

**2024 SHERMAN TOWNSHIP
AG 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	
14-07-300-011	1372 S LUCE	12/10/21	\$356,990	WD	19-MULTI PARCEL ARM'S LENGTH	\$356,990	\$110,600	30.98	\$357,298	\$161,143	\$195,847	\$199,345	0.982	1,384	\$141.51	RES	1.4871	STANDARD		\$156,759	No	//	14-07-300-010	RESIDENTIAL AREAS	401	
14-09-200-011	1147 S BINGHAM	05/23/22	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$49,600	31.39	\$104,516	\$11,220	\$146,780	\$14,474	1.282	1,008	\$145.62	RES	28.4891	STANDARD		\$11,220	No	//		RESIDENTIAL AREAS	401	
14-09-300-015	2892 W 12TH	12/09/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$84,700	40.23	\$179,294	\$16,750	\$193,250	\$199,440	0.969	1,456	\$132.73	RES	2.8366	MODULAR		\$16,750	No	//		RESIDENTIAL AREAS	401	
14-10-200-003	1720 W ECHO DR	08/27/21	\$213,500	WD	03-ARM'S LENGTH	\$213,500	\$70,700	33.11	\$153,681	\$21,983	\$191,517	\$161,593	1.185	1,976	\$96.92	RES	18.7858	STANDARD		\$18,772	No	//		RESIDENTIAL AREAS	401	
14-10-200-003	1720 W ECHO DR	04/11/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$76,800	34.91	\$153,681	\$21,983	\$198,017	\$161,593	1.225	1,976	\$100.21	RES	22.8082	STANDARD		\$18,772	No	//		RESIDENTIAL AREAS	401	
14-17-400-007	2253 S BALDWIN AV	03/10/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$73,300	61.08	\$187,422	\$19,854	\$100,146	\$170,293	0.588	1,956	\$51.20	RES	40.9245	STANDARD		\$18,720	No	//		RESIDENTIAL AREAS	401	
14-22-300-010	2960 S PARSON AVE	04/29/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$124,600	51.92	\$262,953	\$47,987	\$192,013	\$227,960	0.842	2,468	\$77.80	AGR	15.5015	STANDARD		\$47,987	No	//		AGRICULTURE LAND	101	
14-33-400-004	2609 W 48TH ST	04/02/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$123,500	42.59	\$264,674	\$29,190	\$260,810	\$288,937	0.903	3,360	\$77.62	RES	9.4674	STANDARD		\$29,190	No	//		RESIDENTIAL AREAS	401	
14-35-300-010	1383 W 48th	08/26/22	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$75,100	39.32	\$158,465	\$14,095	\$176,905	\$177,141	0.999	1,118	\$158.23	RES	0.1341	STANDARD		\$12,939	No	//		RESIDENTIAL AREAS	401	
Totals:						\$1,999,490	\$788,900			\$1,821,984	\$1,655,285	\$1,700,775			\$109.09		2.4073									
						Sale. Ratio =>	39.46			E.C.F. =>	0.973			Std. Deviation=>	0.215051236											
						Std. Dev. =>	10.12			Ave. E.C.F. =>	0.997			Ave. Variance=>	15.6038	Coefficient of Var=>	15.64563287									

USED 0.973