

**2024 SHERMAN TOWNSHIP  
RURAL RES 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	2.0448	STANDARD		\$156,759	No	//	14-07-300-010	RESIDENTIAL AREAS	401	
14-08-400-008	1445 S BALDWIN AVE	12/02/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$135,100	30.02	\$285,721	\$24,736	\$425,264	\$20,227	1.328	3,028	\$140.44	RES	32.5105	STANDARD		\$24,736	No	//		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	\$114,474	1.282	1,008	\$145.62	RES	27.9313	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	40.33	\$179,294	\$16,750	\$193,250	\$39,440	0.969	1,456	\$132.73	RES	3.3943	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	\$96.02	RES	18.2281	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	22.2505	STANDARD		\$18,772	No	//		RESIDENTIAL AREAS	401	
14-11-200-014	1120 W ECHO DR	06/10/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$71,900	36.87	\$151,027	\$31,134	\$163,866	\$147,108	1.114	1,044	\$156.96	RES	11.1013	STANDARD		\$24,720	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	41.4822	STANDARD		\$18,720	No	//		RESIDENTIAL AREAS	401	
14-31-100-017	4093 S LUCE	01/13/23	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$68,100	74.02	\$173,579	\$21,434	\$70,566	\$154,619	0.456	1,238	\$57.00	RES	54.6517	STANDARD		\$19,240	No	//		RESIDENTIAL AREAS	401	
14-33-400-004	2609 W 45TH ST	04/02/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$123,500	42.59	\$264,674	\$29,190	\$260,810	\$388,937	0.903	3,360	\$77.62	RES	10.0251	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	0.4236	STANDARD		\$12,939	No	//		RESIDENTIAL AREAS	401	
<b>Totals:</b>						<b>\$2,496,490</b>	<b>\$939,400</b>		<b>\$2,169,358</b>		<b>\$2,122,968</b>	<b>\$2,094,769</b>			<b>\$114.40</b>		<b>1.0558</b>									
						<b>Sale. Ratio =&gt;</b>		<b>37.63</b>				<b>E.C.F. =&gt;</b>	<b>1.013</b>		<b>Std. Deviation=&gt;</b>	<b>0.275891974</b>										
						<b>Std. Dev. =&gt;</b>		<b>13.88</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.003</b>		<b>Ave. Variance=&gt;</b>	<b>20.3676</b>		<b>Coefficient of Var=&gt;</b>	<b>20.30861845</b>							

USED 1.013