

2026 SHERIDAN TOWNSHIP ECONOMIC CONDITION FACTOR (ECF) TABLES

SHERIDAN  
ECF ANALYSIS

2026 ECF ANALYSIS  
SHERIDAN

UNPLATTED, BK LOTS, POWELL ECF

Parcel Number	Sale Date	(Verified) Sale Price	Estimated Value of Land and Land Improvements	UNPLATTED Sale Value of Buildings	Cost New Less Depreciation of Buildings (After Applying County Multipliers)	Indicated Economic Condition Factor	
FREE SOIL							
2026							
FREE SOIL							
UNPLATTED							
009-003-015-80	1/29/2024	\$ 180,000	\$ 47,774	\$ 154,000	\$112,220	1.37	MEADE
005-007-012-10	05/17/23	\$ 50,000	6880	\$ 43,120	\$27,928	1.54	FREE SOIL
012-470-013-05	9/27/2024	\$ 98,400	\$ 15,561.00	\$ 82,839	\$69,839	1.19	SHERIDAN
012-019-001-90	4/4/2023	\$ 200,000	\$ 38,997.00	\$ 161,003	\$137,118	1.17	SHERIDAN
003-032-010-50	7/26/2023	\$ 275,000	\$ 31,348.00	\$ 243,652	\$222,627	1.09	CUSTER
012-035-016-00	12/16/2024	\$ 235,000	\$ 35,000.00	\$ 200,000	\$121,844	1.64	SHERIDAN
003-012-002-00	8/26/2024	\$ 200,000	20920	\$ 179,080	\$109,851	1.63	CUSTER
003-025-001-00	12/6/2024	\$ 290,000	\$ 100,920.00	\$ 221,000	\$123,946	1.52	CUSTER
013-030-007-00	10/18/2023	\$ 135,000	\$ 42,000.00	\$ 93,000	\$98,999	0.93	SHERIDAN
013-028-015-00	12/29/2023	\$ 185,000	\$ 44,300.00	\$ 140,700	\$142,642	0.98	SHERIDAN
004-012-001-75	10/17/2024	\$ 406,000	93328	\$ 342,000	\$244,323	1.28	Eden
005-300-019-00	12/8/2023	\$ 414,000	\$ 95,014	\$ 318,986	\$165,373	1.93	Free Soil
009-001-008-00	1/8/2025	\$ 285,000	\$ 93,610	\$ 191,390	\$116,057	1.65	Meade
				\$ 2,370,770	\$1,692,767	1.40	

SHERIDAN UNPLATTED  
NEIGHBORHOOD: UNPLATTED RURAL

**USED 1.40** Comparable sales from outside of Sheridan Twp were collected and used in analysis. All classed 401 (Residential Improved).  
4-1-23 to 3-31-2025  
No time, location adjustments were needed as the comparables are from similar areas to Sheridan Rural/Unplatted

Parcel Number	Sale Date	(Verified) Sale Price	Estimated Value of Land and Land Improvements	Sale Value of Buildings	Cost New Less Depreciation of Buildings (After Applying County Multipliers)	Indicated Economic Condition Factor
041-216-033-50	1/26/2024	\$ 377,000	\$ 32,561	\$ 344,439	\$368,406	0.93
043-302-002-00	12/5/2023	\$ 254,000	\$ 31,016	\$ 222,984	\$201,000	1.09
013-028-015-00	12/29/2023	\$ 185,000	\$ 44,300.00	\$ 140,700	\$142,642	0.98
012-033-027-00	8/25/2023	\$ 26,000	\$ 4,655	\$ 21,345	\$29,706	0.71
015-025-006-70	7/25/2023	\$ 39,300	\$ 15,990	\$ 23,310	\$25,531	0.91

Sheridan Twp  
ECF  
Used .98  
NEIGHBORHOOD: Mobile Oak Open/  
Tallman Lk  
\$ 752,778 \$767,285 0.98

4-1-23 to 3-31-25

All comparables are located in Madison CO,  
No location adjustments were needed as  
all comparables are from similar  
areas of Sheridan Twp.

Sheridan Twp Oak Open/Tallman

Parcel Number	Sale Date	(Verified) Sale Price	Estimated Value of Land and Land Improvements	Sale Value of Buildings	Cost New Less Depreciation of Buildings (After Applying County Multipliers)	Indicated Economic Condition Factor	Twp
004-011-004-40	11/23/2023	\$ 74,900	\$ 49,071	\$ 25,829	\$24,234	1.07	Eden
004-012-001-75	10/17/2024	\$ 406,000	93328	\$ 313,672	\$24,323	1.28	Eden
003-032-010-50	7/26/2023	\$ 275,000	\$ 31,348	\$ 243,652	\$22,627	1.09	Custer
003-004-007-65	4/26/2023	\$ 365,000	\$ 70,050	\$ 294,950	\$313,542	0.94	Custer
013-028-015-00	12/29/2023	\$ 185,000	\$ 44,300	\$ 140,700	\$142,642	0.98	Sherman
013-030-007-00	10/18/2023	\$ 135,000	\$ 42,000	\$ 93,000	\$98,999	0.93	Sherman
012-529-006-00	12/3/2024	\$ 143,000	\$ 9,400	\$ 133,600	\$88,648	1.50	Sheridan
003-017-014-00	4/21/2023	\$ 130,000	\$ 62,461	\$ 67,539	\$100,533	0.67	Custer
003-025-001-00	12/6/2024	\$ 290,000	\$ 100,920	\$ 189,080	\$123,946	1.52	Custer
005-009-009-00	8/20/2024	\$ 2,595,000	\$ 49,512	\$ 245,488	\$221,405	1.10	F Soil
				\$1,747,510	\$1,580,899	1.10	
Used 1.10							
Sheridan Twp 2026 Sheridan Twp Oak Open/Tall Lk							
All comparables are located in Mason County. No location adjustments were needed as all comparables are from similar areas of Sheridan Twp 4-1-23 to 3-31-25							

2026 Sheridan Twp

Unplatted Mobile

~~Unplatted/dk lets/powell~~

ECF - DAN SPENNY  
MOBILE

Parcel Number	Sale Date	(Verified) Sale Price	Estimated Value of Land and Land Improvements	Sale Value of Buildings	Cost New Less Depreciation of Buildings (After Applying County Multipliers)	Indicated Economic Condition Factor
041-216-033-50	1/26/2024	\$ 377,000	\$ 32,561	\$ 344,439	\$368,406	0.93
043-302-002-00	12/5/2023	\$ 254,000	\$ 31,016	\$ 222,984	\$201,000	1.09
013-028-015-00	12/29/2023	\$ 185,000	\$ 44,300.00	\$ 140,700	\$142,642	0.98
012-033-027-00	8/25/2023	\$ 26,000	\$ 4,655	\$ 21,345	\$29,706	0.71
015-025-006-70	7/25/2023	\$ 39,300	\$ 15,990	\$ 23,310	\$25,531	0.91

Sheridan Twp

ECF

Used .98

Mobile Unplatted

\$ 752,778

\$767,285

0.98

4-1-23 to 3-31-25

All comparables are located in MUDOR CO 1 DO LOCATIONS ASSORTMENTS were needed as all comparables are from similar areas



SHERIDAN TWP

SHERIDAN TWP  
2026 ECF ANALYSIS  
FORD/BLUE LK

ECF ANALYSIS  
FORD/BLUE LAKE  
NEIGHBORHOOD

NEIGHBORHOOD

Parcel Number	Sale Date	(Verified) Sale Price	Estimated Value of Land and Land Improvements	Sale Value of Buildings	Cost New Less Depreciation of Buildings (After Applying County Multipliers)	Indicated Economic Condition Factor	Location
004-100-028-01	11/8/2024	\$ 750,000	204843	\$ 545,157	\$287,975	1.89	Eden Lake Eden Twp
004-100-012-00	8/27/2024	\$ 555,000	179,736	\$ 375,264	\$253,823	1.48	Eden Lake Eden Twp
004-300-032-00	6/25/2024	\$ 555,000	71,412	\$ 483,588	\$310,712	1.55	Eden Lake Eden Twp
012-070-003-00	7/2/2024	\$ 685,000	105,811	\$ 579,189	\$391,734	1.47	Ford Lake Sherman
013-001-031-00	2/16/2024	\$ 660,000	98000	\$ 485,000	\$322,525	1.50	Gun Lake Sherman
012-008-023-00	8/25/2023	\$ 215,000	103,634	\$ 111,366	\$113,654	0.98	Ford Lake Sheridan
001-100-012-00	5/20/2024	\$ 389,900	86,100	\$ 196,026	\$279,974	0.70	Hackert Amber
001-001-015-001	5/20/2024	\$ 547,000	99,312	\$ 495,200	\$220,123	1.85	Hackert Amber
		\$ 4,356,900		\$ 3,270,790	\$2,180,520	1.50	

SHERIDAN  
FORD LAKE  
2026ECRF

NEIGHBORHOOD: FORD/BLUE LAKES

**Used 1.50** \*All comparable sales located in Mason County.  
used comparable sales from outside of Sheridan  
Twp. All classed 401 (Residential Improved)  
No Time or location adjustments needed as  
they are located on similar lake and areas.  
4-1-23 TO 3-31-2025

2026 SHERIDAN  
ECF ANALYSIS  
MOBILE  
FORD/BLUE LAKE

2026 SHERIDAN  
2026 ECF ANALYSIS  
MOBILE ECF  
FORD/BLUE LAKES

Parcel Number	Sale Date	(Verified) Sale Price	Estimated Value of Land and Land Improvements	Sale Value of Buildings	Cost New Less Depreciation of Buildings (After Applying County Multipliers)	Indicated Economic Condition Factor
013-032-001-10	7/31/2024	\$ 135,000	51000	84,000	\$93,333	0.90
005-002-003-00	6/14/2024	\$ 75,000	43,132	31,868	\$36,984	0.86
012-033-027-00	8/25/2023	\$ 26,000	4,655	21,345	\$29,706	0.71
015-025-006-70	7/25/2023	\$ 39,300	15,990	23,310	\$25,531	0.91
004-011-004-40	11/28/2023	\$ 74,900	49,071	25,829	\$24,234	1.06
003-017-017-00	4/19/2024	\$ 118,000	33,900	97,500	\$80,941	1.03
012-032-038-00	3/15/2024	\$ 96,000	12534	83,466	\$63,211	1.32
012-014-013-00	8/24/2023	\$ 251,900	68,667	183,233	\$160,348	1.14
012-032-025-20	5/26/2023	\$ 250,000	69,615	184,385	\$147,984	1.24
				734,936	\$662,272	1.10

USED 1.10  
SHERIDAN TWP  
FORD/BLUE LK MOBILE 2026 ECF  
4-1-23 TO 3-31-2025