

RURAL RESIDENTIAL LAND ANALYSIS - 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 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	Class
08-007-00-079-00	5525 W HERRICK RD	10/26/23	\$18,500	PTA	03-ARM'S LENGTH	\$18,500	\$13,500	72.97	\$26,050	\$16,563	\$24,113	0.0	0.0	5.05	5.05	#DIV/0!	\$3,280	\$0.08	0.00	RES1			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	\$37,576	\$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
08-010-40-002-03	VANDECAR RD	01/03/23	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$19,800	49.50	\$39,654	\$40,000	\$39,654	0.0	0.0	12.57	12.57	#DIV/0!	\$3,182	\$0.07	0.00	RES1	1899-0469		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
08-004-40-003-00		10/06/22	\$63,000	WD	03-ARM'S LENGTH	\$63,000	\$27,500	43.65	\$55,000	\$63,000	\$55,000	0.0	0.0	20.00	20.00	#DIV/0!	\$3,150	\$0.07	0.00	RES1	1897-4634		RURAL RESIDENTIAL	402
08-031-10-004-00	5 W BATTLE	11/22/22	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$27,500	51.89	\$55,010	\$53,000	\$55,010	0.0	0.0	20.01	20.01	#DIV/0!	\$2,649	\$0.06	0.00	RES1	1898-3235		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
08-004-10-002-00		02/09/23	\$36,500	WD	03-ARM'S LENGTH	\$36,500	\$43,500	119.18	\$87,080	\$36,500	\$87,080	0.0	0.0	43.54	43.54	#DIV/0!	\$838	\$0.02	0.00	RES1	1899-3463		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:			\$661,000			\$661,000	\$354,800		\$708,920	\$659,063	\$703,207	0.0		279.83	274.77									
							Sale. Ratio =>	53.68			Average			Average										
							Std. Dev. =>	22.88			per FF=>	#DIV/0!		per Net Acre=>	2,355.23			Average						
																		per SqFt=>					\$0.05	

2025 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	Class	
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	\$37,576	\$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:			\$160,000			\$160,000	\$77,000		\$154,046	\$160,000	\$150,270	0.0		40.12	35.06										
								Sale. Ratio =>	48.13					Average					Average						
								Std. Dev. =>	9.12					per FF=>	#DIV/0!					per Net Acre=>	3,988.04				
																				per SqFt=>		\$0.09			

20 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	Class	
08-004-40-003-00		10/06/22	\$63,000	WD	03-ARM'S LENGTH	\$63,000	\$27,500	43.65	\$55,000	\$63,000	\$55,000	0.0	0.0	20.00	20.00	#DIV/0!	\$3,150	\$0.07	0.00	RES1	1897-4634		RURAL RESIDENTIAL	402	
08-031-10-004-00	5 W BATTLE	11/22/22	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$27,500	51.89	\$55,010	\$53,000	\$55,010	0.0	0.0	20.01	20.01	#DIV/0!	\$2,649	\$0.06	0.00	RES1	1898-3235		RURAL RESIDENTIAL	402	
Totals:			\$116,000			\$116,000	\$55,000		\$110,010	\$116,000	\$110,010	0.0		40.01	40.01										
								Sale. Ratio =>	47.41					Average						Average					
								Std. Dev. =>	5.82					per FF=>	#DIV/0!					per Net Acre=>	2,899.28				
																				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	Class	
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	
08-004-10-002-00		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:			\$245,000			\$245,000	\$123,500		\$247,080	\$245,000	\$247,080	0.0		123.54	123.54										
							Sale. Ratio =>	50.41					Average		Average										
							Std. Dev. =>	26.55					per FF=>	#DIV/0!	per Net Acre=>	1,983.16			Average						
																			per SqFt=>					\$0.05	

ACRES		VALUATION	DIFFERENCES	\$/ACRE	ANALYZED PER ACRE		INPUT TABLE		UTILIZED PER ACRE	
		SET	per increase							
	1	\$8,500	\$2,500	\$8,500	0	\$0	\$8,500	\$8,500	\$2,500	
	1.5	\$11,000	\$2,000	\$7,333	0	\$0	\$11,000	\$7,333	\$2,000	
	2	\$13,000	\$2,000	\$6,500	0	\$0	\$13,000	\$6,500	\$2,000	
	2.5	\$15,000	\$2,000	\$6,000	0	\$0	\$15,000	\$6,000	\$2,000	
	3	\$17,000	\$3,500	\$5,667	0	\$0	\$17,000	\$5,667	\$3,500	
	4	\$20,500	\$3,500	\$5,125	0	\$0	\$20,500	\$5,125	\$3,500	
	5	\$24,000	\$4,500	\$4,800	3280	\$16,400	\$24,000	\$4,800	\$4,500	
	7	\$28,500	\$5,500	\$4,071	0	\$0	\$28,500	\$4,071	\$5,500	
	10	\$34,000	\$11,000	\$3,400	4000	\$40,000	\$34,000	\$3,400	\$11,000	
	15	\$45,000	\$10,000	\$3,000	3000	\$45,000	\$45,000	\$3,000	\$10,000	
	20	\$55,000	\$5,000	\$2,750	2899	\$57,980	\$55,000	\$2,750	\$5,000	
	25	\$60,000	\$10,000	\$2,400	3500	\$92,000	\$60,000	\$2,400	\$10,000	
	30	\$70,000	\$10,000	\$2,333	0	\$0	\$70,000	\$2,333	\$10,000	
	40	\$80,000	\$20,000	\$2,000	1983	\$79,320	\$80,000	\$2,000	\$20,000	
	50	\$100,000	\$115,000	\$2,000	0	\$0	\$100,000	\$2,000	#REF!	
	100	\$175,000	\$75,000	\$1,750	0	\$372,000	\$175,000	\$1,750	(\$175,000)	