

**2024 SHERMAN TOWNSHIP
LONG LK LAND STUDY**

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1	Time Adj
14-28-496-063	9/16/2019	\$5,174	\$7,140	\$0	0.00	\$5,000	\$7,140	\$5,000	50	\$143	50	LONLK		LONG LAKE AREA	402	BACK LOTS	38%
14-28-496-064	9/16/2019	\$4,286	\$5,914	\$0	0.00	\$7,500	\$5,914	\$7,500	75	\$79	0	LONLK		LONG LAKE AREA	402	BACK LOTS	38%
14-34-121-007	5/28/2020	\$95,720	\$116,778	\$41,900	43.77	\$96,287	\$5,774	\$5,300	53	\$109	53	LONLK		LONG LAKE AREA	401	BACK LOTS	22%
							\$18,828				178.000						

\$105.78

USED \$110 PER FF FOR BACK LOTS

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14-34-198-022	8/30/2022	\$316,500	\$316,500	\$97,000	30.648	\$203,890	\$152,110	\$39,500	52.667	\$2,888	44	LONLK		LONG LAKE AREA	401	CHANNEL LOTS	
14-34-198-031	6/6/2019	\$226,169	\$325,683	\$138,000	61.02	\$249,263	\$68,520	\$70,678	94.237	\$727	40	LONLK		LONG LAKE AREA	401	CHANNEL LOTS	44%
14-34-198-034	4/12/2019	\$185,000	\$273,800	\$129,100	69.78	\$263,474	\$28,158	\$97,500	130	\$217	130	LONLK		LONG LAKE AREA	401	CHANNEL LOTS	48%
							\$248,788				276.903						

\$898.47

USED \$900 PER FF FOR CHANNEL LOTS

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14-34-332-004	10/19/2022	\$37,000	\$37,000	\$13,800	37.297	\$27,500	\$37,000	\$27,500	50	\$740	50	LONLK	14-34-332-005	LONG LAKE AREA	402	CREEK LOTS	
							\$37,000				50						

\$740

USED \$740 PER FF FOR CREEK LOTS

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1	Time Adj
14-33-240-015	9/21/2021	\$485,000	\$485,000	\$172,700	35.608	\$367,975	\$177,458	\$60,433	60.433	\$2,936	49.45	LONLK		LONG LAKE AREA	401	LAKE FRONT	
14-33-240-017	7/28/2022	\$690,000	\$690,000	\$282,400	40.928	\$594,463	\$198,537	\$103,000	103.000	\$1,928	103	LONLK		LONG LAKE AREA	401	LAKE FRONT	
14-34-160-003	9/1/2022	\$200,000	\$200,000	\$70,400	35.200	\$145,977	\$104,023	\$50,000	50.000	\$2,080	50	LONLK		LONG LAKE AREA	001	LAKE FRONT	
14-34-320-008	10/13/2022	\$347,000	\$347,000	\$146,400	42.190	\$306,498	\$112,502	\$72,000	72.000	\$1,563	80	LONLK		LONG LAKE AREA	401	LAKE FRONT	
14-34-332-002	5/28/2021	\$90,000	\$90,000	\$46,600	51.778	\$93,210	\$83,790	\$87,000	87.000	\$963	112	LKMH	14-34-331-001	LONG LAKE AREA	401	LAKE FRONT	
							\$676,310				372.433						

\$1,816

USED \$1800 PER FF FOR LAKE FRONT