

ECF ANALYSIS - COMMERCIAL - GILMORE TOWNSHIP, ISABELLA COUNTY 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value	Other Parcels in Sale	Land Table
09-015-10-002-00	3462 E ROSEBUSH	03/22/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$67,900	33.95	\$205,544	\$97,509	\$102,491	\$127,100	0.806	0	#DIV/0!	03ECF		COMM-IND MISC TOWN	201
02-065-00-005-01	6793 E PICKARD	06/15/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$98,700	43.87	\$232,058	\$53,825	\$171,175	\$209,686	0.816	7,440	\$23.01	03ECF		COMM-IND MISC TOWN	201
31-050-00-072-00	308 W WRIGHT	04/26/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$42,000	28.00	\$142,278	\$14,157	\$135,843	\$158,174	0.859	1,980	\$68.61	02ECF		VILLAGE LAND	201
05-018-40-012-05	5100 W REMUS RD	01/04/24	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$122,000	27.11	\$436,586	\$91,823	\$358,177	\$405,604	0.883	15,092	\$23.73	03ECF		COMM-IND MISC TOWN	201
91-100-00-007-00	3905 E ROSEBUSH	02/24/23	\$140,000	OTH	03-ARM'S LENGTH	\$140,000	\$52,700	37.64	\$129,596	\$30,565	\$109,435	\$122,260	0.895	1,150	\$95.16	02ECF		VILLAGE LAND	201
05-015-30-009-00	2990 W REMUS	04/18/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$67,500	54.00	\$119,791	\$25,489	\$99,511	\$110,944	0.897	3,240	\$30.71	03ECF		COMM-IND MISC TOWN	201
31-050-00-376-00	197 E WRIGHT	08/08/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$78,300	34.04	\$179,640	\$45,580	\$184,420	\$165,506	1.114	1,390	\$132.68	02ECF		VILLAGE LAND	201
Totals:			\$1,520,000			\$1,520,000	\$529,100		\$1,445,493		\$1,161,052	\$1,299,274			#REF!				
								Sale. Ratio =>					E.C.F. =>			0.894		Std. Deviation=>	#EV(#REF!)
								Std. Dev. =>					Ave. E.C.F. =>			0.896		Ave. Variance=>	#REF!

2025 GILMORE
COMMERCIAL ECF
ANALYZED 0.893
UTILIZED 0.894

MOBILE HOME ECF - GILMORE TOWNSHIP 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table		
08-080-00-050-00	9010 LIGHTHOUSE DRIVE	05/13/22	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$0	0.00	\$135,704	\$38,088	\$53,912	\$115,385	0.467	1,568	\$34.38	LF	42.6426	MH	\$21,200		RURAL RESIDENTIAL		
08-008-20-003-00	10561 N GILMORE RD	09/12/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$64,600	49.69	\$145,002	\$73,118	\$56,882	\$84,969	0.669	1,456	\$39.07	RES1	30.5915	MH	\$70,000		RURAL RESIDENTIAL		
08-002-30-001-03	1552 W HERRICK RD	10/05/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$18,100	40.22	\$47,950	\$23,739	\$21,261	\$28,618	0.743	924	\$23.01	RES1	74.2919	MH	\$34,000		RURAL RESIDENTIAL		
08-029-40-001-02	7391 N GILMORE RD	09/15/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$0	0.00	\$103,134	\$35,367	\$59,633	\$80,103	0.744	1,620	\$36.81	RES1	119.3825	MH	\$30,333		RURAL RESIDENTIAL		
08-013-10-002-02	9713 N GLASS RD	10/13/22	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$23,600	45.38	\$52,727	\$15,072	\$36,928	\$44,509	0.830	1,184	\$31.19	RES1	14.5691	MH	\$13,000		RURAL RESIDENTIAL		
08-029-20-001-08	4435 W COLEMAN RD	10/10/23	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$48,100	45.81	\$102,035	\$49,404	\$55,596	\$62,212	0.894	1,188	\$46.80	RES1	8.1697	MH	\$8,330		RURAL RESIDENTIAL		
08-029-40-004-02	4090 BATTLE RD	06/09/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$71,800	39.89	\$166,808	\$53,601	\$126,399	\$133,814	0.945	1,848	\$68.40	RES1	1.1093	MH	\$34,000		RURAL RESIDENTIAL		
08-009-40-002-05	3425 W BAWKEY RD	11/06/23	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$53,400	26.83	\$177,531	\$66,133	\$132,867	\$131,676	1.009	1,456	\$91.25	RES1	100.9044	MH	\$24,000		RURAL RESIDENTIAL		
08-080-00-056-00	4350 COLD CREEK BLVD	10/02/23	\$143,000	MLC	04-BUYERS INTEREST IN A LC	\$143,000	\$48,100	33.64	\$110,296	\$25,707	\$117,293	\$99,987	1.173	1,560	\$75.19	LF	117.3083	MH	\$31,000	08-080-00-057-00	LITTLE FIELD LAKEFRONT		
08-080-00-050-00	9010 LIGHTHOUSE DRIVE	08/18/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$0	0.00	\$135,704	\$38,088	\$151,912	\$115,385	1.317	1,568	\$96.88	LF	34.1205	MH	\$31,000		LITTLE FIELD LAKEFRONT		
08-008-40-004-01	4343 W BAWKEY RD	03/15/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$0	0.00	\$85,828	\$47,743	\$87,257	\$45,018	1.938	1,064	\$82.01	RES1	193.8281	MH	\$20,004		LITTLE FIELD LAKEFRONT		
Totals:			\$1,366,000			\$1,366,000	\$327,700		\$1,262,719		\$899,940	\$941,677			\$56.82		1.9680						
								Sale. Ratio =>	23.99					E.C.F. =>	0.956	Std. Deviation=>		0.396464					
								Std. Dev. =>	21.18					Ave. E.C.F. =>	0.975	Ave. Variance=>		66.9925	Coefficient of Var=>		68.68511767		

2025 GILMORE TOWNSHIP
MOBILE HOME
ECF ANALYSIS

UTILIZED 0.9
ANALYZED 0.956

RURAL RESIDENTIAL & AGRICULTURAL ECF - GILMORE TOWNSHIP 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	
08-023-10-001-00	1687 W STEVENSON LAKE RD	08/31/22	\$164,900	WD	03-ARM'S LENGTH	\$164,900	\$64,000	38.81	\$174,289	\$75,218	\$89,682	\$112,709	0.796	1,352	\$66.33	AG 1	49.1434	STICK BUILT	\$34,286		RURAL RESIDENTIAL	
08-023-10-001-12	1627 W STEVENSON LAKE RD	12/05/22	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$56,400	30.99	\$195,572	\$29,129	\$152,871	\$189,355	0.807	1,528	\$100.05	RES1	47.9805	RANCH	\$55,000		RURAL RESIDENTIAL	
08-022-30-003-01	8228 N WINN RD	10/20/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$51,100	51.10	\$98,802	\$26,978	\$73,022	\$81,711	0.894	900	\$81.14	RES1	89.3661	STICK BUILT	\$18,750		RURAL RESIDENTIAL	
08-023-10-001-12	1627 W STEVENSON LAKE RD	08/10/23	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$91,300	45.67	\$195,572	\$29,129	\$170,771	\$189,355	0.902	1,528	\$111.76	RES1	40.0538	RANCH	\$17,000		RURAL RESIDENTIAL	
08-022-40-001-10	8395 N VANDECAR RD	07/06/22	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$0	0.00	\$212,033	\$31,883	\$187,117	\$204,949	0.913	1,566	\$119.49	RES1	9.3375	1 STORY	\$24,000		RURAL RESIDENTIAL	
08-002-20-002-02	11973 STAGEVIEW DR	03/20/23	\$199,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$199,000	\$67,600	33.97	\$191,857	\$13,289	\$185,711	\$203,149	0.914	1,344	\$138.18	RES1	91.4161	STICK BUILT	\$24,000	08-002-20-002-01, 08-00	RURAL RESIDENTIAL	
08-008-10-003-01	4574 W HERRICK RD	10/05/23	\$236,400	WD	03-ARM'S LENGTH	\$236,400	\$91,100	38.54	\$226,945	\$38,983	\$197,417	\$213,836	0.923	1,456	\$135.59	RES1	92.3216	RANCH	\$72,000		AGRICULTURAL	
08-017-20-003-01	4463 GRASS LAKE RD	01/08/24	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$70,000	35.18	\$163,727	\$27,660	\$171,340	\$154,798	1.107	1,294	\$132.41	RES1	110.6865	STICK BUILT	\$20,675		RURAL RESIDENTIAL	
08-029-40-004-04	7205 N GILMORE RD	01/13/23	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$40,200	27.16	\$104,298	\$10,176	\$137,824	\$107,079	1.287	1,152	\$119.64	RES1	#REF!	RANCH	\$20,675		RURAL RESIDENTIAL	
08-003-20-002-01	11701 N VANDECAR RD	11/08/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$132,300	33.08	\$308,753	\$137,597	\$262,403	\$201,477	1.302	1,848	\$141.99	AG 1	130.2395	MODULAR	\$16,120		RURAL RESIDENTIAL	
08-026-40-002-01	1334 W BATTLE RD	05/15/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$42,900	28.60	\$97,649	\$18,085	\$131,915	\$90,516	1.457	1,060	\$124.45	RES1	42.9844	RANCH	\$18,085		RURAL RESIDENTIAL	
Totals:			\$2,198,200			\$2,198,200	\$706,900		\$1,969,497		\$1,760,073	\$1,748,934			\$115.55		2.1145					
								Sale. Ratio =>	32.16			E.C.F. =>	1.006	Std. Deviation=>	0.225120771							
								Std. Dev. =>	13.06			Ave. E.C.F. =>	1.028	Ave. Variance=>	#REF!	Coefficient of Var=>	#REF!					

2025 GILMORE TOWNSHIP
RURAL RESIDENTIAL
AGRICULTURAL
ECF
LOCAL MULTIPLIER TO STATE WIDE COST MANUAL
COST TO REPRODUCE A STRUCTURE

UTILIZED 0.96
ANALYZED 1.006

-0.046