

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	
150-192-000-021-00	5801 S M30	04/07/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$62,300	38.94	\$163,519	\$36,530	
170-506-300-011-00	700 E CEDAR AVENUE	09/01/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$114,200	57.10	\$203,267	\$65,137	
170-060-004-005-00	135 S BOWERY	11/23/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$80,900	33.02	\$234,928	\$39,493	
150-013-100-002-01	4016 S M30	09/07/22	\$408,800	WD	03-ARM'S LENGTH	\$408,800	\$192,100	46.99	\$391,387	\$96,898	
110-420-012-012-00	350 E M61	05/02/22	\$165,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$165,000	\$64,000	38.79	\$157,966	\$70,839	
030-028-300-004-00	4991 S M30	12/20/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$98,900	39.56	\$233,763	\$49,915	
160-001-400-005-00	3210 LANG	12/09/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$54,500	49.55	\$101,886	\$26,595	
010-025-101-005-00	5040 S M18	02/25/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$65,500	20.15	\$297,139	\$77,332	
160-001-400-002-01	362 N ROSS ST	08/22/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$84,000	28.00	\$259,583	\$56,918	
170-601-200-011-10	1210 W CEDAR	04/27/22	\$155,000	LC	03-ARM'S LENGTH	\$155,000	\$65,900	42.52	\$139,989	\$69,269	
<b>Totals:</b>			<b>\$2,318,800</b>			<b>\$2,318,800</b>	<b>\$882,300</b>		<b>\$2,183,427</b>		
								<b>Sale. Ratio =&gt;</b>	<b>38.05</b>		
								<b>Std. Dev. =&gt;</b>	<b>10.67</b>		

Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	Other Parcels in Sale	Land Table	Property Class
\$123,470	\$192,408	0.642	6,170	\$20.01	2COM	64.1711	\$34,759		RURAL HWY	201
\$134,863	\$209,288	0.644	5,616	\$24.01	1COM	7.3900	\$62,588		MEDIUM CITY	201
\$205,507	\$296,114	0.694	2,570	\$79.96	2COM	9.7608	\$33,636		MEDIUM CITY	201
\$311,902	\$446,195	0.699	9,300	\$33.54	2COM	69.9025	\$59,322		RURAL HWY	201
\$94,161	\$132,011	0.713	1,824	\$51.62	2COM	71.3284	\$64,309	110-420-012-015-00	SMALL VILLAGE/LAKE COMM	201
\$200,085	\$278,558	0.718	14,121	\$14.17	3COM	71.8290	\$49,915		RURAL HWY	201
\$83,405	\$114,077	0.731	1,485	\$56.16	2COM	73.1127	\$22,090		MEDIUM CITY	201
\$247,668	\$333,041	0.744	8,808	\$28.12	3COM	74.3656	\$68,299		RURAL HWY	201
\$243,082	\$307,068	0.792	2,515	\$96.65	2COM	79.1622	\$47,477		MEDIUM CITY	201
\$85,731	\$107,152	0.800	8,573	\$10.00	1COM	#REF!	\$69,269		MEDIUM CITY	201
<b>\$1,729,874</b>	<b>\$2,415,911</b>			<b>\$41.43</b>		<b>0.1687</b>				
	E.C.F. =>	<b>0.716</b>		Std. Deviation=>		<b>0.0528995</b>				
	Ave. E.C.F. =>	<b>0.718</b>		Ave. Variance=>		<b>#REF! Coefficient of Var=&gt;</b>				

**Used .718**

.610 in 2023

There were no commercial sales in Sherman Township  
 Looked at sales from Gladwin County, focusing on rural area sales