

## LAKE 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
08-091-00-001-01	4331 W STEVENSON LAKE RD	12/05/22	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$75,100	44.20	\$208,540	\$61,510	\$108,390	\$141,375	0.767	1,776	\$61.03	LF	47.9710	1 STORY	\$102,106	
08-091-00-014-00	4297 W STEVENSON LAKE RD	08/09/22	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$49,200	27.64	\$207,959	\$52,188	\$125,812	\$149,780	0.840	1,288	\$97.68	LF	34.8167	RANCH	\$80,000	
08-080-00-040-00	4413 COLD CREEK BLVD	07/14/22	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$81,900	40.75	\$220,966	\$38,322	\$162,678	\$175,619	0.926	1,184	\$137.40	LF	92.6311	STICK BUILT	\$31,000	
08-091-00-008-00	8894 EAST STREET W	11/01/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$47,100	36.23	\$128,297	\$38,989	\$91,011	\$85,873	1.060	992	\$91.74	LF	51.6019	RANCH	\$106,852	
08-050-00-054-00	4729 RIDGE RD	04/20/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$44,100	31.50	\$126,701	\$33,341	\$106,659	\$89,769	1.188	868	\$122.88	LF	118.8147	STICK BUILT	\$31,310	
08-066-00-086-00	9025 STEVENSON LAKE CT	06/09/23	\$500,000	MLC	04-BUYERS INTEREST IN A LC	\$500,000	\$202,700	40.54	\$438,078	\$126,059	\$373,941	\$300,018	1.246	2,236	\$167.24	LF	124.6394	STICK BUILT	\$97,058	
08-090-00-026-00	8902 WESTVIEW DRIVE	09/01/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$81,500	40.75	\$170,740	\$98,106	\$101,894	\$69,840	1.459	720	\$141.52	LF	145.8955	1 STORY	\$58,528	
08-050-00-009-00	4736 RIDGE	01/18/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$70,100	38.94	\$147,005	\$82,967	\$97,033	\$61,575	1.576	572	\$169.64	LF	157.5851	RANCH	\$31,403	
08-020-10-010-00	4683 RUSTIC HILLS DR	06/20/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$87,000	34.80	\$194,740	\$104,524	\$145,476	\$86,746	1.677	800	\$181.85	LF	167.7031	STICK BUILT	\$46,500	
Totals:			\$1,948,900			\$1,948,900	\$738,700		\$1,843,026		\$1,312,894	\$1,160,596			\$130.11		6.2019			
							Sale. Ratio =>	37.90				E.C.F. =>	1.131		Std. Deviation=>	0.32590109				
							Std. Dev. =>	5.23				Ave. E.C.F. =>	1.193		Ave. Variance=>	104.6287	Coefficient of Var=>	87.68435213		

## 2025 GILMORE TOWNSHIP LAKE ECF ANALYSIS

UTILIZED	1.131
ANALYZED	1.131