

Sherman Township-2026 ECF Analysis Agricultural

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
090-018-400-002-10	5620 W ALABASTER RD	8/14/2024	300000	WD	300000	259601	65970	234030	284751.474	0.822	2824	82.8718	401	RANCH	44167		Residential	401	67
090-008-200-002-50	5267 WHITTEMORE	6/23/2023	310000	WD	310000	301123	188097	121903	166214.703	0.733	1140	106.932	401	RANCH	188097	090-008-200-002-10	Residential	1	83
090-008-200-003-00	5267 WHITTEMORE	6/23/2023	310000	WD	310000	269050	149375	160625	166215.281	0.966	1140	140.899	401	RANCH	149375		Residential	401	83
090-028-400-002-00		2/28/2025	369000	WD	368500	423975	267115	101385	114454.414	0.886	1064	95.2867	401	RANCH	259600	090-033-100-001-00	Residential	401	76
090-017-300-003-00	5332 ALABASTER RD	5/28/2024	529000	WD	529000	517322	316274	212726	295658.813	0.719	1808	117.658	WTR	RANCH	316274		Water Influence	1	86
090-017-300-003-02	5332 ALABASTER RD	5/28/2024	529000	WD	529000	481848	280800	248200	295658.813	0.839	1808	137.279	401	RANCH	280800		Water Influence	401	86
090-022-200-004-10	4475 ALABASTER RD	1/20/2025	550000	WD	550000	712475	45018	504982	811875.61	<u>0.622</u>	8587	58.8077	201	RANCH	18245	121-100-000-115-0	COMMERCIAL	201	77
										0.798									

For 2026, use 0.80 for Ag Properties

Sherman Township-2026 ECF Analysis Commercial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
070-015-400-009-00	3649 N M65	10/20/2023	55000	WD	55000	106909	16500	38500	125568.06	0.307	1824	201		COMMERCIAL HALE	201
070-015-400-028-00	M65	06/15/2023	40000	WD	40000	46796	15896	24104	42916.667	0.562	1564	201		COMMERCIAL HALE	201
073-L60-999-007-00	4973 N MAIN ST	09/28/2023	55000	WD	55000	55926	15416	39584	56263.889	0.704	2100	201		COMMERCIAL HALE	201
070-014-200-005-10	3890 M65	05/08/2023	400000	WD	400000	320318	77998	322002	336555.56	<u>0.957</u>	6400	201		COMMERCIAL HALE	201
										Overall Average					0.632

For 2026, use 0.63 for Sherman Twp Commercial

Sherman Township-2026 ECF Analysis Industrial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
033-N30-000-008-00	1731 US23	7/1/2024	162500	WD	162500	281529	94384	68116	168318.8776	0.405	3612	18.85825028	201	033-N30-000-007-00, 0:	COMM / IND	201
064-W70-000-058-00	4741 F 41	10/16/2023	134862	LC	134862	127750	82308	52554	100001.9194	0.526	3630	14.47768595	02300	064-W70-000-057-00	92300 COMMERCIAL F 41	201 losco
064-M10-000-008-00	5151 N US-23	5/31/2023	225000	WD	225000	175330	92612	132388	135603.2787	0.976	4200	31.52095238	02200		92200 COMMERCIAL B2	201 losco
064-A30-000-041-00	5666 F 41	3/8/2024	100000	LC	100000	175612	40373	59627	242884.8368	0.245	4592	12.98497387	02300	064-A30-000-049-00	92300 COMMERCIAL F 41	201 losco
170-060-004-004-01	343 W CEDAR AVENUE	12/27/2023	115800	LC	115800	112365	21167	94633	175380.7692	0.540	5772	16.39518365	251		DOWNTOWN	201 losco
064-F10-999-002-00	1945 W RIVER RD	1/30/2024	225000	LC	225000	326996	120492	104508	396021.3131	0.264	5994	17.43543544	02800	064-F10-999-002-50, 194200	RANGE 8	201 losco
070-014-200-005-10	3890 M65	5/8/2023	400000	WD	400000	257046	77998	322002	336556.391	0.957	6400	50.3128125	201		COMMERCIAL HALE	201 losco
070-013-300-006-20	3692 TOWERLINE RD	2/23/2024	760000	MLC	760000	667843	60226	699774	1145578.947	0.611	6825	102.530989	201	070-013-300-006-16	Residential	201 losco
170-601-304-001-02	452 QUARTER STREET	8/1/2023	2795000	WD	2795000	1985306	112418	2682582	3059706.928	0.877	24933	107.5916256	254	170-601-304-001-01	NON-TRUNKLINE COMM'L.	201 losco
										0.600					(buildings over 3500 sqft)	

For 2026, use 0.60 for Sherman Twp Industrial

Sherman Township-2026 ECF Analysis Residential

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
090-008-100-005-00	1754 S NATIONAL CITY RD	2/27/2024	90000	WD	90000	160905	75610	14390	125433.823	0.115	1592	9.03894	401	RANCH	73334		Residential	401	45
090-016-200-002-00	2007 S NATIONAL CITY RD	1/21/2025	29000	WD	29000	52058	14920	14080	54614.707	0.258	958	14.6973	401	RANCH	14920		Residential	401	45
090-008-100-007-00	1524 S NATIONAL CITY RD	8/14/2024	180000	QC	180000	329943	28261	151739	486583.871	0.312	25600	5.9273	301	RANCH	25648		INDUSTRIAL	301	52
090-014-200-002-50	2241 S SAND LK RD	9/6/2023	65000	WD	65000	91921	31491	33509	88867.6465	0.377	1044	32.0967	401	RANCH	31491		Residential	101	61
090-009-300-002-00	1993 S NATIONAL CITY RD	5/24/2024	180000	WD	180000	222693	107273	72727	169735.297	0.428	1871	38.8707	401	2 STORY	100251		Residential	401	62
090-004-300-028-50	4914 WHITTEMORE RD	7/16/2024	69000	WD	69000	89472	16022	52978	108014.703	0.490	1160	45.6707	401	1.5 STORY	11351		Residential	401	52
090-009-300-003-00	1785 S NATIONAL CITY RD	8/2/2024	34000	WD	34000	38152	8908	25092	43005.8828	0.583	640	39.2063	401	RANCH	7059		Residential	401	47
090-008-200-002-50	5267 WHITTEMORE	6/23/2023	310000	WD	310000	301123	188097	121903	166214.703	0.733	1140	106.932	401	RANCH	188097	090-008-200-002-10	Residential	1	83
090-019-300-001-00	5882 TURTLE RD	12/7/2023	150000	WD	150000	132387	19448	130552	166086.766	0.786	1624	80.3892	401	TRI LEVEL	17289		Residential	401	62
090-018-400-002-10	5620 W ALABASTER RD	8/14/2024	300000	WD	300000	259601	65970	234030	284751.474	<u>0.822</u>	2824	82.8718	401	RANCH	44167		Residential	401	67
										0.491									

For 2026, use 0.50 for Sherman Twp Residential

Sherman Township-2026 ECF Analysis Cannabis

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070-015-400-009-00	3649 N M65	10/20/2023	55000	WD	55000	106909	16500	38500	125568.06	0.307	1824	201		COMMERCIAL HALE	201
070-015-400-028-00	M65	06/15/2023	40000	WD	40000	46796	15896	24104	42916.667	0.562	1564	201		COMMERCIAL HALE	201
073-L60-999-007-00	4973 N MAIN ST	09/28/2023	55000	WD	55000	55926	15416	39584	56263.889	0.704	2100	201		COMMERCIAL HALE	201
070-014-200-005-10	3890 M65	05/08/2023	400000	WD	400000	320318	77998	322002	336555.56	<u>0.957</u>	6400	201		COMMERCIAL HALE	201
										Overall Average					0.632

For 2026, use 0.63 for Sherman Twp Commercial

Sherman Township-2026 ECF Analysis Water Influence

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
090-008-100-005-00	1754 S NATIONAL CITY RD	2/27/2024	90000	WD	90000	160905	75610	14390	125433.823	0.115	1592	9.03894	401	RANCH	73334		Residential	401	45
090-016-200-002-00	2007 S NATIONAL CITY RD	1/21/2025	29000	WD	29000	52058	14920	14080	54614.707	0.258	958	14.6973	401	RANCH	14920		Residential	401	45
090-008-100-007-00	1524 S NATIONAL CITY RD	8/14/2024	180000	QC	180000	329943	28261	151739	486583.871	0.312	25600	5.9273	301	RANCH	25648		INDUSTRIAL	301	52
090-014-200-002-50	2241 S SAND LK RD	9/6/2023	65000	WD	65000	91921	31491	33509	88867.6465	0.377	1044	32.0967	401	RANCH	31491		Residential	101	61
090-009-300-002-00	1993 S NATIONAL CITY RD	5/24/2024	180000	WD	180000	222693	107273	72727	169735.297	0.428	1871	38.8707	401	2 STORY	100251		Residential	401	62
090-004-300-028-50	4914 WHITTEMORE RD	7/16/2024	69000	WD	69000	89472	16022	52978	108014.703	0.490	1160	45.6707	401	1.5 STORY	11351		Residential	401	52
090-009-300-003-00	1785 S NATIONAL CITY RD	8/2/2024	34000	WD	34000	38152	8908	25092	43005.8828	0.583	640	39.2063	401	RANCH	7059		Residential	401	47
090-008-200-002-50	5267 WHITTEMORE	6/23/2023	310000	WD	310000	301123	188097	121903	166214.703	0.733	1140	106.932	401	RANCH	188097	090-008-200-002-10	Residential	1	83
090-019-300-001-00	5882 TURTLE RD	12/7/2023	150000	WD	150000	132387	19448	130552	166086.766	0.786	1624	80.3892	401	TRI LEVEL	17289		Residential	401	62
090-018-400-002-10	5620 W ALABASTER RD	8/14/2024	300000	WD	300000	259601	65970	234030	284751.474	<u>0.822</u>	2824	82.8718	401	RANCH	44167		Residential	401	67
										0.491									

For 2026, use 0.50 for Sherman Twp Residential