

**2024 SHERMAN TOWNSHIP  
RES MH/MOD ECF STUDY**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Ass. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels In Sale	Land Table	Property Class	
14-07-400-008	4341 W 16TH ST	02/09/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$45,200	30.13	\$129,328	\$46,137	\$103,863	\$93,263	1.114	1,680	\$61.82	RRMH	15.2491	DBL WIDE		\$46,137	No	/ /		RESIDENTIAL AREAS	401	
14-20-400-031	3427 W LOON TRAIL	06/23/21	\$20,000	QC	03-ARM'S LENGTH	\$20,000	\$14,500	72.50	\$30,247	\$9,366	\$10,634	\$29,001	0.367	648	\$16.41	RRMH	59.4489	MOBILE		\$6,840	No	/ /		RESIDENTIAL AREAS	401	
14-33-300-008	2833 W 48TH	10/06/21	\$225,000	LC	03-ARM'S LENGTH	\$225,000	\$73,500	32.67	\$154,810	\$24,979	\$200,021	\$180,321	1.109	1,620	\$123.47	RRMH	14.8090	DBL WIDE		\$22,246	No	/ /		RESIDENTIAL AREAS	401	
14-33-300-010	4740 S. BALDWIN	05/24/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$37,700	30.16	\$80,536	\$18,588	\$106,412	\$86,067	1.236	1,400	\$76.01	RRMH	27.5230	DBL WIDE		\$18,588	No	/ /		RESIDENTIAL AREAS	401	
14-34-400-028	4777 CHIPPEWA S	06/13/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$90,000	35.29	\$190,541	\$11,928	\$243,072	\$248,074	0.980	1,456	\$166.95	RRMH	1.8678	MODULAR		\$11,928	No	/ /		RESIDENTIAL AREAS	401	
<b>Totals:</b>			<b>\$775,000</b>			<b>\$775,000</b>	<b>\$260,900</b>			<b>\$585,482</b>	<b>\$664,002</b>	<b>\$636,726</b>			<b>\$88.93</b>											
							<b>Sale. Ratio =&gt;</b>	<b>33.66</b>				<b>E.C.F. =&gt;</b>	<b>1.043</b>			<b>Std. Deviation=&gt;</b>	<b>0.34449277</b>									
							<b>Std. Dev. =&gt;</b>	<b>18.21</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.961</b>			<b>Ave. Variance=&gt;</b>	<b>23.7795</b>	<b>Coefficient of Var=&gt;</b>	<b>24.74044428</b>							

USED 1.043