

## 2024 SHERMAN TOWNSHIP RES 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             | \$8,170         | 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   |  |
|               |                    |            |            |              |                |               |                |             | <b>\$22,970</b>  | <b>\$18,816</b>  | <b>1.834</b>  |                 |                               |                       |                   |       |  |
|               |                    |            |            |              |                |               |                |             |                  |                  |               | <b>\$12,525</b> | <b>1 ACRE USED \$13,000</b>   |                       |                   |       |  |
| 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 |  |
| 14-35-300-012 |                    | 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   |  |
|               |                    |            |            |              |                |               |                |             | <b>\$14,900</b>  | <b>\$12,015</b>  | <b>1.377</b>  |                 |                               |                       |                   |       |  |
|               |                    |            |            |              |                |               |                |             |                  |                  |               | <b>\$10,821</b> | <b>1.5 ACRE USED \$11,000</b> |                       |                   |       |  |
| 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 |  |
| 14-36-400-012 | 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   |  |
|               |                    |            |            |              |                |               |                |             | <b>\$29,739</b>  | <b>\$34,152</b>  | <b>2.787</b>  |                 |                               |                       |                   |       |  |
|               |                    |            |            |              |                |               |                |             |                  |                  |               | <b>\$10,671</b> | <b>2 ACRE USED \$10,600</b>   |                       |                   |       |  |
| 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 |  |
| 14-09-300-015 | 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   |  |
|               |                    |            |            |              |                |               |                |             | <b>\$55,393</b>  | <b>\$34,440</b>  | <b>5.19</b>   |                 |                               |                       |                   |       |  |
|               |                    |            |            |              |                |               |                |             |                  |                  |               | <b>\$10,673</b> | <b>2.5 ACRE USED \$10,600</b> |                       |                   |       |  |
| 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 |  |
| 14-05-200-021 | 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   |  |
|               |                    |            |            |              |                |               |                |             | <b>\$96,311</b>  | <b>\$96,001</b>  | <b>12.041</b> |                 |                               |                       |                   |       |  |
|               |                    |            |            |              |                |               |                |             |                  |                  |               | <b>\$7,999</b>  | <b>3 ACRE USED \$8,000</b>    |                       |                   |       |  |
| 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 |  |
| 14-10-280-022 | 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   |  |
|               |                    |            |            |              |                |               |                |             | <b>\$43,062</b>  | <b>\$44,722</b>  | <b>7.067</b>  |                 |                               |                       |                   |       |  |
|               |                    |            |            |              |                |               |                |             |                  |                  |               | <b>\$6,093</b>  | <b>4 ACRE USED \$6,100</b>    |                       |                   |       |  |
| 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 |  |
| 14-25-400-026 | 3636 S CENTERLILNE | 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 CENTERLILNE | 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   |  |
|               |                    |            |            |              |                |               |                |             | <b>\$94,500</b>  | <b>\$59,557</b>  | <b>14.44</b>  |                 |                               |                       |                   |       |  |
|               |                    |            |            |              |                |               |                |             |                  |                  |               | <b>\$6,544</b>  | <b>5 ACRE USED \$6,600</b>    |                       |                   |       |  |
| 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 |  |
| 14-33-300-008 | 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   |  |
|               |                    |            |            |              |                |               |                |             | <b>\$125,745</b> | <b>\$119,246</b> | <b>24.254</b> |                 |                               |                       |                   |       |  |
|               |                    |            |            |              |                |               |                |             |                  |                  |               | <b>\$5,185</b>  | <b>7 ACRE USED \$5,200</b>    |                       |                   |       |  |
| 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 |  |
| 14-09-200-007 |                    | 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   |  |
|               |                    |            |            |              |                |               |                |             | <b>\$99,964</b>  | <b>\$90,304</b>  | <b>20.648</b> |                 |                               |                       |                   |       |  |
|               |                    |            |            |              |                |               |                |             |                  |                  |               | <b>\$4,841</b>  | <b>10 ACRE USED \$4,800</b>   |                       |                   |       |  |
| 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 |  |
| 14-33-400-004 | 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   |  |
|               |                    |            |            |              |                |               |                |             | <b>\$80,414</b>  | <b>\$63,518</b>  | <b>25.34</b>  |                 |                               |                       |                   |       |  |
|               |                    |            |            |              |                |               |                |             |                  |                  |               | <b>\$3,173</b>  | <b>15 ACRE USED \$4,000</b>   |                       |                   |       |  |

## 2024 SHERMAN TOWNSHIP RES 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 |  |
|---------------|--------------------|------------|------------|--------------|----------------|---------------|----------------|-------------|---------------|------------------|------------------|--------------|----------|-----------------------|-------------------|-------|--|
| 14-09-200-002 |                    | 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    | \$59,100       | 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   |  |
|               |                    |            |            |              |                |               |                |             |               | <b>\$224,783</b> | <b>\$139,719</b> | <b>60</b>    |          |                       |                   |       |  |

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   |  |
|               |                |           |            |              |                |               |                |             |               | <b>\$78,750</b> | <b>\$67,353</b> | <b>25</b>    |          |                       |                   |       |  |

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   |  |
|               |                 |            |            |              |                |               |                |             |               | <b>\$277,987</b> | <b>\$205,487</b> | <b>71.2</b>  |          |                       |                   |       |  |

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   |  |
|               |                |            |            |              |                |               |                |             |               | <b>\$300,000</b> | <b>\$171,600</b> | <b>80</b>    |          |                       |                   |       |  |

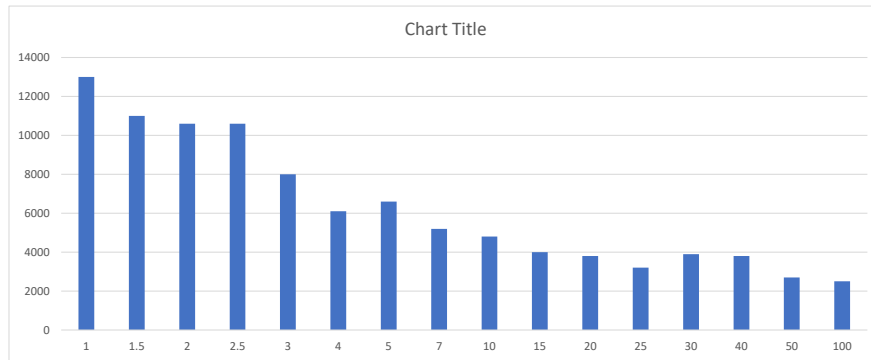
ok  
\$3,750      **40 ACRE USED \$3,800**

| 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   |  |
|               |                   |            |            |              |                |               |                |             |               | <b>\$566,371</b> | <b>\$389,892</b> | <b>153.42</b> |          |                       |                   |       |  |

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   |  |
|               |                |            |            |              |                |               |                |             |               | <b>\$440,718</b> | <b>\$505,148</b> | <b>177.9</b> |          |                       |                   |       |  |

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        |