

RURAL RESIDENTIAL & COMMERCIAL ACREAGE LAND ANALYSIS - GILMORE TOWNSHIP 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel
08-006-10-001-00	5779 W N COUNTY LINE	12/26/24	\$20,000	QC	03-ARM'S LENGTH	\$20,000	\$17,000	85.00	\$34,000	\$20,000	\$34,000	0.0	0.0	10.00	10.00	#DIV/0!	\$2,000	\$0.05	0.00	RES1 1909-3119		RURAL RESIDENTIAL	402	
08-008-10-007-00	4703 W HERRICK	04/04/24	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$17,000	48.57	\$34,000	\$35,000	\$34,000	0.0	0.0	10.00	10.00	#DIV/0!	\$3,500	\$0.08	0.00	RES1 1905-3920		RURAL RESIDENTIAL	402	
08-008-40-001-01	4165 W BAWKEY	06/04/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$17,000	56.67	\$34,000	\$30,000	\$34,000	0.0	0.0	10.00	10.00	#DIV/0!	\$3,000	\$0.07	0.00	RES1 1901-4606		RURAL RESIDENTIAL	402	
08-017-20-006-00		01/08/24	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$18,700	37.40	\$37,468	\$50,000	\$34,000	0.0	0.0	10.00	10.00	#DIV/0!	\$5,000	\$0.11	0.00	RES1 1904-3298		RURAL RESIDENTIAL	402	
08-018-10-004-00		05/30/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$17,000	56.67	\$34,000	\$30,000	\$34,000	0.0	0.0	10.00	10.00	#DIV/0!	\$3,000	\$0.07	0.00	RES1 1901-1017		RURAL RESIDENTIAL	402	
08-008-10-007-00	4537 W HERRICK RD	04/07/23	\$50,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$50,000	\$24,300	48.60	\$48,470	\$50,000	\$48,270	0.0	0.0	10.12	5.06	#DIV/0!	\$4,941	\$0.11	0.00	RES1 1900-2128	08-008-10-005-00	RURAL RESIDENTIAL	402	
08-010-40-002-03	10065 N VANDECAR RD	05/16/24	\$44,000	WD	03-ARM'S LENGTH	\$44,000	\$19,800	45.00	\$39,654	\$44,000	\$39,654	0.0	0.0	12.57	12.57	#DIV/0!	\$3,500	\$0.08	0.00	RES1 1906-1023		RURAL RESIDENTIAL	402	
08-032-30-001-20	4822 W VERNON	12/27/23	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$22,500	50.00	\$45,000	\$45,000	\$45,000	0.0	0.0	15.00	15.00	#DIV/0!	\$3,000	\$0.07	0.00	RES1 1904-2465		RURAL RESIDENTIAL	402	
08-008-40-004-10	W BAWKEY RD	07/25/24	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$35,100	39.00	\$70,110	\$90,000	\$70,110	0.0	0.0	30.11	30.11	#DIV/0!	\$2,989	\$0.07	0.00	RES1 1907-2024		RURAL RESIDENTIAL	402	
08-010-10-002-01		10/02/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$40,000	42.11	\$80,000	\$95,000	\$80,000	0.0	0.0	40.00	40.00	#DIV/0!	\$2,375	\$0.05	0.00	RES1 1903-1101		RURAL RESIDENTIAL	402	
08-010-30-003-00		03/22/24	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$40,000	40.00	\$80,000	\$100,000	\$80,000	0.0	0.0	40.00	40.00	#DIV/0!	\$2,500	\$0.06	0.00	RES1 1905-2580		RURAL RESIDENTIAL	402	
08-003-20-002-00		12/30/24	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$41,100	24.18	\$82,200	\$170,000	\$82,200	0.0	0.0	41.10	41.10	#DIV/0!	\$4,136	\$0.09	0.00	RES1 1909-3690		RURAL RESIDENTIAL	402	
08-004-10-002-00		07/11/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$43,500	87.00	\$87,080	\$50,000	\$87,080	0.0	0.0	43.54	43.54	#DIV/0!	\$1,148	\$0.03	0.00	RES1 1901-4744		RURAL RESIDENTIAL	402	
08-002-20-003-01	W NORTH COUNTY LINE	09/13/24	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$53,100	34.26	\$106,155	\$155,000	\$101,155	0.0	0.0	50.77	50.77	#DIV/0!	\$3,053	\$0.07	0.00	RES1 1908-0179		RURAL RESIDENTIAL	402	
Totals:						\$964,000	\$406,100		\$812,137	\$964,000	\$803,469	0.0		333.21	328.15									
								Sale. Ratio =>	42.13	Average				Average			Average							
								Std. Dev. =>	17.69	per FF=>		#DIV/0!	per Net Acre=>		2,893.07	per SqFt=>		\$0.07						

2026 GILMORE TOWNSHIP
RESIDENTIAL LAND
VACANT LAND SALES

10 ACRE SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel
08-006-10-001-00	5779 W N COUNTY LINE	12/26/24	\$20,000	QC	03-ARM'S LENGTH	\$20,000	\$17,000	85.00	\$34,000	\$20,000	\$34,000	0.0	0.0	10.00	10.00	#DIV/0!	\$2,000	\$0.05	0.00	RES1 1909-3119		RURAL RESIDENTIAL	402	
08-008-10-007-00	4703 W HERRICK	04/04/24	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$17,000	48.57	\$34,000	\$35,000	\$34,000	0.0	0.0	10.00	10.00	#DIV/0!	\$3,500	\$0.08	0.00	RES1 1905-3920		RURAL RESIDENTIAL	402	
08-008-40-001-01	4165 W BAWKEY	06/04/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$17,000	56.67	\$34,000	\$30,000	\$34,000	0.0	0.0	10.00	10.00	#DIV/0!	\$3,000	\$0.07	0.00	RES1 1901-4606		RURAL RESIDENTIAL	402	
08-017-20-006-00		01/08/24	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$18,700	37.40	\$37,468	\$50,000	\$34,000	0.0	0.0	10.00	10.00	#DIV/0!	\$5,000	\$0.11	0.00	RES1 1904-3298		RURAL RESIDENTIAL	402	
08-018-10-004-00		05/30/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$17,000	56.67	\$34,000	\$30,000	\$34,000	0.0	0.0	10.00	10.00	#DIV/0!	\$3,000	\$0.07	0.00	RES1 1901-1017		RURAL RESIDENTIAL	402	
08-008-10-005-01	4537 W HERRICK RD	04/07/23	\$50,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$50,000	\$24,300	48.60	\$48,470	\$50,000	\$48,270	0.0	0.0	10.12	5.06	#DIV/0!	\$4,941	\$0.11	0.00	RES1 1900-2128	08-008-10-005-00	RURAL RESIDENTIAL	402	
Totals:						\$215,000	\$111,000		\$221,938	\$215,000	\$218,270	0.0		60.12	55.06									
								Sale. Ratio =>	51.63	Average				Average			Average							
								Std. Dev. =>	16.10	per FF=>		#DIV/0!	per Net Acre=>		3,576.18	per SqFt=>		\$0.08						

15 ACRES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel
08-032-30-001-20	4822 W VERNON	12/27/23	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$22,500	50.00	\$45,000	\$45,000	\$45,000	0.0	0.0	15.00	15.00	#DIV/0!	\$3,000	\$0.07	0.00	RES1 1904-2465		RURAL RESIDENTIAL	402	
Totals:						\$45,000	\$22,500		\$45,000	\$45,000	\$45,000	0.0		15.00	15.00									
								Sale. Ratio =>	50.00	Average				Average			Average							
								Std. Dev. =>	#DIV/0!	per FF=>		#DIV/0!	per Net Acre=>		3,000.00	per SqFt=>		\$0.07						

40 ACRE SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel
08-010-10-002-01		10/02/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$40,000	42.11	\$80,000	\$95,000	\$80,000	0.0	0.0	40.00	40.00	#DIV/0!	\$2,375	\$0.05	0.00	RES1 1903-1101		RURAL RESIDENTIAL	402	
08-010-30-003-00		03/22/24	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$40,000	40.00	\$80,000	\$100,000	\$80,000	0.0	0.0	40.00	40.00	#DIV/0!	\$2,500	\$0.06	0.00	RES1 1905-2580		RURAL RESIDENTIAL	402	
08-003-20-002-00		12/30/24	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$41,100	24.18	\$82,200	\$170,000	\$82,200	0.0	0.0	41.10	41.10	#DIV/0!	\$4,136	\$0.09	0.00	RES1 1909-3690		RURAL RESIDENTIAL	402	
08-004-10-002-00		07/11/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$43,500	87.00	\$87,080	\$50,000	\$87,080	0.0	0.0	43.54	43.54	#DIV/0!	\$1,148	\$0.03	0.00	RES1 1901-4744		RURAL RESIDENTIAL	402	
Totals:						\$415,000	\$164,600		\$329,280	\$415,000	\$329,280	0.0		164.64	164.64									
								Sale. Ratio =>	39.66	Average				Average			Average							
								Std. Dev. =>	27.00	per FF=>		#DIV/0!	per Net Acre=>		2,520.65	per SqFt=>		\$0.06						

ACRES	ANALYZED PER ACRE	INPUT TABLE	UTILIZED PER ACRE
1	0	\$0	\$9,000
1.5	0	\$0	\$11,000
2	0	\$0	\$13,000
2.5	0	\$0	\$15,000
3	0	\$0	\$17,000
4	0	\$0	\$20,500
5	0	\$0	\$24,000
7	0	\$0	\$28,500
10	3,576.18	\$35,762	\$35,000
15	3,000.00	\$45,000	\$3,000
20	0	\$0	\$55,000
25	0	\$0	\$65,000
30	0	\$0	\$72,000
40	2,520.65	\$100,826	\$90,000
50	0	\$0	\$110,000
100	0	\$0	\$200,000