

ECF Analysis

2026

There is no Agricultural Class

The ECF for Agricultural Buildings is represented by their residential use.

In all ECF areas, the Residential ECF for the specific ECF area was applied to the Agricultural ECF.

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F. v. by Mean	Land Value	Other Parcels in S
014-404-001-00	52210 DUNCAN AVE	05/30/24	\$165,928	\$165,928	\$75,313	45.39	\$212,491	\$2,814	\$163,114	\$200,265	0.814	\$2,814	
043-182-005-00	805 CALUMET ST	10/10/24	\$140,000	\$140,000	\$59,663	42.62	\$119,326	\$11,491	\$128,509	\$145,135	0.885	\$9,750	043-212-007-00
043-210-013-00	928 NINTH ST	12/18/23	\$90,000	\$90,000	\$41,150	45.72	\$82,300	\$13,177	\$76,823	\$91,130	0.947	\$8,000	
043-212-007-00	805 CALLUMET ST	10/10/24	\$140,000	\$140,000	\$59,663	42.62	\$119,326	\$11,491	\$128,509	\$145,135	0.885	\$9,750	043-182-005-00
Totals:			\$535,928	\$535,928	\$235,789	44.00	\$533,443		\$496,955	\$571,664			
					Sale. Ratio =>	1.70				E.C.F. =>	0.869	Std. Deviation=>	0.054128221
					Std. Dev. =>	1.70				Ave. E.C.F. =>	0.883	Ave. Variance=>	3.7633



Coefficient of Var=> 4.261554215

Commercial ECF Analysis
2026
04/01/2023 to 12/31/2025

ECF Applied = 0.869

insufficient sales, looked outside unit
no industrial class

SHERMAN TOWNSHIP

Sherman Township

There is no Industrial Class