

**2024 SHERMAN TOWNSHIP
RRBQ 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	
14-32-200-011	3260 W 42ND	11/15/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$162,600	41.16	\$345,106	\$14,230	\$380,770	\$399,127	0.954	1,831	\$207.96	RRBQ	9.8738	STANDARD		\$12,975	No	/ /		RESIDENTIAL AREAS	401	
14-35-100-022	1314 W 40TH ST	04/24/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$131,000	46.79	\$304,492	\$24,316	\$255,684	\$337,969	0.757	2,840	\$90.03	RRBQ	9.8738	STANDARD		\$24,316	No	/ /		RESIDENTIAL AREAS	401	
Totals:						\$675,000	\$293,600		\$649,598		\$636,454	\$737,095			\$148.99											
							Sale. Ratio =>	43.50				E.C.F. =>	0.863		Std. Deviation=>	0.13963675										
							Std. Dev. =>	3.97				Ave. E.C.F. =>	0.855		Ave. Variance=>	9.8738	Coefficient of Var=>	11.54467162								

USED .863