

RURAL RESIDENTIAL AND AGRICULTURAL ECF ANALYSIS - GILMORE TOWNSHIP 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. 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	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
08-001-40-001-08	224 W HERRICK RD	06/13/24	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$70,900	60.08	\$125,759	\$12,010	\$105,990	\$118,489	0.895	1,344	\$78.86	RES1	16.1467	RANCH		\$9,400		RURAL RESIDENTIAL	401	65
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	\$319,339	\$135,575	\$264,425	\$202,746	1.304	1,848	\$143.09	AG 1	24.8235	MODULAR		\$134,545		AGRICULTURAL	101	61
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	\$248,362	\$38,964	\$197,436	\$218,123	0.905	1,456	\$135.60	RES1	15.0825	RANCH		\$34,286		RURAL RESIDENTIAL	401	68
08-009-30-005-00	10150 N GILMORE RD	06/26/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$114,600	47.75	\$239,455	\$55,232	\$184,768	\$191,899	0.963	1,344	\$137.48	RES1	9.3144	STICK BUILT		\$55,000		RURAL RESIDENTIAL	401	71
08-012-10-002-03	821 W HERRICK RD	04/17/24	\$169,000	PTA	03-ARM'S LENGTH	\$169,000	\$62,000	36.69	\$133,776	\$12,245	\$156,755	\$126,595	1.238	1,068	\$146.77	RES1	18.2258	1 STORY		\$11,040		RURAL RESIDENTIAL	401	66
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	\$179,531	\$27,582	\$171,418	\$158,280	1.083	1,294	\$132.47	RES1	2.7019	STICK BUILT		\$17,000		RURAL RESIDENTIAL	401	68
08-021-10-002-00	8562 N GILMORE RD	06/26/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$88,200	35.28	\$187,198	\$80,122	\$169,878	\$111,537	1.523	1,374	\$123.64	RES1	46.7073	DEFAULT		\$80,000		RURAL RESIDENTIAL	401	45
08-022-30-003-01		10/20/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$51,100	51.10	\$106,878	\$27,038	\$72,962	\$83,167	0.877	900	\$81.07	RES1	17.8686	STICK BUILT		\$24,113		RURAL RESIDENTIAL	1	48
08-022-30-003-03	8228 N WINN RD	10/20/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$0	0.00	\$93,615	\$13,775	\$86,225	\$83,167	1.037	900	\$95.81	RES1	1.9211	STICK BUILT		\$10,850		RURAL RESIDENTIAL	401	48
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	\$215,906	\$28,946	\$170,954	\$194,750	0.878	1,528	\$111.88	RES1	17.8172	RANCH		\$20,675		RURAL RESIDENTIAL	401	62
08-024-30-004-01	482 W COLEMAN RD	06/26/24	\$200,000	MLC	04-BUYERS INTEREST IN A LC	\$200,000	\$101,300	50.65	\$213,726	\$142,048	\$57,952	\$74,665	0.776	1,228	\$47.19	AG 1	27.9820	DEFAULT		\$142,000		AGRICULTURAL	101	45
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	\$107,881	\$18,085	\$131,915	\$93,538	1.410	1,060	\$124.45	RES1	35.4306	STICK BUILT		\$18,085		RURAL RESIDENTIAL	401	45
08-027-10-002-02	2899 W COLEMAN	08/02/24	\$70,000	MLC	04-BUYERS INTEREST IN A LC	\$70,000	\$41,900	59.86	\$74,559	\$8,543	\$61,457	\$68,767	0.894	810	\$75.87	RES1	16.2281	1 STORY		\$8,500		RURAL RESIDENTIAL	401	54
08-029-40-001-10	7483 N GILMORE RD	06/28/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$72,400	55.69	\$127,754	\$60,134	\$69,866	\$70,438	0.992	1,222	\$57.17	RES1	6.4098	STICK BUILT		\$60,000		RURAL RESIDENTIAL	401	45
08-032-20-001-00	4101 W BATTLE RD	07/12/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$70,800	34.54	\$178,394	\$13,577	\$191,423	\$171,684	1.115	1,128	\$169.70	RES1	5.8986	1 STORY		\$8,500		RURAL RESIDENTIAL	401	71
08-034-10-004-00	6659 FORDYCE RD	10/24/24	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$83,700	45.00	\$178,524	\$21,851	\$164,149	\$163,201	1.006	1,881	\$87.27	RES1	5.0176	2 STORY		\$20,500		RURAL RESIDENTIAL	401	54

Totals:	\$2,953,300		\$2,953,300	\$1,184,500		\$2,730,657	\$2,257,573	\$2,131,044	\$109.27	0.3390														
				Sale. Ratio =>		40.11		E.C.F. =>		1.059		Std. Deviation=>		0.21221628										
				Std. Dev. =>		14.71		Ave. E.C.F. =>		1.056		Ave. Variance=>		16.7235		Coefficient of Var=>		15.83685395						

ECF ANALYSIS
RURAL RESIDENTIAL
AGRICULTURAL
GILMORE 2026

ANALYZED	1.059
UTILIZED	1.01
2025 USED	0.96