

**2024 SHERMAN TOWNSHIP  
PET LK ECF STUDY**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. 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	
14-10-121-026	898 S WOODSIDE	11/21/22	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$59,200	44.85	\$124,924	\$9,000	\$123,000	\$11,465	1.103	896	\$137.28	ROBLK	7.1057	STANDARD		\$9,000	No	/ /		ROBINSON LAKE AREA	401	
14-10-121-031	808 S WOODSIDE DR	07/09/21	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$37,600	55.29	\$68,967	\$9,535	\$58,465	\$5,146	1.023	780	\$74.96	ROBLK	15.1440	STANDARD		\$9,000	No	/ /		ROBINSON LAKE AREA	401	
14-10-126-024	949 S MC CLELLAND AVE	05/27/22	\$130,500	WD	03-ARM'S LENGTH	\$130,500	\$49,400	37.85	\$104,276	\$5,000	\$125,500	\$95,458	1.315	928	\$135.24	ROBLK	14.0180	STANDARD		\$5,000	No	/ /		ROBINSON LAKE AREA	401	
14-10-152-004	1018 WOODLAND	03/03/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$135,700	59.00	\$296,043	\$83,959	\$146,041	\$198,953	0.734	2,174	\$67.18	ROBLK	44.0491	STANDARD		\$82,225	No	/ /		ROBINSON LAKE AREA	401	
14-10-156-002	1040 S WOODLAND DR	05/07/21	\$400,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$400,000	\$105,200	26.30	\$403,976	\$96,594	\$303,406	\$288,351	1.052	2,017	\$150.42	ROBLK	12.2327	STANDARD		\$83,670	No	/ /	14-10-155-012	ROBINSON LAKE AREA	401	
14-10-157-008	1103 S WOODLAND DR	04/14/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$37,600	125.33	\$62,961	\$14,300	\$15,700	\$46,789	0.336	731	\$21.48	ROBLK	83.8992	STANDARD		\$14,300	No	/ /		ROBINSON LAKE AREA	401	
14-10-158-001	1090 S WOODLAND DR	04/16/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$69,100	27.10	\$142,027	\$60,747	\$194,253	\$78,154	2.486	1,096	\$177.44	ROBLK	131.0983	STANDARD		\$66,400	No	/ /		ROBINSON LAKE AREA	401	
14-10-200-001	872 S RANSOM AVE	05/03/22	\$102,000	WD	03-ARM'S LENGTH	\$102,000	\$53,500	52.45	\$111,753	\$21,159	\$80,841	\$87,110	0.928	1,396	\$57.91	ROBLK	24.6501	STANDARD		\$17,690	No	/ /		RESIDENTIAL AREAS	401	
14-10-203-016	1841 W PARK LANE	09/20/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$87,800	67.54	\$184,223	\$22,800	\$107,200	\$155,214	0.691	1,872	\$57.26	ROBLK	48.3881	STANDARD		\$20,000	No	/ /		ROBINSON LAKE AREA	401	
14-10-251-016	1165 S RANSOM AVE	05/26/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$118,600	34.88	\$249,340	\$44,004	\$295,996	\$197,438	1.499	1,710	\$173.10	ROBLK	32.4643	STANDARD		\$40,000	No	/ /		ROBINSON LAKE AREA	401	
14-10-252-011	1119 S RANSOM	04/19/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$22,800	32.57	\$36,508	\$12,656	\$57,344	\$22,935	2.500	0	#DIV/0!	ROBLK	132.5787	STANDARD		\$10,000	No	/ /		ROBINSON LAKE AREA	401	
14-10-280-002	1618 W WILLOW ST	10/13/22	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$15,600	78.00	\$32,357	\$6,667	\$13,333	\$24,702	0.540	320	\$41.67	ROBLK	63.4783	STANDARD		\$6,667	No	/ /		ROBINSON LAKE AREA	401	
14-10-280-015	1162 S RANSOM AVE	01/14/22	\$136,889	LC	03-ARM'S LENGTH	\$136,889	\$73,500	58.25	\$124,105	\$27,500	\$98,689	\$93,889	1.062	1,056	\$93.46	ROBLK	11.2103	STANDARD		\$27,500	No	/ /		ROBINSON LAKE AREA	401	
<b>Totals:</b>						<b>\$2,033,689</b>	<b>\$865,600</b>		<b>\$1,941,460</b>		<b>\$1,619,768</b>	<b>\$1,456,605</b>				<b>#DIV/0!</b>										
						<b>Sale. Ratio =&gt;</b>	<b>42.56</b>		<b>E.C.F. =&gt;</b>	<b>1.112</b>		<b>Std. Deviation=&gt;</b>	<b>0.661610576</b>				<b>Ave. Variance=&gt;</b>	<b>47.7168</b>		<b>Coefficient of Var=&gt;</b>	<b>40.62602314</b>					
						<b>Std. Dev. =&gt;</b>	<b>26.70</b>		<b>Ave. E.C.F. =&gt;</b>	<b>1.175</b>																

RAN WITH ROBLK

USED 1.112