

**2024 SHERMAN TOWNSHIP
ROB LK 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	
14-10-121-026	898 S WOODSIDE	11/21/22	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$59,200	44.85	\$124,924	\$9,000	\$123,000	\$111,465	1.103	896	\$137.28	ROBLK	10.2443	STANDARD		\$9,000	No	/ /		ROBINSON LAKE AREA	401	
14-10-121-081	898 S WOODSIDE DR	07/06/21	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$37,600	55.39	\$68,967	\$9,335	\$58,465	\$57,146	1.023	780	\$74.96	ROBLK	2.2040	STANDARD		\$9,000	No	/ /		ROBINSON LAKE AREA	401	
14-10-126-024	948 S MC CLELLAND AVE	05/27/22	\$130,500	WD	03-ARM'S LENGTH	\$130,500	\$49,400	37.85	\$104,276	\$5,000	\$125,500	\$96,458	1.315	928	\$135.24	ROBLK	31.3680	STANDARD		\$5,000	No	/ /		ROBINSON LAKE AREA	401	
14-10-156-002	1040 S WOODLAND DR	05/07/21	\$400,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$400,000	\$105,200	26.30	\$403,976	\$96,594	\$303,406	\$288,351	1.052	2,017	\$150.42	ROBLK	5.1173	STANDARD		\$83,670	No	/ /	14-10-155-012	ROBINSON LAKE AREA	401	
14-10-157-008	1103 S WOODLAND DR	04/14/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$37,600	125.33	\$62,961	\$14,300	\$15,700	\$46,789	0.336	731	\$21.48	ROBLK	66.5493	STANDARD		\$14,300	No	/ /		ROBINSON LAKE AREA	401	
14-10-200-001	872 S RANSOM AVE	05/03/22	\$102,000	WD	03-ARM'S LENGTH	\$102,000	\$53,500	52.45	\$111,753	\$21,159	\$80,841	\$87,110	0.928	1,396	\$57.91	ROBLK	7.3001	STANDARD		\$17,690	No	/ /		RESIDENTIAL AREAS	401	
14-10-203-016	1841 W PARK LANE	09/20/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$87,800	67.54	\$134,223	\$22,800	\$107,200	\$155,214	0.691	1,872	\$57.26	ROBLK	31.0381	STANDARD		\$20,000	No	/ /		ROBINSON LAKE AREA	401	
14-10-251-016	1165 S RANSOM AVE	05/26/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$118,600	34.88	\$249,340	\$44,004	\$295,996	\$197,438	1.499	1,710	\$173.10	ROBLK	49.8142	STANDARD		\$40,000	No	/ /		ROBINSON LAKE AREA	401	
14-10-280-015	1162 S RANSOM AVE	01/14/22	\$126,189	LC	03-ARM'S LENGTH	\$126,189	\$73,500	58.25	\$124,105	\$27,500	\$98,689	\$92,889	1.062	1,056	\$93.46	ROBLK	6.1397	STANDARD		\$27,500	No	/ /		ROBINSON LAKE AREA	401	
Totals:						\$1,458,689	\$622,400		\$1,434,525		\$1,208,797	\$1,131,861			\$100.12		6.6934									
						Sale. Ratio =>	42.67				E.C.F. =>	1.068		Std. Deviation=>	0.33698211											
						Std. Dev. =>	29.03				Ave. E.C.F. =>	1.001		Ave. Variance=>	23.3083		Coefficient of Var=>	23.2841447								

USED 1.068