

Sherman Township-2025 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	Other Parcels in Sale	Land Table	Property Class
090-008-100-005-00	1754 S NATIONAL CITY RD	11/4/2022	119900	WD	119900	165035	74177	45723	126191.6693	0.362	1592	28.72047739	401		Residential	401
090-021-400-001-25	4616 TURTLE RD	4/27/2022	152500	WD	152500	192482	78071	74429	158904.1699	0.468	1470	50.63197279	401		Residential	401
090-014-200-002-50	2241 S SAND LK RD	9/6/2023	65000	WD	65000	82544	31491	33509	70906.94531	0.473	1044	32.0967433	401		Residential	401
090-022-300-004-00	4266 TURTLE RD	2/9/2023	55000	MLC	55000	73657	10762	44238	87354.16927	0.506	1120	39.49821429	401		Residential	401
090-022-200-005-00	4285 ALABASTER RD	6/3/2022	50000	WD	50000	62650	9179	40821	74265.28125	0.550	960	42.521875	401		Residential	401
090-018-400-001-10	2279 KITCHEN RD	5/26/2022	130000	MLC	130000	136890	42057	87943	131712.4983	0.668	1320	66.62348485	401		Residential	401
090-023-400-001-50	2852 BINDER	4/22/2022	150000	WD	150000	153776	77618	72382	105775.0035	0.684	1080	67.02037037	401		Residential	1
090-008-200-002-50	5267 WHITTEMORE	6/23/2023	310000	WD	310000	291592	188097	121903	166215.2813	0.733	1140	106.9324561	401	090-008-200-002-10	Residential	1
090-019-300-001-00	5882 TURTLE RD	12/7/2023	150000	WD	150000	139030	19448	130552	166086.1094	0.786	1624	80.38916256	401		Residential	401
090-022-200-005-00	4285 ALABASTER RD	6/20/2022	68000	WD	68000	62650	9179	58821	74265.28125	0.792	960	61.271875	401		Residential	401
090-029-400-002-00	5260 KEYSTONE RD	5/20/2022	195000	WD	195000	180906	101753	93247	109934.7188	0.848	1064	87.63815789	401		Residential	401
090-008-200-003-00	5267 WHITTEMORE	6/23/2023	310000	WD	310000	278074	149375	160625	166215.2813	0.966	1140	140.8991228	401	090-008-200-002-10	Residential	401
090-027-200-003-00	4385 TURTLE RD	11/30/2023	250000	MLC	250000	187895	27231	222769	223144.4444	0.998	1632	136.5006127	401		Residential	401

0.680

For 2025, use 0.68 for Residential & Agricultural

Sherman Township-2025 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	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Cl	County
070-023-200-020-00	126 E MAIN ST	10/27/2022	35000	WD	35000	72806	7586	27414	122593.985	0.224	2328	11.7757732	201		COMMERCIAL HALE	201	Iosco
170-901-000-053-03	S STATE STREET	3/30/2023	1400	OTH	1400	3037	0	1400	5784.7619	0.242	836	1.674641148	255		STATE ST./AKA N.M-18	210	Iosco
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	Iosco
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, 064-F10-004-001-00	94200 RANGE 8	201	Iosco
064-W70-000-056-00	4731 F 41	7/29/2022	45000	WD	45000	64934	22408	22592	81623.80038	0.277	2310	9.78008658	02300		92300 COMMERCIAL F 41	201	Iosco
070-015-400-009-00	3649 N M65	10/20/2023	55000	WD	55000	83303	16500	38500	125569.5507	0.307	1824	21.10745614	201		COMMERCIAL HALE	201	Iosco
170-060-002-004-01	145 W CEDAR AVENUE	1/31/2024	70000	WD	70000	101324	21854	48146	152826.9231	0.315	2320	20.75258621	251		DOWNTOWN	201	Iosco
170-060-003-001-03	207 W CEDAR AVENUE	8/24/2022	50000	WD	50000	66747	8242	41758	112509.6154	0.371	1716	24.33449883	251		DOWNTOWN	201	Iosco
060-003-200-003-00	7995 M-65	11/10/2023	69900	LC	69900	91749	28115	41785	104318.0328	0.401	2728	15.31708211	02800		94000 RANGE 6	201	Iosco
121-A30-018-006-00	110 E STATE ST	8/18/2023	162500	WD	162500	208830	67715	94785	235191.6667	0.403	2136	44.375	COMM		DOWNTOWN AREA	201	Iosco
170-506-300-011-00	700 E CEDAR AVENUE	9/1/2022	200000	WD	200000	231758	78425	121575	292062.8571	0.416	5616	21.64797009	252		M-61, EAST/WEST	201	Iosco
170-060-003-004-00	237 W CEDAR AVENUE	6/16/2022	130000	WD	130000	145560	13406	116594	253927.5487	0.459	5200	22.42192308	251		DOWNTOWN	201	Iosco
070-014-300-009-00	322 N WASHINGTON AVE	12/7/2022	25000	WD	25000	26370	11265	13735	28392.85714	0.484	468	29.3482906	201		COMMERCIAL HALE	201	Iosco
170-901-000-056-11	S STATE STREET	10/24/2022	15000	OTH	15000	16258	0	15000	30967.61905	0.484	3276	4.578754579	255		STATE ST./AKA N.M-18	210	Iosco
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	Iosco
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	Iosco
064-V10-011-006-30	117 S STATE ST	4/20/2023	100000	WD	100000	108941	20566	79434	144877.0497	0.548	2992	26.54879679	02100		92100 COMMERCIAL B1 & OLD DOWNTOWN	201	Iosco
070-015-400-028-00	M65	6/15/2023	40000	WD	40000	38727	15896	24104	42915.41353	0.562	1564	15.41176471	201		COMMERCIAL HALE	201	Iosco
070-014-300-020-00	200 N WASHINGTON AVE	8/30/2022	100000	WD	100000	95081	10635	89365	158733.0827	0.563	2796	31.96173104	201		COMMERCIAL HALE	201	Iosco
064-V10-010-008-10	106 E DWIGHT AVE	5/17/2022	37000	WD	37000	38090	23874	13126	23304.91803	0.563	400	32.815	02100	064-V10-010-008-20	92100 COMMERCIAL B1 & OLD DOWNTOWN	201	Iosco
064-V10-009-005-30	327 S STATE ST	8/1/2022	90000	LC	90000	92397	27238	62762	106818.0328	0.588	3060	20.51045752	02100		92100 COMMERCIAL B1 & OLD DOWNTOWN	201	Iosco
170-060-002-001-01	105 W CEDAR AVENUE	6/24/2022	188000	WD	188000	165213	14895	173105	289073.0769	0.599	5625	30.77422222	251		DOWNTOWN	201	Iosco
170-060-004-003-01	327 W CEDAR AVENUE	5/4/2023	100000	WD	100000	87112	8800	91200	150600	0.606	1452	62.80991736	251		DOWNTOWN	201	Iosco
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	Iosco
064-A30-000-028-00	5605 F 41	7/29/2022	60000	LC	60000	52224	20657	39343	60589.25	0.649	0	#DIV/0!	02300		92300 COMMERCIAL F 41	401	Iosco
064-V10-011-002-00	115 E DWIGHT AVE	6/1/2022	160000	WD	160000	148717	26422	133578	200483.6066	0.666	4418	30.23494794	02100		92100 COMMERCIAL B1 & OLD DOWNTOWN	201	Iosco
073-L60-999-007-00	4973 N MAIN ST	9/28/2023	55000	WD	55000	45348	15416	39584	56263.15789	0.704	2100	18.84952381	201		COMMERCIAL HALE	201	Iosco
064-S60-000-017-50	5170 N US-23	1/17/2023	626863	CD	626863	548442	211861	415002	551772.1312	0.752	6904	60.1103708	02200		92200 COMMERCIAL B2	201	Iosco
170-601-200-011-10	1210 W CEDAR AVENUE	4/27/2022	155000	LC	155000	132599	89040	65960	82969.52381	0.795	8573	7.693922781	252		M-61, EAST/WEST	201	Iosco
121-O40-026-002-00	114 W STATE ST	6/28/2023	129000	WD	129000	97645	21088	107912	127595	0.846	1587	67.99747952	COMM		DOWNTOWN AREA	201	Iosco
121-N30-003-017-00	719 W BAY ST	8/17/2023	200000	WD	200000	192740	176400	23600	27233.33333	0.867	1078	21.89239332	COMM		COMMERCIAL	201	Iosco
064-W70-000-015-00	5493 N US-23	6/23/2023	350000	WD	350000	287317	142925	207075	236708.1948	0.875	5536	37.40516618	02600		92600 COMMERCIAL NORTH TO HURON ST	201	Iosco
170-601-304-001-01	450 QUARTER STREET	8/1/2023	2795000	WD	2795000	1998042	112418	2682582	3059706.928	0.877	24933	107.5916256	254	170-601-304-001-02	NON-TRUNKLINE COMM'L.	201	Iosco
170-602-401-001-10	220 S M-18	11/28/2023	108000	WD	108000	99294	87600	20400	22274.28571	0.916	896	22.76785714	252		HWY. M-18 (SOUTH)	201	Iosco
121-O40-003-002-00	214 W BAY ST	12/13/2022	299500	LC	299500	315084	39455	260045	275629	0.943	2892	89.91874136	DT		DOWNTOWN AREA	401	Iosco
170-100-005-001-10	101 HILL STREET	9/29/2023	2082158	WD	2082158	1264299	230798	1851360	1944055.238	0.952	11960	154.7959866	252	170-100-006-001-00	M-61, EAST/WEST	201	Iosco
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	Iosco
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	Iosco
063-011-200-007-50	7418 N US-23	5/13/2022	450000	WD	450000	445767	139269	310731	315977.3198	0.983	6530	47.58514548	02500	063-011-200-007-00	94410 LAKE HURON	201	Iosco
170-601-200-010-10	1234 W CEDAR AVENUE	10/4/2023	525000	WD	525000	315986	79489	445511	450470.4762	0.989	6800	65.51632353	252		M-61, EAST/WEST	201	Iosco
121-A30-004-008-00	133 NEWMAN ST	5/10/2023	275000	WD	275000	275916	79843	195157	196073	0.995	5190	37.60250482	DT		DOWNTOWN AREA	201	Iosco
064-V10-009-010-00	112 E PARK ST	10/2/2023	199900	WD	199900	137485	49622	150278	144037.7031	1.043	1163	129.2158212	02100		92100 COMMERCIAL B1 & OLD DOWNTOWN	201	Iosco
064-P30-000-012-50	5764 N US-23	7/13/2022	75000	WD	75000	49294	15314	59686	55704.91803	1.071	1546	38.60672704	02600		92600 COMMERCIAL NORTH TO HURON ST	201	Iosco
064-A30-000-042-00	5650 F 41	3/8/2024	100000	LC	100000	64589	32880	67120	60861.80422	1.103	1200	55.93333333	02300		92300 COMMERCIAL F 41	201	Iosco
120-021-300-010-00	1230 E US-23	6/30/2023	700000	WD	700000	342467	70138	629862	453881.6667	1.388	8800	71.57522727	COMM		COMMERCIAL	201	Iosco
064-S60-000-010-50	5130 N US-23	5/8/2023	1000000	WD	1000000	569940	282001	717999	472031.1475	1.521	10444	68.74751053	02200		92200 COMMERCIAL B2	201	Iosco
170-100-006-001-00	120 S CEMETERY STREET	4/11/2023	165000	WD	165000	105519	79864	85136	48866.66667	1.742	4570	18.62932166	252		M-61, EAST/WEST	1	Iosco
064-V10-010-008-10	106 E DWIGHT AVE	7/1/2022	64650	WD	64650	38090	23874	40776	23304.91803	1.750	400	101.94	02100	064-V10-010-008-20	92100 COMMERCIAL B1 & OLD DOWNTOWN	201	Iosco
121-F30-004-001-00	820 W BAY ST	12/21/2023	300000	WD	300000	118543	26304	273696	153731.6667	1.780	3087	88.66083576	COMM		COMMERCIAL	201	Iosco
072-010-300-027-00	7065 JOSE LAKE DR	2/15/2023	525000	WD	525000	250930	135580	389420	216823.3052	1.796	5428	71.74281503	201		JOSE LAKE FRONTAGE	201	Iosco
121-A30-005-012-60	120 NEWMAN ST	6/30/2022	170000	WD	170000	94940	18675	151325	76265	1.984	1009	149.975223	DT		DOWNTOWN AREA	201	Iosco
121-O20-000-013-00	1110 E BAY ST	4/22/2022	450000	WD	450000	240857	120559	329441	152437.3635	<u>2.161</u> 0.821	3860	85.34740933	COMM	121-O20-000-021-00, 121-T30-000-020-00	COMMERCIAL	201	Iosco

For 2025, use 0.82 for Sherman Twp Commercial

Sherman Township-2025 ECF Analysis Industrial

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064-S60-000-010-50	5130 N US-23	4/3/2023	300000	QC	300000	569940	282001	17999	472031.1475	0.038	10444	1.723381846	02200		92200 COMMERCIAL B2	201	Iosco
170-506-104-005-04	1277 E CEDAR AVENUE	7/25/2022	190000	WD	190000	398937	170321	19679	435459.0476	0.045	6960	2.827442529	252		M-61, EAST/WEST	201	Iosco
064-V10-013-007-00	212 N STATE ST	10/4/2023	74000	CD	74000	155436	66167	7833	146342.6217	0.054	2133	3.672292546	02100		92100 COMMERCIAL B1 & OLD DOWNTOWN	201	Iosco
170-506-104-003-01	174 JAMES ROBERTSON DRIVE	4/13/2023	500000	WD	500000	1770311	234720	265280	2924935.238	0.091	44476	5.964565159	252		M-61, EAST/WEST	201	Iosco
064-M10-000-020-00	5039 N US-23	8/16/2022	50000	WD	50000	89118	42750	7250	76013.11475	0.095	3000	2.416666667	02200		92200 COMMERCIAL B2	201	Iosco
070-015-400-032-00	201 WASHINGTON AVE	1/11/2023	25000	WD	25000	43030	18809	6191	45528.19549	0.136	2568	2.410825545	201	070-015-400-033-00	COMMERCIAL HALE	201	Iosco
070-023-200-020-00	126 E MAIN ST	10/27/2022	35000	WD	35000	72806	7586	27414	122593.985	0.224	2328	11.7757732	201		COMMERCIAL HALE	201	Iosco
170-901-000-053-03	S STATE STREET	3/30/2023	1400	OTH	1400	3037	0	1400	5784.7619	0.242	836	1.674641148	255		STATE ST./AKA N.M-18	210	Iosco
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070-015-400-009-00	3649 N M65	10/20/2023	55000	WD	55000	83303	16500	38500	125569.5507	0.307	1824	21.10745614	201		COMMERCIAL HALE	201	Iosco
170-060-002-004-01	145 W CEDAR AVENUE	1/31/2024	70000	WD	70000	101324	21854	48146	152826.9231	0.315	2320	20.75258621	251		DOWNTOWN	201	Iosco
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121-A30-018-006-00	110 E STATE ST	8/18/2023	162500	WD	162500	208830	67715	94785	235191.6667	0.403	2136	44.375	COMM		DOWNTOWN AREA	201	Iosco
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170-060-003-004-00	237 W CEDAR AVENUE	6/16/2022	130000	WD	130000	145560	13406	116594	253927.5487	0.459	5200	22.42192308	251		DOWNTOWN	201	Iosco
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064-V10-011-006-30	117 S STATE ST	4/20/2023	100000	WD	100000	108941	20566	79434	144877.0497	0.548	2992	26.54879679	02100		92100 COMMERCIAL B1 & OLD DOWNTOWN	201	Iosco
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070-014-300-020-00	200 N WASHINGTON AVE	8/30/2022	100000	WD	100000	95081	10635	89365	158733.0827	0.563	2796	31.96173104	201		COMMERCIAL HALE	201	Iosco
064-V10-010-008-10	106 E DWIGHT AVE	5/17/2022	37000	WD	37000	38090	23874	13126	23304.91803	0.563	400	32.815	02100	064-V10-010-008-20	92100 COMMERCIAL B1 & OLD DOWNTOWN	201	Iosco
064-V10-009-005-30	327 S STATE ST	8/1/2022	90000	LC	90000	92397	27238	62762	106818.0328	0.588	3060	20.51045752	02100		92100 COMMERCIAL B1 & OLD DOWNTOWN	201	Iosco
170-060-002-001-01	105 W CEDAR AVENUE	6/24/2022	188000	WD	188000	165213	14895	173105	289073.0769	0.599	5625	30.77422222	251		DOWNTOWN	201	Iosco
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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	Iosco
064-A30-000-028-00	5605 F 41	7/29/2022	60000	LC	60000	52224	20657	39343	60589.25	0.649	0	#DIV/0!	02300		92300 COMMERCIAL F 41	401	Iosco
064-V10-011-002-00	115 E DWIGHT AVE	6/1/2022	160000	WD	160000	148717	26422	133578	200483.6066	0.666	4418	30.23494794	02100		92100 COMMERCIAL B1 & OLD DOWNTOWN	201	Iosco
073-L60-999-007-00	4973 N MAIN ST	9/28/2023	55000	WD	55000	45348	15416	39584	56263.15789	0.704	2100	18.84952381	201		COMMERCIAL HALE	201	Iosco
064-S60-000-017-50	5170 N US-23	1/17/2023	626863	CD	626863	548442	211861	415002	551772.1312	0.752	6904	60.1103708	02200		92200 COMMERCIAL B2	201	Iosco
170-601-200-011-10	1210 W CEDAR AVENUE	4/27/2022	155000	LC	155000	132599	89040	65960	82969.52381	0.795	8573	7.693922781	252		M-61, EAST/WEST	201	Iosco
121-O40-026-002-00	114 W STATE ST	6/28/2023	129000	WD	129000	97645	21088	107912	127595	0.846	1587	67.99747952	COMM		DOWNTOWN AREA	201	Iosco
121-N30-003-017-00	719 W BAY ST	8/17/2023	200000	WD	200000	192740	176400	23600	27233.33333	0.867	1078	21.89239332	COMM		COMMERCIAL	201	Iosco
064-W70-000-015-00	5493 N US-23	6/23/2023	350000	WD	350000	287317	142925	207075	236708.1948	0.875	5536	37.40516618	02600		92600 COMMERCIAL NORTH TO HURON ST	201	Iosco
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	Iosco
170-602-401-001-10	220 S M-18	11/28/2023	108000	WD	108000	99294	87600	20400	22274.28571	0.916	896	22.76785714	252		HWY. M-18 (SOUTH)	201	Iosco
121-O40-003-002-00	214 W BAY ST	12/13/2022	299500	LC	299500	315084	39455	260045	275629	0.943	2892	89.91874136	DT		DOWNTOWN AREA	401	Iosco
170-100-005-001-10	101 HILL STREET	9/29/2023	2082158	WD	2082158	1264299	230798	1851360	1944055.238	0.952	11960	154.7959866	252	170-100-006-001-00	M-61, EAST/WEST	201	Iosco
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	Iosco
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	Iosco
063-011-200-007-50	7418 N US-23	5/13/2022	450000	WD	450000	445767	139269	310731	315977.3198	0.983	6530	47.58514548	02500	063-011-200-007-00	94410 LAKE HURON	201	Iosco
170-601-200-010-10	1234 W CEDAR AVENUE	10/4/2023	525000	WD	525000	315986	79489	445511	450470.4762	0.989	6800	65.51632353	252		M-61, EAST/WEST	201	Iosco
121-A30-004-008-00	133 NEWMAN ST	5/10/2023	275000	WD	275000	275916	79843	195157	196073	0.995	5190	37.60250482	DT		DOWNTOWN AREA	201	Iosco
064-V10-009-010-00	112 E PARK ST	10/2/2023	199900	WD	199900	137485	49622	150278	144037.7031	1.043	1163	129.2158212	02100		92100 COMMERCIAL B1 & OLD DOWNTOWN	201	Iosco
064-P30-000-012-50	5764 N US-23	7/13/2022	75000	WD	75000	49294	15314	59686	55704.91803	1.071	1546	38.60672704	02600		92600 COMMERCIAL NORTH TO HURON ST	201	Iosco
064-A30-000-042-00	5650 F 41	3/8/2024	100000	LC	100000	64589	32880	67120	60861.80422	1.103	1200	55.93333333	02300		92300 COMMERCIAL F 41	201	Iosco
120-021-300-010-00	1230 E US-23	6/30/2023	700000	WD	700000	342467	70138	629862	453881.6667	1.388	8800	71.57522727	COMM		COMMERCIAL	201	Iosco
064-P40-001-022-00	5299 N US-23	1/24/2024	410000	WD	410000	254154	138263	271737	189985.2459	1.430	6852	39.65805604	02200		92200 COMMERCIAL B2	201	Iosco
064-S60-000-010-50	5130 N US-23	5/8/2023	1000000	WD	1000000	569940	282001	717999	472031.1475	1.521	10444	68.74751053	02200		92200 COMMERCIAL B2	201	Iosco

0.629

For 2025,

Sherman Township-2025 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	Other Parcels in Sale	Land Table	Property Class
090-008-100-005-00	1754 S NATIONAL CITY RD	11/4/2022	119900	WD	119900	165035	74177	45723	126191.6693	0.362	1592	28.72047739	401		Residential	401
090-021-400-001-25	4616 TURTLE RD	4/27/2022	152500	WD	152500	192482	78071	74429	158904.1699	0.468	1470	50.63197279	401		Residential	401
090-014-200-002-50	2241 S SAND LK RD	9/6/2023	65000	WD	65000	82544	31491	33509	70906.94531	0.473	1044	32.0967433	401		Residential	401
090-022-300-004-00	4266 TURTLE RD	2/9/2023	55000	MLC	55000	73657	10762	44238	87354.16927	0.506	1120	39.49821429	401		Residential	401
090-022-200-005-00	4285 ALABASTER RD	6/3/2022	50000	WD	50000	62650	9179	40821	74265.28125	0.550	960	42.521875	401		Residential	401
090-018-400-001-10	2279 KITCHEN RD	5/26/2022	130000	MLC	130000	136890	42057	87943	131712.4983	0.668	1320	66.62348485	401		Residential	401
090-023-400-001-50	2852 BINDER	4/22/2022	150000	WD	150000	153776	77618	72382	105775.0035	0.684	1080	67.02037037	401		Residential	1
090-008-200-002-50	5267 WHITTEMORE	6/23/2023	310000	WD	310000	291592	188097	121903	166215.2813	0.733	1140	106.9324561	401	090-008-200-002-10	Residential	1
090-019-300-001-00	5882 TURTLE RD	12/7/2023	150000	WD	150000	139030	19448	130552	166086.1094	0.786	1624	80.38916256	401		Residential	401
090-022-200-005-00	4285 ALABASTER RD	6/20/2022	68000	WD	68000	62650	9179	58821	74265.28125	0.792	960	61.271875	401		Residential	401
090-029-400-002-00	5260 KEYSTONE RD	5/20/2022	195000	WD	195000	180906	101753	93247	109934.7188	0.848	1064	87.63815789	401		Residential	401
090-008-200-003-00	5267 WHITTEMORE	6/23/2023	310000	WD	310000	278074	149375	160625	166215.2813	0.966	1140	140.8991228	401	090-008-200-002-10	Residential	401
090-027-200-003-00	4385 TURTLE RD	11/30/2023	250000	MLC	250000	187895	27231	222769	223144.4444	0.998	1632	136.5006127	401		Residential	401
										0.680						

For 2025, use 0.68 for Residential & Agricultural

Sherman Township-2025 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	Other Parcels in Sale	Land Table	Property Class
090-008-100-005-00	1754 S NATIONAL CITY RD	11/4/2022	119900	WD	119900	165035	74177	45723	126191.6693	0.362	1592	28.72047739	401		Residential	401
090-021-400-001-25	4616 TURTLE RD	4/27/2022	152500	WD	152500	192482	78071	74429	158904.1699	0.468	1470	50.63197279	401		Residential	401
090-014-200-002-50	2241 S SAND LK RD	9/6/2023	65000	WD	65000	82544	31491	33509	70906.94531	0.473	1044	32.0967433	401		Residential	401
090-022-300-004-00	4266 TURTLE RD	2/9/2023	55000	MLC	55000	73657	10762	44238	87354.16927	0.506	1120	39.49821429	401		Residential	401
090-022-200-005-00	4285 ALABASTER RD	6/3/2022	50000	WD	50000	62650	9179	40821	74265.28125	0.550	960	42.521875	401		Residential	401
090-018-400-001-10	2279 KITCHEN RD	5/26/2022	130000	MLC	130000	136890	42057	87943	131712.4983	0.668	1320	66.62348485	401		Residential	401
090-023-400-001-50	2852 BINDER	4/22/2022	150000	WD	150000	153776	77618	72382	105775.0035	0.684	1080	67.02037037	401		Residential	1
090-008-200-002-50	5267 WHITTEMORE	6/23/2023	310000	WD	310000	291592	188097	121903	166215.2813	0.733	1140	106.9324561	401	090-008-200-002-10	Residential	1
090-019-300-001-00	5882 TURTLE RD	12/7/2023	150000	WD	150000	139030	19448	130552	166086.1094	0.786	1624	80.38916256	401		Residential	401
090-022-200-005-00	4285 ALABASTER RD	6/20/2022	68000	WD	68000	62650	9179	58821	74265.28125	0.792	960	61.271875	401		Residential	401
090-029-400-002-00	5260 KEYSTONE RD	5/20/2022	195000	WD	195000	180906	101753	93247	109934.7188	0.848	1064	87.63815789	401		Residential	401
090-008-200-003-00	5267 WHITTEMORE	6/23/2023	310000	WD	310000	278074	149375	160625	166215.2813	0.966	1140	140.8991228	401	090-008-200-002-10	Residential	401
090-027-200-003-00	4385 TURTLE RD	11/30/2023	250000	MLC	250000	187895	27231	222769	223144.4444	0.998	1632	136.5006127	401		Residential	401
										0.680						

For 2025, use 0.68 for Residential & Agricultural