

2024 SHERMAN TOWNSHIP RESIDENTIAL & MOBILE HOME ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	
15 012 008 00	22560 130TH AVE	06/23/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$170,200	42.55	\$340,402	\$187,988	\$212,012	\$175,189	1.210	1,216	\$174.35	RES	18.0533	
15 015 006 00	14375 22 MILE RD	08/27/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$86,400	43.20	\$172,852	\$38,524	\$161,476	\$154,400	1.046	1,092	\$147.87	RES	1.6168	
15 015 008 10	21686 150TH AVE	05/18/21	\$154,500	WD	03-ARM'S LENGTH	\$154,500	\$64,900	42.01	\$129,840	\$20,962	\$133,538	\$125,147	1.067	1,801	\$74.15	RES	3.7387	
15 017 002 01	16257 22 MILE RD	12/12/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$106,600	54.67	\$213,186	\$97,398	\$97,602	\$115,327	0.846	884	\$110.41	RES	18.3352	
15 018 006 00	17593 22 MILE RD	10/08/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$26,400	52.80	\$52,818	\$15,508	\$34,492	\$42,885	0.804	450	\$76.65	RES	22.5371	
15 019 013 01	17663 21 MILE RD	02/06/23	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$23,000	63.89	\$45,916	\$10,093	\$25,907	\$36,039	0.719	924	\$28.04	RES	31.0805	
15 023 004 00	20571 130TH AVE	09/29/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$77,500	45.59	\$155,060	\$69,965	\$100,035	\$97,810	1.023	1,009	\$99.14	RES	0.6916	
15 027 005 00	19670 150TH AVE	01/31/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$78,200	48.88	\$156,466	\$83,006	\$76,994	\$73,903	1.042	1,212	\$63.53	RES	1.2158	
15 030 004 11	19530 180TH AVE	06/17/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$139,900	40.55	\$279,747	\$51,621	\$293,379	\$242,687	1.209	2,064	\$142.14	RES	17.9216	
15 031 019 03	17418 18 MILE RD	10/03/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$76,100	42.28	\$152,179	\$31,275	\$148,725	\$121,634	1.223	1,224	\$121.51	RES	19.3067	
15 036 002 00	18687 120TH AVE	10/24/22	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$70,100	46.12	\$140,197	\$84,042	\$67,958	\$59,739	1.138	980	\$69.34	RES	10.7914	
<b>Totals:</b>			<b>\$2,042,500</b>			<b>\$2,042,500</b>	<b>\$919,300</b>		<b>\$1,838,663</b>		<b>\$1,352,118</b>	<b>\$1,244,761</b>			<b>\$100.65</b>		<b>5.6587</b>	
								<b>Sale. Ratio =&gt;</b>	<b>45.01</b>					<b>E.C.F. =&gt;</b>	<b>1.086</b>			
								<b>Std. Dev. =&gt;</b>	<b>7.10</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.030</b>			
														<b>Std. Deviation=&gt;</b>	<b>0.172190523</b>			
														<b>Ave. Variance=&gt;</b>	<b>13.2081</b>	<b>Coefficient of Var=&gt;</b>		

Market shows to use an ECF range between .719 & 1.223