

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