	004-305-001-10 N7876 M-117	Garfield Twp	WD	983/113	\$27,500	11,402	16,098	82,417	0.195
2/12/2024	004-418-013-00 W14423 Sandtown Rd	Garfield Twp	WD	972/561	\$240,900	120,842	120,058	61,997	1.936
11/17/2023	004-420-010-00 W 14012 Mckelvey Rd	Garfield Twp	WD	971/5	\$130,000	8,000	122,000	122,862	0.992
2/28/2025	004-550-030-00 N 5409 Carnegie Trail	Garfield Twp	WD	984/103	\$485,000	194,511	290,489	229,445	1.266
2/7/2024	004-580-031-00 W14065 Stanley St	Garfield Twp	WD	975/283	\$79,900	6,656	73,244	67,138	1.09
8/19/2024	004-600-024-00 W 10449 H-40	Garfield Twp	WD	975/147	\$85,000	8,644	76,356	72,474	1.053
5/16/2024	004-620-010-10 N 6882 Elm St	Garfield Twp	WD	970/289	\$115,000	7,929	107,071	96,018	1.115
6/28/2023	004-700-012-00 N 7628 Millecoquin Lake Dr	Garfield Twp	WD	955/157	\$140,000	33,516	106,484	84,204	1.264
9/17/2024	004-780-273-00 Millecoquin River	Garfield Twp	WD	976/488	\$209,000	32,989	176,011	136,010	1.294
3/19/2024	004-800-001-10 W 11983 Middle Beach Rd	Garfield Twp	WD	973/609	\$341,000	63,612	277,388	144,941	1.913

\$1,853,300

1,365,199

1,097,506

1.243

*With limited 301-Industrial Sales, the range of sales were increased to include all property classes to arrive at an ECF for 2026*

Code	Description	Ave. ECF	Comments
Unit-004 - GARFIELD TOWNSHIP			
001	LAKE MICH FT WITH ACRES (25 PARCELS)	0.960	
002	NAUBINWAY AREA 540/820/860 (64 PARCELS)	0.960	
003	LAKE MICH FT/ E OF NAUB.830, 800, 840 (52 PARCELS)	0.960	SECTIONS 22, 28 AND 29
004	L MICH FT HSC 640/660/680/800/840 (281 PARCELS)	0.960	
005	L MILL FT HSC 560/700/720 (166 PARCELS)	0.960	
009	LAKE MILL FT NON-CLUB 760 (57 PARCELS)	0.960	
010	LAKE MILL OTHER 710/760 (73 PARCELS)	0.960	
011	V OF E/580 & A D DAYS/500 (104 PARCELS)	0.960	
013	V OF GILCHRIST 600 (37 PARCELS)	0.960	
014	OZANICH/590 & LESATZ/630 (76 PARCELS)	0.960	
015	HILLTOP 620, 316 (ELM, PARKMORE, M-117) (42 PARCEL	0.960	
018	IMPR AC (338 PARCELS)	0.960	
021	HSC ACREAGE (57 PARCELS)	0.960	
101-A	101-FARM ACREAGE (194 PARCELS)	0.700	
201-E	201-COMMERCIAL E (25 PARCELS)	0.960	
201-N	201-COMMERCIAL N (45 PARCELS)	0.960	
251PP	251-COMMERCIAL PP(40 PARCELS)	1.000	
2TIER	2ND TIER LOT HSC (318 PARCELS)	0.960	
301	301-INDUSTRIAL (7 PARCELS)	1.240	
351PP	351-INDUSTRIAL PP(1 PARCEL)	1.000	
3TIER	3D TIER HSC 720/740 (739 PARCELS)	1.000	
550-C	LAKE MICH FT C/W 550 CARNEGIE (78 PARCELS)	0.960	
551PP	551-UTILITY PP (5 PARCELS)	1.000	
701	EXEMPT FEDERAL PROPERTY(1 PARCELS)	1.000	
702	EXEMPT MI STATE OF (78 PARCELS)	1.000	
703	EXEMPT CO (70 PARCELS)	1.000	
704	PUBLIC SCHOOL EXEMPT(6 PARCELS)	1.000	
705	EXEMPT OTHER REAL PROPERTY (2 PARCELS)	1.000	
708	EXEMPT RELIGIOUS (9 PARCELS)	1.000	
709	EXEMPT NON PROFIT, EDUCATION (1 PARCELS)	1.000	
713	713- DNR PILT (4 PARCELS)	1.000	
720	MILL RIVER FT HSC 720/780 (250 PARCELS)	0.960	
CFA	502-CFA ( 1 PARCEL)	1.000	