

**2024 SHERMAN TOWNSHIP
PET LK LAND STUDY**

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Less Imp	Land Residual	FF	\$ Per FF	Acre	\$ Per Acre	ECF Area	Other Parcels	Land Table	Class	Land Detail	Time Adjust
14-10-252-011	4/19/2021	\$70,000	\$70,000	\$29,583	\$40,417	100.00	\$404	0.574	\$70,413	ROBLK		ROBINSON LAKE AREA	401	BACK LOTS	
14-10-120-005	7/30/2019	\$25,000	\$37,000	\$0	\$37,000	93.27	\$397	0.350	\$105,714	ROBLK		ROBINSON LAKE AREA	402	CREEK LOTS	48%
14-10-120-003	10/22/2020	\$174,000	\$194,880	\$151,944	\$42,936	93.00	\$462	0.340	\$126,282	ROBLK		ROBINSON LAKE AREA	401	CREEK LOTS	12%
14-10-156-002	5/7/2021	\$400,000	\$400,000	\$320,306	\$79,694	143.00	\$557.30	0.400	\$199,235	ROBLK	14-10-155-012	ROBINSON LAKE AREA	401	LAKE FRONT	
14-10-158-001	4/16/2021	\$255,000	\$255,000	\$94,200	\$160,800	75.50	\$2,129.80	0.230	\$699,130	ROBLK		ROBINSON LAKE AREA	401	LAKE FRONT	
					\$360,847	504.77									

\$714.87

LAKE FRONT USED \$725 PER FF