

**2024 SHERMAN TOWNSHIP
RRBQ ECF STUDY**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yr3	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
14-32-200-011	3260 W 42ND	11/15/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$162,600	41.16	\$345,106	\$14,230	\$380,770	\$399,127	0.954	1,831	\$207.96	RRBQ	9.8738	STANDARD		\$12,975	No	/ /		RESIDENTIAL AREAS	401
14-35-100-022	1314 W 40TH ST	04/24/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$131,000	46.79	\$304,492	\$24,316	\$255,684	\$337,969	0.757	2,840	\$90.03	RRBQ	9.8738	STANDARD		\$24,316	No	/ /		RESIDENTIAL AREAS	401
Totals:						\$675,000	\$293,600		\$649,598	\$636,454	\$737,095			148.99			0.8192								
						Sale. Ratio =>		43.50	E.C.F. =>		0.863	Std. Deviation=>		0.13963675		Ave. Variance=>		9.8738		Coefficient of Var=>		11.54467162			
						Std. Dev. =>		3.97	Ave. E.C.F. =>		0.855														
USED .863																									