

2024 SHERMAN TWP AG ECF

1.130

PARCEL #	CLASS	SALE DATE	SALE PRICE	LAND & improvements	BUILDINGS	CN-DoB (AFTER CM)	ECF	NET ACRES	TILLABLE	NON TILLABLE	% TILLABLE OF NET ACRES	TILLABLE PER ACRE	NON TILLABLE PER ACRE
01 022 012 00	AG	1/18/2022	\$175,000	176,530	-1,530	92,957	-0.02	79	25.00	54.00	32%	2400	2000
16 030 005 10 & 20	AG	4/1/2021	\$222,500	153,768	68,732	363,318	0.19	75.29	50.00	25.29	66%	1900	1900
09 002 004 00	AG	10/12/2021	\$240,000	202,478	37,522	128,224	0.29	77.16	53.00	24.16	69%	2700	2100
16 033 009 01 & 012 00	AG/RES	10/19/2021	\$100,000	73,529	26,471	44,924	0.59	36.65	33.00	3.65	90%	1900	1900
08 031 004 01	AG	4/8/2021	\$478,000	290,475	187,525	313,436	0.60	149.37	63.00	86.37	42%	1800	1800
02 019 003 00	AG	8/26/2021	\$110,000	78,740	31,260	49,705	0.63	39	32.00	7.00	82%	1900	1900
10 009 001 00 & 013 00	AG	12/28/2021	\$465,000	319,711	145,289	223,459	0.65	159	36.00	123.00	23%	1900	1900
16 031 015 00	RES	7/29/2023	\$285,000	50,039	234,961	287,414	0.82	21.94	12.00	9.94	55%	1900	1900
07 022 007 10	AG	2/4/2022	\$275,000	134,224	140,776	171,144	0.82	66.6	52.00	14.60	78%	1900	1900
12 019 001 00	RES	7/16/2022	\$165,000	76,200	88,800	102,915	0.86	39	30.00	9.00	77%	1800	1800
05 029 001 16	AG	11/18/2022	\$200,000	19,636	180,364	207,897	0.87	3.81	0.00	3.81	0%	2100	1900
12 016 206 00	AG	7/9/2021	\$318,000	124,540	193,460	211,696	0.91	58.5	46.00	12.50	79%	1800	1800
05 014 024 05	AG	8/6/2021	\$400,000	67,504	332,496	342,452	0.97	29.04	14.00	15.04	48%	2100	1900
07 021 001 40	AG	7/21/2021	\$170,000	96,934	73,066	73,018	1.00	47.86	33.63	14.23	70%	1900	1900
16 007 022 00	AG	7/7/2021	\$165,000	151,948	13,052	13,034	1.00	79	48.00	31.00	61%	1900	1900
07 009 001 30	AG	6/8/2021	\$187,000	45,520	141,480	136,662	1.04	20.8	12.00	8.80	58%	1900	1900
16 027 005 00	AG	4/8/2022	\$270,109	156,232	113,877	109,189	1.04	78.49	52.00	26.49	66%	1900	1900
08 034 001 02	AG	5/14/2021	\$360,000	133,670	226,330	215,353	1.05	67	41.00	26.00	61%	1800	1800
12 032 002 00	RES	3/18/2022	\$430,000	67,143	362,857	342,333	1.06	27.16	20.00	7.16	74%	1800	1800
12 032 013 00 & 014 00	AG	6/10/2022	\$320,000	146,769	173,231	162,651	1.07	78	40.00	38.00	51%	1800	1800
10 010 009 00	RES	11/7/2022	\$320,000	75,350	244,650	222,819	1.10	36.5	14.00	22.50	38%	1900	1900
01 021 017 00	AG	11/16/2021	\$169,900	47,658	122,242	109,917	1.11	19.5	6.00	13.50	31%	2400	2000
11 008 011 00	RES	12/22/2021	\$850,000	84,298	765,702	663,312	1.15	39.5	23.00	16.50	58%	1900	1900
03 022 009 00	AG	7/29/2023	\$199,000	40,740	158,260	136,691	1.16	19.3	11.00	8.30	57%	1800	1800
11 009 006 01	AG	8/27/2021	\$180,000	17,987	162,013	135,914	1.19	3.47	1.00	2.47	29%	1900	1900
11 032 001 00	AG	12/22/2022	\$197,000	64,072	132,928	109,605	1.21	29.5	15.00	14.50	51%	1900	1900
05 019 008 00	RES	6/17/2021	\$215,000	48,596	166,404	137,022	1.21	20	12.00	8.00	60%	2100	1900
02 031 002 05	AG	6/10/2022	\$280,000	50,175	229,825	184,620	1.24	20.76	5.00	15.76	24%	1900	1900
13 018 014 01	RES	7/25/2022	\$265,000	86,616	178,384	143,148	1.25	36.32	21.00	15.32	58%	2100	2100
11 018 021 00	RES	8/4/2022	\$125,000	67,142	57,858	42,549	1.36	32.18	11.00	21.18	34%	1900	1900
08 008 012 00	RES	12/22/2022	\$191,800	44,731	147,069	106,642	1.38	19.5	3.00	16.50	15%	1800	1800
03 015 005 00 & 006 01 & 006 02 & 006 50	AG/RES	9/29/2021	\$460,000	286,941	173,059	123,607	1.40	155.91	146.00	9.91	94%	1800	1800
11 009 003 00	RES	11/23/2023	\$409,100	81,676	327,424	231,698	1.41	38.22	6.00	32.22	16%	1900	1900
07 008 003 05	AG	4/6/2022	\$273,000	84,464	188,536	129,834	1.45	39	30.00	9.00	77%	1900	1900
01 016 001 60 & 016 003 02	RES	6/24/2022	\$673,000	157,271	515,729	347,449	1.48	63.7	15.00	48.70	24%	2400	2000
02 006 004 00 & 006 016 00	AG	5/12/2022	\$435,000	230,175	204,825	129,280	1.58	117.19	52.00	65.19	44%	1900	1900
06 003 006 02 & 004 001 00 & 004 005 00	AG	10/29/2021	\$1,025,640	401,536	624,104	367,883	1.70	138.88	120.00	18.88	86%	3000	2200
05 018 002 11	AG	1/13/2023	\$147,000	19,570	127,430	72,828	1.75	4.75	4.00	0.75	84%	2100	1900
04 035 001 00	AG	7/1/2021	\$255,000	179,041	75,959	42,033	1.81	79	29.00	50.00	37%	2500	2000
04 020 004 01 & 020 005 00	AG	9/16/2022	\$1,400,000	909,235	490,765	263,434	1.86	387.96	240.00	147.96	62%	2500	2000
15 015 003 01 & 015 005 01	RES	7/28/2022	\$350,000	30,006	319,994	167,058	1.92	9.52	3.00	6.52	32%	1900	1900
08 008 009 00	RES	12/14/2022	\$340,000	87,149	252,851	127,419	1.98	39.5	12.00	27.50	30%	1800	1800
03 016 010 00	AG	3/20/2023	\$345,000	144,600	200,400	99,109	2.02	77	42.00	35.00	55%	1800	1800
15 036 002 00	RES	10/22/2022	\$152,000	82,007	69,993	31,928	2.19	39.5	17.00	22.50	43%	1900	1900

\$14,593,049

ECF Median: 1.13

ECF Mode: 1.17