

**2024 SHERMAN TOWNSHIP
COMM LAND STUDY**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Time Adjust	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	ECF Area	Other Parcels in Sale	Land Table	Class					
14-35-300-006	1351 W 48 TH	2/20/2020	\$215,000	\$215,000	\$105,100	48.88	\$219,553	36%	\$8,170	\$10,560	1	\$1,170	RRMH		RESIDENTIAL AREAS	401					
14-09-100-016	2815 W 12TH ST	4/30/2019	\$10,000	\$10,000	\$2,300	23.00	\$8,256	48%	\$14,800	\$8,256	0.834	\$17,745	RES		RESIDENTIAL AREAS	402					
											\$22,970	\$18,816	1.834								
											\$12,525	1 ACRE USED \$13,000									
14-35-300-012		4/5/2021	\$14,900	\$14,900	\$5,500	36.91	\$12,015		\$14,900	\$12,015	1.377	\$10,821	RES		RESIDENTIAL AREAS	402					
											\$14,900	\$12,015	1.377								
											\$10,821	1.5 ACRE USED \$11,000									
14-36-400-012	195 W 48TH ST	10/8/2020	\$55,000	\$55,000	\$24,200	44.00	\$55,424	12%	\$13,469	\$13,944	1.377	\$9,781	RES		RESIDENTIAL AREAS	401					
14-16-300-006	2225 S WISNER AVE	9/28/2018	\$99,500	\$99,500	\$45,100	45.33	\$101,961	60%	\$16,270	\$20,208	1.41	\$11,539	RES		RESIDENTIAL AREAS	401					
											\$29,739	\$34,152	2.787								
											\$10,671	2 ACRE USED \$10,600									
14-09-300-015	2892 W 12TH	12/9/2022	\$210,000	\$210,000	\$84,700	40.33	\$179,294		\$47,456	\$16,750	2.5	\$18,982	RES		RESIDENTIAL AREAS	401					
14-10-200-001	872 S RANSOM AVE	5/3/2022	\$102,000	\$102,000	\$53,500	52.45	\$111,753		\$7,937	\$17,690	2.69	\$2,951	ROBLK		RESIDENTIAL AREAS	401					
											\$55,393	\$34,440	5.19								
											\$10,673	2.5 ACRE USED \$10,600									
14-05-200-021	VACANT BASELINE	11/11/2022	\$8,000	\$8,000	\$0	0.00	\$23,370		\$8,000	\$23,370	2.79	\$2,867	RES		RESIDENTIAL AREAS	402					
14-25-400-027	CENTERLINE	5/25/2022	\$22,000	\$22,000	\$14,300	65.00	\$28,620		\$22,000	\$28,620	3.32	\$6,627	RES	14-25-400-028	RESIDENTIAL AREAS	402					
14-08-400-014	1567 S BALDWIN	1/12/2021	\$165,000	\$165,000	\$73,700	44.67	\$158,160	6%	\$33,452	\$26,202	3.45	\$9,697	RES	14-08-400-013	RESIDENTIAL AREAS	401					
14-31-300-018	4759 W 48TH ST	12/29/2020	\$189,000	\$189,000	\$78,100	41.32	\$175,376	8%	\$32,859	\$17,809	2.481	\$12,999	RES		RESIDENTIAL AREAS	401					
											\$96,311	\$96,001	12.041								
											\$7,999	3 ACRE USED \$8,000									
14-10-280-022	1632 W WILLOW ST	5/25/2021	\$17,000	\$17,000	\$7,800	45.88	\$18,660		\$17,000	\$18,660	3.55	\$4,789	ROBLK		RESIDENTIAL AREAS	402					
14-28-100-009	3356 S BALDWIN AVE	2/12/2021	\$163,500	\$163,500	\$54,200	33.15	\$123,891	4%	\$26,062	\$26,062	3.517	\$7,410	RES		RESIDENTIAL AREAS	401					
											\$43,062	\$44,722	7.067								
											\$6,093	4 ACRE USED \$6,100									
14-25-400-026	3636 S CENTERLINE	3/25/2022	\$22,000	\$22,000	\$8,300	37.73	\$22,048		\$22,000	\$19,736	4.67	\$4,711	RES		RESIDENTIAL AREAS	401					
14-25-400-026	3636 S CENTERLINE	3/25/2022	\$40,000	\$40,000	\$8,300	20.75	\$22,048		\$40,000	\$19,736	4.67	\$8,565	RES		RESIDENTIAL AREAS	401					
14-03-100-014		4/11/2022	\$32,500	\$32,500	\$10,000	30.77	\$20,085		\$32,500	\$20,085	5.1	\$6,373	RES		RESIDENTIAL AREAS	402					
											\$94,500	\$59,557	14.44								
											\$6,544	5 ACRE USED \$6,600									
14-33-300-008	2833 W 48TH	10/6/2021	\$225,000	\$225,000	\$73,500	32.67	\$154,810		\$92,436	\$22,246	7.904	\$11,695	RRMH		RESIDENTIAL AREAS	401					
14-11-200-008	914 S ALLEY LAKE	3/31/2023	\$35,000	\$35,000	\$24,200	69.14	\$76,191		\$16,309	\$57,500	8	\$2,039	RRMH		RESIDENTIAL AREAS	401					
14-15-100-016		3/1/2023	\$17,000	\$17,000	\$11,600	68.24	\$39,500		\$17,000	\$39,500	8.35	\$2,036	RES		RESIDENTIAL AREAS	402					
											\$125,745	\$119,246	24.254								
											\$5,185	7 ACRE USED \$5,200									
14-09-200-007		2/3/2023	\$35,700	\$35,700	\$13,300	37.25	\$46,712		\$33,155	\$44,167	10	\$3,316	RRMH		RESIDENTIAL AREAS	401					
14-07-400-008	4341 W 16TH ST	2/9/2023	\$150,000	\$150,000	\$45,200	30.13	\$129,328		\$66,809	\$46,137	10.648	\$6,274	RRMH		RESIDENTIAL AREAS	401					
											\$99,964	\$90,304	20.648								
											\$4,841	10 ACRE USED \$4,800									
14-33-400-004	2609 W 48TH ST	4/2/2021	\$290,000	\$290,000	\$123,500	42.59	\$264,674		\$54,516	\$29,190	11.7	\$4,659	RES		RESIDENTIAL AREAS	401					
14-25-400-033	S CENTERLINE RD	2/1/2021	\$35,000	\$35,000	\$20,900	59.71	\$43,106	4%	\$25,898	\$34,328	13.64	\$1,899	RES		RESIDENTIAL AREAS	401					
											\$80,414	\$63,518	25.34								
											\$3,173	15 ACRE USED \$4,000									

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14-09-200-002		8/4/2022	\$65,000	\$65,000	\$22,800	35.08	\$45,622		\$65,000	\$45,622	20	\$3,250	RES		RESIDENTIAL AREAS	402
14-09-300-014	1220 S BALDWIN AVE	1/19/2022	\$190,000	\$190,000	\$58,100	31.11	\$123,617		\$109,383	\$43,000	20	\$5,469	RRMH		RESIDENTIAL AREAS	401
14-09-200-002		10/15/2020	\$45,000	\$45,000	\$22,100	49.11	\$45,622	12%	\$50,400	\$51,097	20	\$2,521	RES		RESIDENTIAL AREAS	402
									\$224,783	\$139,719	60					

ok

\$3,746

20 ACRE USED \$3,800

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Time Adjust	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	ECF Area	Other Parcels in Sale	Land Table	Class
14-32-400-010	BALDWIN	3/29/2019	\$63,000	\$63,000	\$21,600	34.29	\$53,882	25%	\$78,750	\$67,353	25	\$3,150	RES		RESIDENTIAL AREAS	402
									\$78,750	\$67,353	25					

ok

\$3,150

25 ACRE USED \$3,800 TO STAY WITH TREND (SEE CHART)

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Time Adjust	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	ECF Area	Other Parcels in Sale	Land Table	Class
14-07-300-002	1280 S LUCE AVE	11/30/2021	\$161,543	\$161,543	\$49,800	30.83	\$108,274		\$131,105	\$77,836	35.6	\$3,683	RRMH		RESIDENTIAL AREAS	401
14-07-300-002	1280 S LUCE AVE	8/6/2018	\$120,000	\$120,000	\$42,200	35.17	\$108,274	64%	\$146,882	\$127,651	35.6	\$4,126	RRMH		RESIDENTIAL AREAS	401
									\$277,987	\$205,487	71.2					

ok

\$3,904

30 ACRE USED \$3,900

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Time Adjust	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	ECF Area	Other Parcels in Sale	Land Table	Class
14-04-100-003		5/4/2021	\$80,000	\$80,000	\$39,000	48.75	\$85,800		\$80,000	\$85,800	40	\$2,000	RES		RESIDENTIAL AREAS	402
14-18-100-002	4410 W 16TH	6/29/2021	\$220,000	\$220,000	\$41,800	19.00	\$91,765		\$220,000	\$85,800	40	\$5,500	RES		RESIDENTIAL AREAS	402
14-07-300-011	1372 S LUCE	12/10/2021	\$356,990	\$356,990	\$75,300	21.09	\$164,232		\$210,361	\$17,603	38.355	\$5,485	RES	14-07-300-010	RESIDENTIAL AREAS	401
									\$300,000	\$171,600	80					

ok

\$3,750

40 ACRE USED \$3,800

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Time Adjust	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	ECF Area	Other Parcels in Sale	Land Table	Class
14-05-100-005	VACANT BASELINE	10/25/2021	\$169,900	\$169,900	\$44,100	25.96	\$96,998		\$169,900	\$96,998	45.3	\$3,751	RES		RESIDENTIAL AREAS	001
14-36-300-021	4470 S GORDON AVE	10/27/2022	\$475,000	\$475,000	\$109,600	23.07	\$226,153		\$356,471	\$107,624	49.92	\$7,141	RES		RESIDENTIAL AREAS	001
14-20-100-011	3702 W 24TH ST	12/22/2021	\$40,000	\$40,000	\$92,600	231.50	\$185,270		\$40,000	\$185,270	58.2	\$687	RES		RESIDENTIAL AREAS	401
									\$566,371	\$389,892	153.42					

ok

\$3,692

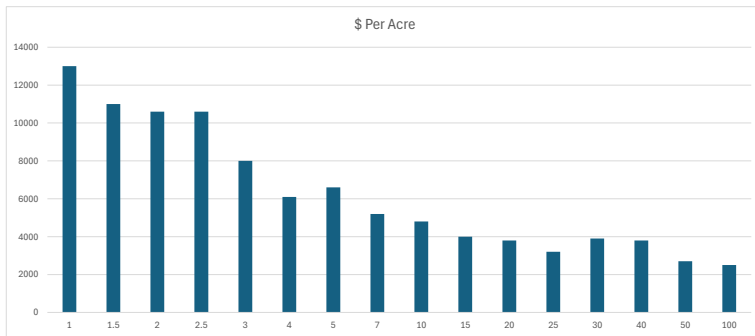
50 ACRE USED \$3,700

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Time Adjust	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	ECF Area	Other Parcels in Sale	Land Table	Class
14-07-200-001	4268 W 8TH ST	5/27/2021	\$285,000	\$285,000	\$197,100	69.16	\$427,814		\$177,006	\$319,820	97.9	\$1,808	RRMH		RESIDENTIAL AREAS	401
14-18-100-001	4616 W 16TH ST	12/18/2020	\$460,000	\$460,000	\$178,200	38.74	\$387,422	8%	\$263,712	\$185,328	80	\$3,296	RRBQ		RESIDENTIAL AREAS	401
									\$440,718	\$505,148	177.9					

ok

\$2,477

100 ACRE USED \$2,500



Acre	\$ Per Acre
1	13000
1.5	11000
2	10600
2.5	10600
3	8000
4	6100
5	6600
7	5200
10	4800
15	4000
20	3800
25	3200
30	3900
40	3800
50	2700
100	2500

**2024 SHERMAN TOWNSHIP
COMM LAND STUDY**

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Net Acres	Bldg Site Acre	ROW	Residual Acre	Till Tot Acre	Till \$/Ac	Total Till \$	Residual Acr	Wood Tot Acre	Wood \$/Ac	Residual Acree	Wet Tot Acree	Vet \$/A	Other Parc Land Table	Class	Time Adjust
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\$1,600 Per Wet Acre 5% Increase To Meet with Wooded Increase

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Net Acres	Bldg Site Acre	ROW	Residual Acre	Till Tot Acre	Till \$/Ac	Total Till \$	Residual Acr	Wood Tot Acree	Wood \$/Ac	Residual Acree	Wet Tot Acree	Vet \$/A	Other Parc Land Table	Class	Time Adjust	
04-13-100-002	10/28/2021	\$230,000	\$230,000	145.5	0.00	4	141.500	65.00	\$3,700	\$240,500	-10,500	76.500	\$3,144		0			AGRICULTI	102	
14-30-100-017	6/24/2019	\$167,500	\$241,200	57.980	0.50	0.58	56.897	6.000	\$3,700	\$22,200	\$219,000	50.897	\$4,303					AGRICULTI	101	44%
05-18-100-001	4/28/2021	\$500,000	\$500,000	198.44	0.00	0.87	197.570	0.00	\$0	\$0	\$500,000	197.570	\$2,531							

\$3,326

Used \$3,400 Per Wooded Acre 5% INCREASE

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Net Acres	Bldg Site Acree	ROW	Residual Acree	Till Tot Acree	Till \$/Ac	Total Till \$	Residual Acr	Wood Tot Acree	Wood \$/Ac	Residual Acree	Wet Tot Acree	Vet \$/A	Other Parc Land Table	Class	Time Adjust	
14-21-100-006	1/5/2023	\$60,000	\$60,000	29.500	0.00	0.500	29.000	29.00	\$2,069									AGRICULTI	102	
14-32-400-013	5/10/2023	\$144,000	\$138,240	32.900	0.00	1.114	31.786	31.79	\$4,349									AGRICULTI	102	-4%
17-12-300-015	7/28/2021	\$99,000	\$99,000	20.000	0.00	0.250	19.750	19.75	\$5,013									AGRICULTI	102	
17-18-200-005	4/29/2022	\$200,000	\$200,000	42.200	0.00	1.200	41.000	41.00	\$4,878									AGRICULTI	102	
08-26-400-001	5/7/2021	\$229,900	\$221,718	78.740	0.00	1.000	77.740	77.74	\$2,852									AGRICULTI	101	
02-35-300-016	4/14/2021	\$30,000	\$30,000	10.010	0.00	0.250	9.760	9.76	\$3,074									AGRICULTI	102	

\$3,706

Used \$3,700 Per Tillable Acre 10% INCREASE

*****USED RES AND AG STUDY FOR COMM LAND TABLES**