

Sherman Township- 2024 ECF Analysis Agricultural

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	\$/Sq.Ft.	ECF Area	Other Parce	Land Table	Property Class
090-024-100-005-01	3167 ALABASTER	11/5/2021	340000	MLC	03-ARM'S LENGTH	340000	0	0	555082	178800	161200	684149.0909	0.236	7228	22.3022	RES		INDUSTRIAL	301
090-024-100-005-01	3167 ALABASTER	11/5/2021	340000	MLC	03-ARM'S LENGTH	340000	0	0	555082	178800	161200	684149.0909	0.236	7228	22.3022	RES		INDUSTRIAL	301
090-028-300-006-00	3475 S NATIONAL CITY RD	4/5/2021	51000	CD	22-OUTLIER	51000	30700	60.19607843	67796	34591	16409	56366.51385	0.291	896	18.3136	RES	090-028-300-008-00		401
090-024-100-005-01	3167 ALABASTER	10/27/2021	495000	WD	03-ARM'S LENGTH	495000	0	0	555082	178800	316200	684149.0909	0.462	7228	43.7465	RES	090-024-100-005-01	INDUSTRIAL	301
090-005-400-004-00	OFF CONSUMERS EASEMEN	4/30/2021	50000	LC	21-NOT USED/OTHER	50000	17600	35.2	54791	21700	28300	57055.15021	0.496	832	34.0144	RES			401
090-022-300-004-00	4266 TURTLE RD	2/9/2023	55000	MLC	03-ARM'S LENGTH	55000	24300	44.18181818	60904	8500	46500	87354.24503	0.532	1120	41.5179	RES			401
090-014-200-002-00	2183 SAND LAKE RD S	3/18/2022	210000	WD	03-ARM'S LENGTH	210000	95800	45.61904762	226944	51920	158080	292130.6165	0.541	2356	67.0968	RES			401
090-008-100-005-00	1754 S NATIONAL CITY RD	11/4/2022	119900	WD	03-ARM'S LENGTH	119900	54000	45.03753128	125762	50722	69178	126191.3636	0.548	1592	43.4535	RES			401
090-022-200-005-00	4285 ALABASTER RD	6/3/2022	50000	WD	03-ARM'S LENGTH	50000	21000	42	51621	7061	42939	74266.66406	0.578	960	44.7281	RES			401
090-021-400-001-25	4616 TURTLE RD	4/27/2022	152500	WD	03-ARM'S LENGTH	152500	66300	43.47540984	155582	60239	92261	158904.9941	0.581	1470	62.7626	RES			401
090-005-300-003-50	5396 WHITTEMORE RD	5/26/2021	200000	WD	03-ARM'S LENGTH	200000	82000	41	203902	47066	152934	261460.3082	0.585	1768	86.5011	RES			401
090-018-400-001-10	2279 KITCHEN RD	5/26/2022	130000	WD	03-ARM'S LENGTH	130000	44700	34.38461538	110482	32044	97956	131709.0909	0.744	1320	74.2091	RES			401
090-023-400-001-51	2852 BINDER	3/20/2023	100000	LC	03-ARM'S LENGTH	100000	0	0	83353	20230	79770	105775.6087	0.754	1080	73.8611	RES			401
090-030-400-001-25	3376 ALLEN RD	9/15/2021	150000	WD	03-ARM'S LENGTH	150000	62300	41.53333333	125910	41658	108342	141275.6087	0.767	1232	87.9399	RES			401
090-022-200-005-00	4285 ALABASTER RD	6/20/2022	68000	WD	03-ARM'S LENGTH	68000	21000	30.88235294	51621	7061	60939	74266.66406	0.821	960	63.4781	RES			401
090-023-400-001-50	2852 BINDER	4/22/2022	150000	WD	03-ARM'S LENGTH	150000	53700	35.8	122598	59475	90525	105775.6087	0.856	1080	83.8194	RES			1
090-029-100-010-00	5239 TURTLE RD	12/23/2021	140000	WD	03-ARM'S LENGTH	140000	43200	30.85714286	102077	28735	111265	123415.4545	0.902	2028	54.8644	RES			401
090-020-400-006-00	5124 TURTLE RD	6/28/2021	90000	WD	03-ARM'S LENGTH	90000	38100	42.33333333	77293	58917	31083	31145.76367	0.998	1120	27.7527	RES			1
090-002-200-001-00	1101 S SAND LAKE RD	7/26/2022	275000	WD	03-ARM'S LENGTH	275000	75000	27.27272727	178387	69200	205800	182569.0909	1.127	1876	109.701	RES			401
090-029-400-002-00	5260 KEYSTONE RD	5/20/2022	195000	WD	03-ARM'S LENGTH	195000	60400	30.97435897	136067	70106	124894	109935	1.136	1064	117.382	RES			401
090-024-300-001-75	2985 BINDER RD	11/10/2021	169000	WD	03-ARM'S LENGTH	169000	39100	23.13609467	93165	9078	159922	140145	1.141	2228	71.7783	RES			401
090-018-400-002-50	2301 KITCHEN RD	10/24/2022	75000	WD	03-ARM'S LENGTH	75000	18100	24.13333333	40232	4257	70743	59958.33203	1.180	854	82.8372	RES		INDUSTRIAL	301
090-023-400-001-51	2852 BINDER	4/22/2022	150000	WD	03-ARM'S LENGTH	150000	0	0	83353	20230	129770	105775.6087	1.227	1080	120.157	RES			401
													0.728						

For 2024, use 0.72 for Ag and Residential Buildings

Sherman Township- 2024 ECF Analysis Commercial

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	\$/Sq.Ft.	ECF Area	Other Parce	Land Table	Property Class
090-024-100-007-01	3173 ALABASTER	10/28/2021	400000	MLC	03-ARM'S LENGTH	400000	0	0	477996	190037	209963	551621.667	0.381	4744	44.25864	301		INDUSTRIAL	301
090-028-100-001-01	4731 TURTLE	10/6/2021	1500000	MLC	03-ARM'S LENGTH	1500000	0	0	1449735	840432	659568	1171736.538	0.563	7264	90.79956	301	090-028-100	INDUSTRIAL	301
090-024-100-003-00	3165 ALABASTER RD	10/27/2021	495000	WD	03-ARM'S LENGTH	495000	0	0	464785	214958	280042	427441.5256	0.655	5482	51.08391	301	090-024-100	INDUSTRIAL	1
090-018-400-002-00	2431 KITCHEN RD	5/20/2021	220000	WD	03-ARM'S LENGTH	220000	52600	23.90909091	126717	8362	211638	199343.7167	1.062	1958	108.0889	301	090-018-400	INDUSTRIAL	301

For Commercial, use 0.665 for 2024

Sherman Township- 2024 ECF Analysis Industrial

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	\$/Sq.Ft.	ECF Area	Other Parce Land Table	Property Class
090-028-100-001-01	4731 TURTLE	10/6/2021	1500000	MLC	03-ARM'S LENGTH	1500000	0	0	1449735	840432	659568	1171736.538	0.563	7264	90.79956	301	090-028-10 INDUSTRIAL	301
090-024-100-003-00	3165 ALABASTER RD	10/27/2021	495000	WD	03-ARM'S LENGTH	495000	0	0	464785	214958	280042	427441.5256	<u>0.655</u>	5482	51.08391	301	090-024-10 INDUSTRIAL	1
													0.609					

For Industrial, use 0.61 for 2024

Sherman Township- 2024 ECF Analysis Residential

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	\$/Sq.Ft.	ECF Area	Other Parce	Land Table	Property Class
090-024-100-005-01	3167 ALABASTER	11/5/2021	340000	MLC	03-ARM'S LENGTH	340000	0	0	555082	178800	161200	684149.0909	0.236	7228	22.3022	RES		INDUSTRIAL	301
090-024-100-005-01	3167 ALABASTER	11/5/2021	340000	MLC	03-ARM'S LENGTH	340000	0	0	555082	178800	161200	684149.0909	0.236	7228	22.3022	RES		INDUSTRIAL	301
090-028-300-006-00	3475 S NATIONAL CITY RD	4/5/2021	51000	CD	22-OUTLIER	51000	30700	60.19607843	67796	34591	16409	56366.51385	0.291	896	18.3136	RES	090-028-300-008-00		401
090-024-100-005-01	3167 ALABASTER	10/27/2021	495000	WD	03-ARM'S LENGTH	495000	0	0	555082	178800	316200	684149.0909	0.462	7228	43.7465	RES	090-024-10X	INDUSTRIAL	301
090-005-400-004-00	OFF CONSUMERS EASEMEN	4/30/2021	50000	LC	21-NOT USED/OTHER	50000	17600	35.2	54791	21700	28300	57055.15021	0.496	832	34.0144	RES			401
090-022-300-004-00	4266 TURTLE RD	2/9/2023	55000	MLC	03-ARM'S LENGTH	55000	24300	44.18181818	60904	8500	46500	87354.24503	0.532	1120	41.5179	RES			401
090-014-200-002-00	2183 SAND LAKE RD S	3/18/2022	210000	WD	03-ARM'S LENGTH	210000	95800	45.61904762	226944	51920	158080	292130.6165	0.541	2356	67.0968	RES			401
090-008-100-005-00	1754 S NATIONAL CITY RD	11/4/2022	119900	WD	03-ARM'S LENGTH	119900	54000	45.03753128	125762	50722	69178	126191.3636	0.548	1592	43.4535	RES			401
090-022-200-005-00	4285 ALABASTER RD	6/3/2022	50000	WD	03-ARM'S LENGTH	50000	21000	42	51621	7061	42939	74266.66406	0.578	960	44.7281	RES			401
090-021-400-001-25	4616 TURTLE RD	4/27/2022	152500	WD	03-ARM'S LENGTH	152500	66300	43.47540984	155582	60239	92261	158904.9941	0.581	1470	62.7626	RES			401
090-005-300-003-50	5396 WHITTEMORE RD	5/26/2021	200000	WD	03-ARM'S LENGTH	200000	82000	41	203902	47066	152934	261460.3082	0.585	1768	86.5011	RES			401
090-018-400-001-10	2279 KITCHEN RD	5/26/2022	130000	WD	03-ARM'S LENGTH	130000	44700	34.38461538	110482	32044	97956	131709.0909	0.744	1320	74.2091	RES			401
090-023-400-001-51	2852 BINDER	3/20/2023	100000	LC	03-ARM'S LENGTH	100000	0	0	83353	20230	79770	105775.6087	0.754	1080	73.8611	RES			401
090-030-400-001-25	3376 ALLEN RD	9/15/2021	150000	WD	03-ARM'S LENGTH	150000	62300	41.53333333	125910	41658	108342	141275.6087	0.767	1232	87.9399	RES			401
090-022-200-005-00	4285 ALABASTER RD	6/20/2022	68000	WD	03-ARM'S LENGTH	68000	21000	30.88235294	51621	7061	60939	74266.66406	0.821	960	63.4781	RES			401
090-023-400-001-50	2852 BINDER	4/22/2022	150000	WD	03-ARM'S LENGTH	150000	53700	35.8	122598	59475	90525	105775.6087	0.856	1080	83.8194	RES			1
090-029-100-010-00	5239 TURTLE RD	12/23/2021	140000	WD	03-ARM'S LENGTH	140000	43200	30.85714286	102077	28735	111265	123415.4545	0.902	2028	54.8644	RES			401
090-020-400-006-00	5124 TURTLE RD	6/28/2021	90000	WD	03-ARM'S LENGTH	90000	38100	42.33333333	77293	58917	31083	31145.76367	0.998	1120	27.7527	RES			1
090-002-200-001-00	1101 S SAND LAKE RD	7/26/2022	275000	WD	03-ARM'S LENGTH	275000	75000	27.27272727	178387	69200	205800	182569.0909	1.127	1876	109.701	RES			401
090-029-400-002-00	5260 KEYSTONE RD	5/20/2022	195000	WD	03-ARM'S LENGTH	195000	60400	30.97435897	136067	70106	124894	109935	1.136	1064	117.382	RES			401
090-024-300-001-75	2985 BINDER RD	11/10/2021	169000	WD	03-ARM'S LENGTH	169000	39100	23.13609467	93165	9078	159922	140145	1.141	2228	71.7783	RES			401
090-018-400-002-50	2301 KITCHEN RD	10/24/2022	75000	WD	03-ARM'S LENGTH	75000	18100	24.13333333	40232	4257	70743	59958.33203	1.180	854	82.8372	RES		INDUSTRIAL	301
090-023-400-001-51	2852 BINDER	4/22/2022	150000	WD	03-ARM'S LENGTH	150000	0	0	83353	20230	129770	105775.6087	1.227	1080	120.157	RES			401
													0.728						

For 2024, use 0.72 for Ag and Residential Buildings

Sherman Township- 2024 ECF Analysis Water Influence

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	\$/Sq.Ft.	ECF Area	Other Parce	Land Table	Property Class
090-024-100-005-01	3167 ALABASTER	11/5/2021	340000	MLC	03-ARM'S LENGTH	340000	0	0	555082	178800	161200	684149.0909	0.236	7228	22.3022	RES		INDUSTRIAL	301
090-024-100-005-01	3167 ALABASTER	11/5/2021	340000	MLC	03-ARM'S LENGTH	340000	0	0	555082	178800	161200	684149.0909	0.236	7228	22.3022	RES		INDUSTRIAL	301
090-028-300-006-00	3475 S NATIONAL CITY RD	4/5/2021	51000	CD	22-OUTLIER	51000	30700	60.19607843	67796	34591	16409	56366.51385	0.291	896	18.3136	RES	090-028-300-008-00		401
090-024-100-005-01	3167 ALABASTER	10/27/2021	495000	WD	03-ARM'S LENGTH	495000	0	0	555082	178800	316200	684149.0909	0.462	7228	43.7465	RES	090-024-100-005-01	INDUSTRIAL	301
090-005-400-004-00	OFF CONSUMERS EASEMEN	4/30/2021	50000	LC	21-NOT USED/OTHER	50000	17600	35.2	54791	21700	28300	57055.15021	0.496	832	34.0144	RES			401
090-022-300-004-00	4266 TURTLE RD	2/9/2023	55000	MLC	03-ARM'S LENGTH	55000	24300	44.18181818	60904	8500	46500	87354.24503	0.532	1120	41.5179	RES			401
090-014-200-002-00	2183 SAND LAKE RD S	3/18/2022	210000	WD	03-ARM'S LENGTH	210000	95800	45.61904762	226944	51920	158080	292130.6165	0.541	2356	67.0968	RES			401
090-008-100-005-00	1754 S NATIONAL CITY RD	11/4/2022	119900	WD	03-ARM'S LENGTH	119900	54000	45.03753128	125762	50722	69178	126191.3636	0.548	1592	43.4535	RES			401
090-022-200-005-00	4285 ALABASTER RD	6/3/2022	50000	WD	03-ARM'S LENGTH	50000	21000	42	51621	7061	42939	74266.66406	0.578	960	44.7281	RES			401
090-021-400-001-25	4616 TURTLE RD	4/27/2022	152500	WD	03-ARM'S LENGTH	152500	66300	43.47540984	155582	60239	92261	158904.9941	0.581	1470	62.7626	RES			401
090-005-300-003-50	5396 WHITTEMORE RD	5/26/2021	200000	WD	03-ARM'S LENGTH	200000	82000	41	203902	47066	152934	261460.3082	0.585	1768	86.5011	RES			401
090-018-400-001-10	2279 KITCHEN RD	5/26/2022	130000	WD	03-ARM'S LENGTH	130000	44700	34.38461538	110482	32044	97956	131709.0909	0.744	1320	74.2091	RES			401
090-023-400-001-51	2852 BINDER	3/20/2023	100000	LC	03-ARM'S LENGTH	100000	0	0	83353	20230	79770	105775.6087	0.754	1080	73.8611	RES			401
090-030-400-001-25	3376 ALLEN RD	9/15/2021	150000	WD	03-ARM'S LENGTH	150000	62300	41.53333333	125910	41658	108342	141275.6087	0.767	1232	87.9399	RES			401
090-022-200-005-00	4285 ALABASTER RD	6/20/2022	68000	WD	03-ARM'S LENGTH	68000	21000	30.88235294	51621	7061	60939	74266.66406	0.821	960	63.4781	RES			401
090-023-400-001-50	2852 BINDER	4/22/2022	150000	WD	03-ARM'S LENGTH	150000	53700	35.8	122598	59475	90525	105775.6087	0.856	1080	83.8194	RES			1
090-029-100-010-00	5239 TURTLE RD	12/23/2021	140000	WD	03-ARM'S LENGTH	140000	43200	30.85714286	102077	28735	111265	123415.4545	0.902	2028	54.8644	RES			401
090-020-400-006-00	5124 TURTLE RD	6/28/2021	90000	WD	03-ARM'S LENGTH	90000	38100	42.33333333	77293	58917	31083	31145.76367	0.998	1120	27.7527	RES			1
090-002-200-001-00	1101 S SAND LAKE RD	7/26/2022	275000	WD	03-ARM'S LENGTH	275000	75000	27.27272727	178387	69200	205800	182569.0909	1.127	1876	109.701	RES			401
090-029-400-002-00	5260 KEYSTONE RD	5/20/2022	195000	WD	03-ARM'S LENGTH	195000	60400	30.97435897	136067	70106	124894	109935	1.136	1064	117.382	RES			401
090-024-300-001-75	2985 BINDER RD	11/10/2021	169000	WD	03-ARM'S LENGTH	169000	39100	23.13609467	93165	9078	159922	140145	1.141	2228	71.7783	RES			401
090-018-400-002-50	2301 KITCHEN RD	10/24/2022	75000	WD	03-ARM'S LENGTH	75000	18100	24.13333333	40232	4257	70743	59958.33203	1.180	854	82.8372	RES		INDUSTRIAL	301
090-023-400-001-51	2852 BINDER	4/22/2022	150000	WD	03-ARM'S LENGTH	150000	0	0	83353	20230	129770	105775.6087	1.227	1080	120.157	RES			401
													0.728						

For 2024, use 0.72 for Ag and Residential Buildings