

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	
140-001-100-002-00	6405 ROUND LAKE RD	07/20/21	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$63,900	33.99	\$179,744	\$9,790	
140-012-200-005-00	3487 HILTS RD	10/17/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$37,400	53.43	\$73,845	\$22,000	
140-018-200-024-00	5260 POLE LINE RD	07/07/23	\$55,000	MLC	03-ARM'S LENGTH	\$55,000	\$28,400	51.64	\$56,538	\$20,783	
140-022-300-008-00	4326 DUTCHER RD	08/12/21	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$43,100	28.17	\$131,812	\$26,279	
140-025-303-001-00	3478 RENAS RD	05/10/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$151,100	43.17	\$297,978	\$109,201	
140-031-401-003-02	3801 N M-18	06/01/21	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$95,100	40.82	\$221,176	\$135,539	
Totals:			\$1,049,000			\$1,049,000	\$419,000		\$961,093		
								Sale. Ratio =>	39.94		
								Std. Dev. =>	9.81		

Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table
\$178,210	\$250,300	0.712	1,512	\$117.86	4000	1.3426	RANCH	\$8,790		4000 SECTION LOTS AND ACREAGE
\$48,000	\$76,355	0.629	1,080	\$44.44	4000	9.6767		\$22,000		4000 SECTION LOTS AND ACREAGE
\$34,217	\$49,660	0.689	938	\$36.48	4000	3.6381	RANCH	\$14,283		4000 SECTION LOTS AND ACREAGE
\$126,721	\$155,424	0.815	2,128	\$59.55	4000	8.9914	RANCH	\$24,672		4000 SECTION LOTS AND ACREAGE
\$240,799	\$327,738	0.735	3,096	\$77.78	1000	0.9320	2 STORY	\$109,200		1000 AGRICULTURAL
\$97,461	\$126,122	0.773	1,512	\$64.46	4000	4.7340	RANCH	\$135,539		4000 SECTION LOTS AND ACREAGE
\$725,408	\$985,599			\$66.76		1.0597				
	E.C.F. =>	0.736		Std. Deviatio	0.06524					
	Ave. E.C.F. =>	0.725		Ave. Varianci	4.8858	Coefficient of Var=:	6.735222942			

used .736

.576 in 2023 There was a lack of Ag sales for the sales study time frame, included residential sales in Sherman Township