

**2024 SHERMAN TOWNSHIP  
CRYS 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 |  |  |  |  |  |  |  |
|----------------|----------------|-----------|------------|--------|-----------------|------------------|------------------|----------------|------------------|-------------|------------------|------------------|---------|--------|----------------|-----------------|----------------|------------------|--------------------|----------|------------|--------------|------------|-----------------------|--------------------|----------------|--|--|--|--|--|--|--|
| 14-16-475-002  | 2779 W 24TH ST | 06/24/22  | \$140,000  | WD     | 03-ARM'S LENGTH | \$140,000        | \$52,500         | 37.50          | \$111,286        | \$11,231    | \$128,769        | \$92,815         | 1.387   | 1.024  | \$125.75       | CRYLK           | 23.2349        | STANDARD         |                    |          | \$7,632    | No           | //         |                       | CRYSTAL LAKE AREA  | 401            |  |  |  |  |  |  |  |
| 14-16-497-005  | 2601 W 24TH ST | 08/11/22  | \$65,000   | WD     | 03-ARM'S LENGTH | \$65,000         | \$33,200         | 51.08          | \$69,285         | \$9,299     | \$55,701         | \$55,646         | 1.001   | 560    | \$99.47        | CRYLK           | 15.4023        | STANDARD         |                    |          | \$9,000    | No           | //         |                       | CRYSTAL LAKE AREA  | 401            |  |  |  |  |  |  |  |
| 14-16-498-009  | 2588 W 24TH ST | 10/29/21  | \$173,000  | WD     | 03-ARM'S LENGTH | \$173,000        | \$56,300         | 32.54          | \$119,697        | \$8,100     | \$164,900        | \$103,522        | 1.593   | 1,412  | \$116.78       | CRYLK           | 43.7876        | STANDARD         |                    |          | \$8,100    | No           | //         |                       | CRYSTAL LAKE AREA  | 401            |  |  |  |  |  |  |  |
| 14-21-215-003  | 2712 W 24TH ST | 07/14/22  | \$125,000  | WD     | 03-ARM'S LENGTH | \$125,000        | \$83,500         | 66.80          | \$173,400        | \$54,600    | \$70,400         | \$110,204        | 0.639   | 1,692  | \$41.61        | CRYLK           | 51.6203        | STANDARD         |                    |          | \$54,600   | No           | //         | 14-21-200-013         | CRYSTAL LAKE AREA  | 401            |  |  |  |  |  |  |  |
| <b>Totals:</b> |                |           |            |        |                 | <b>\$503,000</b> | <b>\$225,500</b> |                | <b>\$473,668</b> |             | <b>\$419,770</b> | <b>\$362,187</b> |         |        | <b>\$95.90</b> |                 |                | <b>0.3968</b>    |                    |          |            |              |            |                       |                    |                |  |  |  |  |  |  |  |
|                |                |           |            |        |                 |                  |                  | Sale. Ratio => | <b>44.83</b>     |             |                  |                  |         |        |                |                 |                | Std. Deviation=> | <b>0.422654397</b> |          |            |              |            |                       |                    |                |  |  |  |  |  |  |  |
|                |                |           |            |        |                 |                  |                  | Std. Dev. =>   | <b>15.36</b>     |             |                  |                  |         |        |                |                 |                | Ave. E.C.F. =>   | <b>1.155</b>       |          |            |              |            |                       |                    |                |  |  |  |  |  |  |  |
|                |                |           |            |        |                 |                  |                  |                |                  |             |                  |                  |         |        |                | Ave. Variance=> | <b>33.5113</b> |                  |                    |          |            |              |            |                       |                    |                |  |  |  |  |  |  |  |
|                |                |           |            |        |                 |                  |                  |                |                  |             |                  |                  |         |        |                |                 |                |                  |                    |          |            |              |            | Coefficient of Var=>  | <b>29.01365083</b> |                |  |  |  |  |  |  |  |

**USED 1.159**