

**2024 SHERMAN TOWNSHIP
ROB 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
14-10-121-017	1/23/2023	\$55,000	\$55,000	\$30,138	\$24,862	90.00	\$276	0.310	\$80,200	LKMH		ROBINSON LAKE AREA	401	BACK LOTS	
14-10-121-026	11/21/2022	\$132,000	\$132,000	\$127,150	\$4,850	90.00	\$54	0.310	\$15,645	ROBLK		ROBINSON LAKE AREA	401	BACK LOTS	
14-10-202-021	7/25/2022	\$98,000	\$98,000	\$67,028	\$30,972	126.00	\$246	0.408	\$75,912	LKMH		ROBINSON LAKE AREA	401	BACK LOTS	
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	
14-10-280-015	1/14/2022	\$126,189	\$126,189	\$112,035	\$14,154	275.00	\$51	1.263	\$11,207	ROBLK		ROBINSON LAKE AREA	401	BACK LOTS	
14-10-200-014	3/12/2021	\$120,000	\$122,400	\$111,274	\$8,726	145.00	\$60	0.549	\$15,894	ROBLK		ROBINSON LAKE AREA	401	BACK LOTS	2%
14-10-121-006	7/8/2020	9500		11210	\$9,500	92	\$103	0.330	\$28,788	LKMH		ROBINSON LAKE AREA	402	BACK LOTS	18%
14-10-121-008	5/18/2020	10000		12200	\$5,171	90.8	\$53	0.350	\$13,797	LKMH		ROBINSON LAKE AREA	402	BACK LOTS	22%
14-10-121-032	4/19/2019	7500		11100	\$7,500	90	\$83	0.310	\$24,194	ROBLK		ROBINSON LAKE AREA	402	BACK LOTS	48%
					\$123,981	826.00									

\$150.10

BACK LOTS USED \$150 PER FRONT FOOT

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
14-10-120-005	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%
					\$79,936	186.27									

\$429.14

CREEK LOTS USED \$550 PER FRONT FOOT

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
14-10-156-002	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	
					\$240,494	218.50									

\$1,100.66

LAKE FRONT LOTS USED \$1,100 PER FRONT FOOT