

ECF ANALYSIS - RURAL RESIDENTIAL & AGRICULTURAL - GILMORE TOWNSHIP, ISABELLA COUNTY 2024																					
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	Land Value	Other Parcels in Sale	
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	\$185,278	\$13,368	\$185,632	\$216,239	0.858	1,344	\$138.12	RES1	4.5553	STICK BUILT	\$10,500	08-002-20-002-01, 08-002-20-002-03	
08-004-20-005-00	3213 W N COUNTY LINE RD	09/14/21	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$57,100	33.61	\$164,472	\$14,768	\$155,132	\$188,307	0.824	1,416	\$109.56	RES1	8.0186	RANCH	\$8,500		
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	\$158,552	\$66,250	\$98,650	\$116,103	0.850	1,352	\$72.97	AG 1	5.4335	DEFAULT	\$63,000		
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	\$192,295	\$30,512	\$151,488	\$203,501	0.744	1,528	\$99.14	RES1	15.9601	RANCH	\$20,675		
08-029-20-002-00	4445 COLEMAN RD	09/24/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$68,900	30.62	\$179,069	\$39,927	\$185,073	\$175,021	1.057	1,372	\$134.89	RES1	15.3420	DEFAULT	\$38,400		
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	\$97,957	\$10,238	\$137,762	\$110,338	1.249	1,152	\$119.59	RES1	34.4530	DEFAULT	\$8,500		
08-032-20-001-00	4101 W BATTLE RD	03/31/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$48,800	34.86	\$129,408	\$13,397	\$126,603	\$145,926	0.868	1,128	\$112.24	RES1	3.6426	DEFAULT	\$8,500		
08-032-20-003-08	4522 W VERNON RD	12/15/21	\$222,500	WD	03-ARM'S LENGTH	\$222,500	\$81,300	36.54	\$225,708	\$27,045	\$195,455	\$249,891	0.782	1,344	\$145.43	RES1	12.1849	STICK BUILT	\$24,000		
Totals:			\$1,451,300			\$1,451,300	\$484,300		\$1,332,739		\$1,235,795	\$1,405,326			\$116.49		2.4646				
								Sale. Ratio =>	33.37					E.C.F. =>	0.879	Std. Deviation=>		0.16705097			
								Std. Dev. =>	3.66					Ave. E.C.F. =>	0.904	Ave. Variance=>		12.4487	Coefficient of Var=>	13.77057217	

2024 GILMORE
AG & RURAL RES ECF
ANALYZED 0.879
UTILIZED 0.879

SPLITS																			
08-027-30-002-06		05/19/22	\$93,310	WD	03-ARM'S LENGTH	\$93,310	\$0	0.00	\$97,588	\$34,954	\$58,356	\$79,789	0.731	3,344	\$17.45	RES1	73.1383		\$33,743
08-008-40-004-01	4343 W BAWKEY RD	03/15/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$0	0.00	\$79,758	\$34,000	\$101,000	\$63,478	1.591	1,064	\$94.92	RES1	159.1106	MH	\$34,000
08-022-40-001-10	8395 N VANDECAR RD	07/06/22	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$0	0.00	\$199,953	\$32,168	\$186,832	\$211,050	0.885	1,566	\$119.31	RES1	88.5249	1 STORY	\$24,000

BLDGS DEMOLISHED DURING SALES																			
08-020-10-002-02	8540 N LITTLEFIELD RD	06/23/21	\$42,500	WD	03-ARM'S LENGTH	\$42,500	\$39,300	92.47	\$30,619	\$20,714	\$21,786	\$12,459	1.749	1,236	\$17.63	RES1	174.8599	STICK BUILT	\$19,450

ECF ANALYSIS - COMMERCIAL - GILMORE TOWNSHIP, ISABELLA COUNTY 2024																				
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	Land Value	Other Parcels in Sale	Land Table
21-001-10-001-03	6813 W BASELINE	RURAL	07/12/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$97,400	49.95	\$234,176	\$87,399	\$107,601	\$176,840	0.608	4,588	\$23.45	02ECF	\$87,399		COMM-IND MISC TOWNSHIPS
02-014-10-013-00	10010 E PICKARD	RURAL	12/10/21	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$235,100	36.17	\$668,989	\$174,065	\$475,935	\$596,294	0.798	4,087	\$116.45	03ECF	\$102,614		COMM-IND MISC TOWNSHIP- URBAN INF
15-023-30-004-01	8170 N MISSION	RURAL	08/25/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$75,500	37.75	\$202,662	\$71,994	\$128,006	\$157,431	0.813	8,944	\$14.31	01ECF	\$59,903		COMM-IND MISC TOWNSHIPS
15-002-20-001-00	5015 E PERE MARQUETTE	RURAL	03/24/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$87,600	41.71	\$211,745	\$91,517	\$118,483	\$144,853	0.818	6,410	\$18.48	03ECF	\$85,517		COMM-IND MISC TOWNSHIPS
31-105-00-016-00	421 W WRIGHT	VILLAGE OF SHEPARD	09/28/21	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$90,500	54.52	\$188,745	\$27,305	\$138,695	\$194,506	0.713	3,800	\$36.50	02ECF	\$27,305		VILLAGE LAND
31-050-00-376-00	197 E WRIGHT	VILLAGE OF SHEPARD	08/08/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$78,300	34.04	\$166,402	\$52,264	\$177,736	\$137,516	1.292	1,469	\$120.99	02ECF	\$30,998		VILLAGE LAND
15-003-20-006-03	11563 N MISSION	STORAGE UNITS - RURAL	04/28/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$151,500	46.62	\$322,840	\$72,318	\$252,682	\$301,834	0.837	13,783	\$18.33	03ECF	\$32,778		COMM-IND MISC TOWNSHIPS
Totals:				\$1,976,000			\$1,976,000	\$815,900		\$1,995,559		\$1,399,138	\$1,709,273			\$49.79				
									Sale. Ratio =>	41.29					E.C.F. =>	0.819	Std. Deviation=>	0.21503		
									Std. Dev. =>	7.64					Ave. E.C.F. =>	0.840	Ave. Variance=>	#REF!		

2024 GILMORE
COMMERCIAL ECF
ANALYZED
UTILIZED

0.819
0.800

ECF ANALYSIS - LAKE AREA - GILMORE TOWNSHIP, ISABELLA COUNTY 2024																				
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	Land Value	Other Parcels in Sale
08-080-00-048-00	9306 LIGHTHOUSE DR	05/03/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$56,900	49.48	\$106,628	\$38,627	\$76,373	\$97,703	0.782	1,344	\$56.83	LF	66.9169		\$10,000	
08-062-00-044-01	4750 BAYOU VISTA DR	08/11/21	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$258,500	43.08	\$620,676	\$148,608	\$451,392	\$503,271	0.897	3,744	\$120.56	LF	89.6917		\$97,500	
08-062-00-025-00	4958 W BAYOU DR	08/31/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$83,200	38.70	\$220,214	\$99,644	\$115,356	\$128,539	0.897	672	\$171.66	LF	89.7437		\$128,652	
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	\$170,204	\$40,686	\$129,214	\$138,079	0.936	1,776	\$72.76	LF	28.5468		\$135,356	
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	\$172,265	\$35,528	\$142,472	\$145,775	0.977	1,288	\$110.61	LF	24.2261		\$108,521	
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	\$186,089	\$27,009	\$173,991	\$169,595	1.026	1,184	\$146.95	LF	7.4517		\$20,200	
08-080-00-091-00	9426 LIGHTHOUSE	11/02/21	\$388,000	WD	03-ARM'S LENGTH	\$388,000	\$138,000	35.57	\$330,232	\$37,682	\$350,318	\$311,887	1.123	2,496	\$140.35	LF	40.5150		\$20,200	
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	\$106,370	\$27,660	\$102,340	\$83,913	1.220	992	\$103.17	LF	20.3225		\$20,000	
08-090-00-007-00	8935 N ALLEY ST	05/07/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$42,400	30.29	\$113,003	\$23,606	\$116,394	\$95,306	1.221	1,344	\$86.60	LF	32.0793		\$20,000	
08-050-00-053-00	4733 RIDGE	07/02/21	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$29,400	33.03	\$69,794	\$12,741	\$76,259	\$60,824	1.254	480	\$158.87	LF	125.3763		\$27,125	08-080-00-063-00
08-050-00-054-00	4729 RIDGE RD	04/20/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$44,100	31.50	\$100,970	\$22,655	\$117,345	\$82,473	1.423	858	\$136.77	LF	142.2828		\$9,720	08-090-00-005-00
08-080-00-032-00	4390 LIGHTHOUSE DR	11/17/21	\$267,700	WD	03-ARM'S LENGTH	\$267,700	\$67,200	25.10	\$180,775	\$21,792	\$245,908	\$169,491	1.451	1,510	\$162.85	LF	145.0858		\$20,400	
08-090-00-020-00	8902 WESTVIEW DRIVE	09/01/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$81,500	40.75	\$162,155	\$99,579	\$100,421	\$66,712	1.505	720	\$139.47	LF	31.9797		\$98,574	
08-050-00-009-00	4736 RIDGE	01/18/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$70,100	38.94	\$148,583	\$83,069	\$96,931	\$63,421	1.528	572	\$169.46	LF	152.8371		\$37,760	
08-020-10-008-00	4659 RUSTIC HILLS	08/09/21	\$225,500	WD	03-ARM'S LENGTH	\$225,500	\$45,900	20.35	\$177,760	\$103,628	\$121,872	\$79,032	1.542	884	\$137.86	LF	154.2059		\$20,260	
Totals:			\$3,239,100			\$3,239,100	\$1,170,500		\$2,865,718		\$2,416,586	\$2,196,021			\$127.65		8.5052			
								Sale. Ratio =>	36.14					E.C.F. =>	1.100	Std. Deviation=>		0.2598282		
								Std. Dev. =>	7.81					Ave. E.C.F. =>	1.185	Ave. Variance=>		76.7508	Coefficient of Var=>	64.74176021

2024 GILMORE

LAKE ECF

ANALYZED1.1

UTILIZED1.04

ECF ANALYSIS - MOBILE HOME - GILMORE TOWNSHIP, ISABELLA COUNTY 2024																				
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	Land Value	Other Parcels in Sale
08-002-30-001-02	1660 W HERRICK RD	08/16/21	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$36,100	27.79	\$129,317	\$30,644	\$99,256	\$141,772	0.700	1,512	\$65.65	RES1	9.0810	MH	\$21,200	
08-002-30-001-03	1552 W HERRICK RD	10/05/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$18,100	40.22	\$43,904	\$21,200	\$23,800	\$32,201	0.739	924	\$25.76	RES1	5.1821	MH	\$21,200	
08-008-20-003-00	10561 N GILMORE RD	09/12/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$64,600	49.69	\$134,978	\$70,000	\$60,000	\$92,847	0.646	1,456	\$41.21	RES1	14.4697	MH	\$70,000	
08-013-10-002-02	9713 N GLASS RD	10/13/22	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$23,600	45.38	\$50,035	\$16,689	\$35,311	\$47,911	0.737	1,184	\$29.82	RES1	5.3908	MH	\$13,000	
08-022-10-003-02	8510 N WINN ROAD	02/04/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$30,000	35.29	\$83,834	\$9,828	\$75,172	\$106,330	0.707	1,352	\$55.60	RES1	8.3956	MH	\$8,500	
08-029-40-004-07	4180 W BATTLE RD	09/22/21	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$36,800	40.93	\$92,341	\$34,588	\$55,312	\$82,978	0.667	1,248	\$44.32	RES1	12.4339	MH	\$32,167	
08-032-10-004-01	6550 N LITTLEFIELD RD	01/31/22	\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$41,400	37.98	\$115,617	\$41,948	\$67,052	\$105,101	0.638	1,330	\$50.42	RES1	15.2946	MH	\$33,505	
08-062-00-036-00	4826 BAYOU DR	01/06/22	\$234,900	WD	03-ARM'S LENGTH	\$234,900	\$94,800	40.36	\$245,560	\$131,637	\$103,263	\$121,453	0.850	1,152	\$89.64	LF	5.9308	MANU	\$128,652	
08-080-00-048-00	9306 LIGHTHOUSE DR	05/03/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$56,900	49.48	\$109,834	\$38,880	\$76,120	\$101,945	0.747	1,344	\$56.64	LF	4.4248	MH	\$33,120	
08-080-00-050-00	9010 LIGHTHOUSE DRIVE	05/13/22	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$0	0.00	\$111,257	\$27,444	\$64,556	\$120,421	0.536	1,568	\$41.17	LF	25.4836	MH	\$20,000	
08-080-00-050-00	9010 LIGHTHOUSE DRIVE	08/18/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$0	0.00	\$111,257	\$27,444	\$162,556	\$120,421	1.350	1,568	\$103.67	LF	55.8976	MH	\$20,000	
08-080-00-064-00	9456 WHITE CEDAR DR	12/30/21	\$350,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$350,000	\$111,400	31.83	\$287,877	\$41,173	\$308,827	\$263,011	1.174	1,800	\$171.57	LF	38.3278	MANU	\$27,125	08-080-00-063-00
Totals:			\$1,622,700			\$1,622,700	\$513,700		\$1,515,811		\$1,131,225	\$1,336,392			\$64.62		5.5555			
								Sale. Ratio =>	31.66					E.C.F. =>	0.846	Std. Deviation=>	0.23557447			
								Std. Dev. =>	16.81					Ave. E.C.F. =>	0.791	Ave. Variance=>	16.6927	Coefficient of Var=>	21.10534756	

2024 GILMORE

ECF MOBILE

ANALYZED0.846

UTILIZED0.846