

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
140-025-200-002-00	4280 OBERLIN RD	11/17/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$152,600	41.81	\$351,497
140-025-303-001-00	3478 RENAS RD	05/10/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$151,100	43.17	\$377,026
140-035-200-001-00	3805 RENAS RD	05/15/23	\$206,500	WD	03-ARM'S LENGTH	\$206,500	\$114,500	55.45	\$242,663
Totals:			\$921,500			\$921,500	\$418,200		\$971,186
								Sale. Ratio =>	45.38
								Std. Dev. =>	7.51

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
\$234,500	\$130,500	\$165,017	0.791	1,152	\$113.28	1000	14.0785	RANCH	\$228,000
\$134,401	\$215,599	\$342,207	0.630	3,096	\$69.64	1000	2.0019	2 STORY	\$134,400
\$100,001	\$106,499	\$201,216	0.529	1,296	\$82.18	1000	12.0766	1+ STORY	\$100,000
\$452,598		\$708,440			\$88.36		1.1178		
E.C.F. =>			0.639	Std. Deviation=:		0.131919394			
Ave. E.C.F. =>			0.650	Ave. Variance=>		9.3856	Coefficient of Var=>		14.43848948

Used .639 .63 in 2025

Used AG sales from Sherman Township due to a lack of AG sales in Clement Township.

Other Parcels in Sale	Land Table
	1000 AGRICULTURAL
	1000 AGRICULTURAL
	1000 AGRICULTURAL
