

**2024 SHERMAN TOWNSHIP  
LAKE MH 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	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	
14-10-121-017	833 WOODSIDE	01/23/23	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$17,600	32.00	\$38,874	\$14,650	\$40,350	\$31,665	1.274	784	\$51.47	KMH	32.0456	MOBILE		\$9,900	No	/ /		ROBINSON LAKE AREA	401	
14-10-201-007	854 S MC CLELLAND AVE	10/07/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$43,100	29.72	\$89,560	\$14,500	\$130,500	\$106,619	1.224	1,620	\$80.56	KMH	27.0173	DBL WIDE		\$14,500	No	/ /		ROBINSON LAKE AREA	401	
14-10-202-021	960 S PIERCE RD	07/25/22	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$37,500	38.37	\$77,104	\$18,600	\$70,400	\$83,102	0.955	1,188	\$66.84	KMH	0.1642	DBL WIDE		\$18,600	No	/ /		ROBINSON LAKE AREA	401	
14-16-475-001	2785 W 24TH ST	06/30/22	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$43,800	33.95	\$92,426	\$7,500	\$121,500	\$120,634	1.007	1,352	\$89.87	KMH	5.3375	DBL WIDE		\$7,500	No	/ /		CRYSTAL LAKE AREA	401	
14-34-332-002	4366 S PARSON AVE	05/28/21	\$90,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$90,000	\$46,600	51.78	\$93,210	\$87,501	\$2,499	\$8,109	0.308	224	\$11.16	KMH	64.5646	MOBILE		\$87,000	No	/ /	14-34-331-001	LONG LAKE AREA	401	
<b>Totals:</b>			<b>\$517,000</b>			<b>\$188,700</b>			<b>\$391,174</b>		<b>\$374,249</b>	<b>\$350,130</b>	<b>1.069</b>		<b>\$59.98</b>											
						<b>Sale. Ratio =&gt;</b>	<b>36.50</b>					<b>E.C.F. =&gt;</b>	<b>1.069</b>		<b>Std. Deviation=&gt;</b>	<b>0.38580932</b>										
						<b>Std. Dev. =&gt;</b>	<b>8.77</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.954</b>		<b>Ave. Variance=&gt;</b>	<b>25.8258</b>		<b>Coefficient of Var=&gt;</b>	<b>27.0765605</b>							

**USED 1.069**