

**2024 SHERMAN TOWNSHIP  
LONG 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	\$/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	
14-28-400-005	3692 S SHERMAN AVE	11/13/20	\$482,500	WD	03-ARM'S LENGTH	\$482,500	\$192,300	39.85	\$407,917	\$183,953	\$298,547	\$213,910	1.396	1,250	\$238.84	LONLK	13.6674	STANDARD		\$180,000	No	//		LONG LAKE AREA	401	
14-28-496-053	3905 S SHERMAN	05/31/19	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$23,400	32.05	\$47,679	\$8,211	\$64,789	\$37,696	1.719	672	\$96.41	LONLK	18.6372	STANDARD		\$5,000	No	//		LONG LAKE AREA	401	
14-28-498-002	3894 S SHERMAN AVE	11/23/20	\$262,500	WD	03-ARM'S LENGTH	\$262,500	\$108,900	41.49	\$221,832	\$152,669	\$109,831	\$66,058	1.663	768	\$143.01	LONLK	13.0300	STANDARD		\$150,000	No	//		LONG LAKE AREA	401	
14-28-499-005	4006 S SHERMAN AVE	08/07/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$61,900	38.09	\$169,806	\$77,719	\$137,281	\$87,953	1.561	1,312	\$104.63	LONLK	2.8503	STANDARD		\$75,000	No	//		LONG LAKE AREA	401	
14-33-200-012	4096 S SHERMAN AVE	08/27/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$91,000	28.89	\$216,562	\$76,922	\$238,078	\$133,372	1.785	768	\$310.00	LONLK	25.2735	STANDARD		\$75,333	No	//		LONG LAKE AREA	401	
14-34-121-006	4235 S SHERMAN AVE	07/14/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$49,800	23.71	\$108,415	\$13,318	\$196,682	\$90,828	2.165	826	\$238.11	LONLK	63.3093	STANDARD		\$10,547	No	//		LONG LAKE AREA	401	
14-34-121-007	4239 S SHERMAN AVE	05/28/20	\$95,720	WD	03-ARM'S LENGTH	\$95,720	\$41,900	43.77	\$96,287	\$5,300	\$90,420	\$86,903	1.040	800	\$113.03	LONLK	49.1863	MODULAR		\$5,300	No	//		LONG LAKE AREA	401	
14-34-160-008	4264 S SHERMAN AVE	09/15/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$61,800	49.44	\$128,331	\$52,690	\$72,310	\$72,245	1.001	672	\$107.60	LONLK	53.1445	STANDARD		\$50,000	No	//		LONG LAKE AREA	401	
14-34-198-022	4365 S CHIPPEWA	07/28/20	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$90,800	38.15	\$193,947	\$42,737	\$195,263	\$144,422	1.352	1,536	\$127.12	LONLK	18.0309	STANDARD		\$39,500	No	//		LONG LAKE AREA	401	
14-34-198-031	4357 CHIPPEWA TRAIL	06/06/19	\$226,169	WD	03-ARM'S LENGTH	\$226,169	\$138,000	61.02	\$249,263	\$77,718	\$148,451	\$163,844	0.906	1,144	\$129.76	LONLK	62.6289	STANDARD		\$70,678	No	//		LONG LAKE AREA	401	
14-34-330-003	4387 S PARSON AVE	08/31/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$54,400	30.22	\$112,143	\$53,952	\$126,048	\$55,579	2.268	855	\$147.42	LONLK	73.5577	STANDARD		\$50,000	No	//		LONG LAKE AREA	401	
<b>Totals:</b>						<b>\$2,422,889</b>	<b>\$934,200</b>		<b>\$1,952,182</b>		<b>\$1,677,700</b>	<b>\$1,152,811</b>			<b>\$159.63</b>		<b>7.7026</b>									
						Sale. Ratio =>	38.56		E.C.F. =>	<b>1.455</b>		Std. Deviation=>	0.4501192													
						Std. Dev. =>	10.42		Ave. E.C.F. =>	1.532		Ave. Variance=>	35.7560													

USED 1.455