

**2024 SHERMAN TOWNSHIP
COMM ECF STUDY**

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Ass. 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
11-32-300-039	70 N LESTER	10/04/22	\$1,173,000	WD	03-ARM'S LENGTH	\$1,173,000	\$311,100	26.52	\$1,177,136	\$122,030	\$1,050,970	\$1,429,683	0.735	29,832	\$35.23	201WC	5.4470			\$80,483	Yes	10/11/23		CITY OF WHITE CLOUD N	201
11-32-401-002	1211 E WASHINGTON ST	10/26/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$27,700	61.56	\$52,386	\$11,159	\$33,841	\$55,863	0.606	2,062	\$16.41	201WC	7.4853			\$8,123	No	/ /		WILCOX N	201
15-05-254-012	276 S CHARLES ST	05/17/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$49,200	46.86	\$115,946	\$27,255	\$77,745	\$120,178	0.647	2,634	\$39.52	201WC	3.3719			\$19,157	No	/ /		CITY OF WHITE CLOUD N	201
15-05-257-008		06/09/21	\$70,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$70,000	\$26,900	38.43	\$89,849	\$48,950	\$21,050	\$35,286	0.597	1,536	\$13.70	201WC	8.4082			\$48,264	No	/ /	15-05-257-009, 15-05-257-001	CITY OF WHITE CLOUD N	201
17-01-101-018	124 S STEWART AVE	02/21/23	\$235,000	MLC	03-ARM'S LENGTH	\$235,000	\$71,100	30.26	\$233,892	\$30,627	\$204,373	\$275,427	0.742	2,694	\$75.86	43	6.1386			\$22,961	Yes	10/09/23		CITY OF FREMONT SW	201
18-24-282-001	196 W STATE RD	07/21/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$109,500	54.75	\$207,389	\$33,717	\$166,283	\$235,328	0.707	2,436	\$68.26	201NE	2.5964			\$22,810	No	/ /		CITY OF NEWAYGO	201
18-24-463-010	361 S ADAMS ST	02/10/22	\$110,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$110,000	\$74,600	67.82	\$127,206	\$43,067	\$66,933	\$93,331	0.717	1,160	\$57.70	201NE	3.6523			\$37,074	No	/ /	18-24-463-009, 18-24-463-012	CITY OF NEWAYGO	201
18-24-481-009	340 S ADAMS ST	01/26/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$100,600	50.40	\$199,390	\$45,299	\$154,701	\$208,795	0.741	2,304	\$67.14	201NE	6.0284			\$33,698	Yes	10/10/23		CITY OF NEWAYGO	201
18-25-200-042	8003 S MASON DR	07/13/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$76,200	54.43	\$144,668	\$60,446	\$79,254	\$114,122	0.697	7,694	\$10.34	201NE	1.6459			\$55,250	Yes	10/10/23		CITY OF NEWAYGO	201
18-25-230-026	8152 S MASON DR	10/05/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$40,400	20.20	\$180,513	\$109,867	\$90,133	\$95,726	0.942	2,485	\$36.27	201NE	26.0933			\$109,867	No	/ /		COM STRIP	201
17-03-146-010	4825 S SNYDER DR	12/16/21	\$106,250	WD	03-ARM'S LENGTH	\$106,250	\$77,100	72.56	\$188,996	\$28,601	\$77,649	\$217,337	0.357	3,682	\$21.09	43	32.3363			\$20,915	No	/ /		CITY OF FREMONT SW	201
Totals:			\$9,019,100			\$2,584,250	\$964,600		\$2,717,371		\$2,023,232	\$2,881,076		\$39.23			2.1611								
								Sale. Ratio ->		37.33			E.C.F. ->	0.702			Std. Deviation->	0.128950526							
								Std. Dev. ->		17.07			Ave. E.C.F. ->	0.681			Ave. Variance->	9.3821	Coefficient of Var->	13.78434862					

USED QUALIFYING SALES FROM COUNTY
USED 0.702