

LAND ANALYSIS - 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 Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Liber/Page	Other Parcels in Sale						
15-014-10-007-01	VERNON TOWNSHIP	09/20/21	\$1,095,035	WD	03-ARM'S LENGTH	\$1,095,035				\$1,095,035		229.40	229.40	\$4,773									
13-015-10-002-15	SHERMAN TOWNSHIP	08/25/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000				\$60,000		22.00	22.00	\$2,727									
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	\$69,348	\$63,000	20.00	20.00	\$3,467	\$0.08	1897-840							
08-023-10-001-13	1537 W STEVENSON LAKE RD	08/25/21	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$62,500	53.88	\$154,712	\$111,512	\$150,224	47.69	47.69	\$2,338	\$0.05	1889-4945							
04-005-40-001-03	COLDWATER TWP	11/24/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000				\$120,000		32.00	32.00	\$3,750									
04-015-10-004-00	COLDWATER TWP	08/02/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$0	0.00	\$140,000	\$117,772	\$0	40.00	40.00	\$2,944	\$0.07	1900-342							
Totals:			\$1,695,935			\$1,695,935	\$126,500		\$453,264	\$1,573,667	\$213,224	391.09	391.09										
								Sale. Ratio =>	7.46			Average	Average			Average							
								Std. Dev. =>	27.80			per FF=>	per Net Acre=>	4,023.80	per SqFt=>	\$0.09							
AGRICULTURAL LAND ANALYSIS																							
GILMORE 2024																							
ANALYZED	4000/ACRE																						
UTILIZED	3350/ACRE																						
2024 COUNTY	3600/ACRE																						
2023 TWP UTILIZED	3150/ACRE																						
2022 TWP UTILIZED	2550/ACRE																						

LAND ANALYSIS - WAHL LAKEFRONT & AVERAGE LITTLEFIELD LAKE - 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 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	Class	
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	\$107,151	\$51,209	\$18,360	40.8	0.0	0.21	0.21	\$1,255	\$242,697	\$5.57	17.00	LF	1887-2632		401	
08-090-00-012-00	4370 BIRCH ST	03/26/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$31,600	26.33	\$74,793	\$67,707	\$22,500	50.0	0.0	0.09	0.09	\$1,354	\$735,946	\$16.89	50.00	LF	1886-1712		401	
08-050-00-053-00	4733 RIDGE	07/02/21	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$29,400	33.03	\$66,111	\$31,639	\$8,750	50.0	205.2	0.24	0.24	\$633	\$134,064	\$3.08	50.00	LF	1888-3537		401	
08-080-00-032-00	4390 LIGHTHOUSE DR	11/17/21	\$267,700	WD	03-ARM'S LENGTH	\$267,700	\$67,200	25.10	\$171,470	\$113,905	\$17,675	101.0	150.0	0.35	0.35	\$1,128	\$327,313	\$7.51	101.00	LF	1891-4340		401	
08-080-00-048-00	9306 LIGHTHOUSE DR	05/03/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$56,900	49.48	\$102,879	\$41,101	\$28,980	165.6	178.3	0.68	0.68	\$248	\$60,621	\$1.39	165.60	LF	1887-943		401	
08-080-00-078-00		02/26/21	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$7,800	21.67	\$17,500	\$36,000	\$17,500	100.0	153.6	0.35	0.35	\$360	\$101,983	\$2.34	100.00	LF	1885-4422		402	
08-080-00-081-00	9305 LIGHTHOUSE	06/10/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$6,400	21.33	\$13,125	\$30,000	\$13,125	75.0	149.3	0.26	0.26	\$400	\$116,732	\$2.68	75.00	LF	1888-1131		401	
08-080-00-091-00	9426 LIGHTHOUSE	11/02/21	\$388,000	WD	03-ARM'S LENGTH	\$388,000	\$138,000	35.57	\$313,757	\$102,243	\$28,000	160.0	309.4	1.14	1.14	\$639	\$90,003	\$2.07	160.00	LF	1891-1936		401	
08-066-00-086-00	9025 STEVENSON LAKE CT	03/23/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$125,500	55.78	\$289,936	\$28,559	\$93,495	66.8	110.0	0.20	0.20	\$428	\$144,237	\$3.31	78.42	LF	1886-1253		401	
Totals:			\$1,410,700			\$1,410,700	\$505,200		\$1,156,722	\$502,363	\$248,385	809.2		3.51	3.51									
								Sale. Ratio =>	35.81	Average				Average				Average						
								Std. Dev. =>	12.12	per FF=>				\$621	per Net Acre=>				143,164.15	per SqFt=>				\$3.29

LAND ANALYSIS
AVERAGE LITTLEFIELD LAKE
WAHL LAKEFRONT
GILMORE 2023
ANALYZED 514/FF
UTILIZED 500/FF

LAND ANALYSIS - BACKLOTS OF WAHL & LITTLEFIELD LAKES - 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 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	Class	Rate Group 1
08-050-00-053-00	4733 RIDGE	07/02/21	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$29,400	33.03	\$73,432	\$25,568	\$10,000	50.0	205.2	0.24	0.24	\$511	\$108,339	\$2.49	50.00	LF 1888-3537			401	BACKLOT FF
08-050-00-054-00	4729 RIDGE RD	04/20/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$44,100	31.50	\$105,958	\$54,042	\$20,000	100.0	204.5	0.47	0.47	\$540	\$115,228	\$2.65	100.00	LF 1894-5304			401	BACKLOT FF
08-080-00-013-00	LIGHTHOUSE DR	10/28/22	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$10,100	19.06	\$23,000	\$53,000	\$23,000	115.0	158.1	0.42	0.42	\$461	\$127,098	\$2.92	115.00	LF 1898-0498			402	BACKLOT FF
08-080-00-035-00		12/09/22	\$85,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$85,000	\$26,500	31.18	\$60,610	\$85,000	\$60,610	303.1	307.8	1.08	0.74	\$280	\$78,631	\$1.81	303.05	LF 1898-4429	08-080-00-033-00		402	BACKLOT FF
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	\$196,685	\$24,515	\$20,200	101.0	172.0	0.40	0.40	\$243	\$61,441	\$1.41	101.00	LF 1896-1863			401	BACKLOT FF
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	\$38,286	\$33,120	165.6	178.3	0.68	0.68	\$231	\$56,469	\$1.30	165.60	LF 1887-943			401	BACKLOT FF
08-080-00-078-00		02/26/21	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$7,800	21.67	\$20,000	\$36,000	\$20,000	100.0	153.6	0.35	0.35	\$360	\$101,983	\$2.34	100.00	LF 1885-4422			402	BACKLOT FF
08-080-00-078-00		10/28/22	\$48,500	WD	03-ARM'S LENGTH	\$48,500	\$8,800	18.14	\$20,000	\$48,500	\$20,000	100.0	153.6	0.35	0.35	\$485	\$137,394	\$3.15	100.00	LF 1898-0611			402	BACKLOT FF
08-080-00-081-00	9305 LIGHTHOUSE	06/10/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$6,400	21.33	\$188,087	\$30,000	\$15,000	75.0	149.3	0.26	0.26	\$400	\$116,732	\$2.68	75.00	LF 1888-1131			401	BACKLOT FF
08-080-00-091-00	9426 LIGHTHOUSE	11/02/21	\$388,000	WD	03-ARM'S LENGTH	\$388,000	\$138,000	35.57	\$349,605	\$70,395	\$32,000	160.0	309.4	1.14	1.14	\$440	\$61,967	\$1.42	160.00	LF 1891-1936			401	BACKLOT FF
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	\$177,894	\$29,766	\$37,760	188.8	200.0	0.87	0.87	\$158	\$34,332	\$0.79	188.80	LF 1898-3977			401	BACKLOT FF
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	\$111,361	\$38,899	\$20,260	101.3	132.8	0.31	0.31	\$384	\$125,887	\$2.89	101.30	LF 1898-2209			401	BACKLOT FF
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	\$180,803	\$27,197	\$30,000	150.0	240.0	0.83	0.83	\$181	\$32,926	\$0.76	150.00	LF 1896-4411			401	BACKLOT FF
Totals:			\$1,663,400			\$1,663,400	\$581,300		\$1,617,269	\$561,168	\$341,950	1,709.8		7.38	7.04									
							Sale. Ratio =>		34.95					Average					Average					
							Std. Dev. =>		9.83					per FF=>					per Net Acre=>	76,028.72				
																			per SqFt=>	\$1.75				

2024 GILMORE
BACKLOTS - WAHL AND LITTLEFIELD LAKE
ANALYZED 328
APPLIED 275

2023 ANALYZED 336/FF
2023 APPLIED 200/FF

LAND ANALYSIS - GOOD & HIGH LAKEFRONT LITTLEFIELD LAKE - 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 Residual	Est. Land Value	Effic. 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	Rate Group 1
08-018-30-001-03	5560 N TOWER SHORES	01/29/21	\$113,000	WD	03-ARM'S LENGTH	\$113,000	\$47,900	42.39	\$119,661	\$113,000	\$119,661	73.6	347.0	0.80	0.80	\$1,535	\$141,604	\$3.25	100.12	LF 1885-0691		LITTLE FIELD LAKEFRONT	402	GOOD	
08-020-10-008-00	4659 RUSTIC HILLS	08/09/21	\$225,500	WD	03-ARM'S LENGTH	\$225,500	\$45,900	20.35	\$182,361	\$144,428	\$101,289	62.3	130.0	0.20	0.20	\$2,317	\$733,137	\$16.83	66.00	LF 1889-2588		LITTLE FIELD LAKEFRONT	401	GOOD	
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	\$227,707	\$84,793	\$97,500	60.0	100.0	0.14	0.14	\$1,413	\$614,442	\$14.11	60.00	LF 1889-5867		LITTLE FIELD LAKEFRONT	401	GOOD	
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	\$117,992	\$128,652	79.2	100.0	0.28	0.28	\$1,490	\$429,062	\$9.85	120.00	LF 1892-4615		LITTLE FIELD LAKEFRONT	401	GOOD	
08-090-00-012-00	4370 BIRCH ST	03/26/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$31,600	26.33	\$82,554	\$62,446	\$25,000	50.0	0.0	0.09	0.09	\$1,249	\$678,761	\$15.58	50.00	LF 1886-1712		LITTLE FIELD LAKEFRONT	401	CHANNEL	
Totals:			\$908,400			\$908,400	\$303,400		\$857,843	\$522,659	\$472,102	325.1		1.50	1.50										
Sale. Ratio =>								33.40	Average					Average				Average							
Std. Dev. =>								9.71	per FF=>				\$1,607	per Net Acre=>			348,439.33	per SqFt=>			\$8.00				

2024 GILMORE
GOOD & HIGH LITTLEFIELD LAKE LAND ANALYSIS
ANALYZED 1600
UTILIZED 1600
*UTILIZED EXTENDED TIME FROM : 1/1/2021 - 3/31/2023
2023 ANALYZED 1625
2023 UTILIZED 1625

REMODEL-RESOLD SHORTLY AFTER																								
08-066-00-086-00	9025 STEVENSON LAKE CT	03/23/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$125,500	55.78	\$417,387	(\$83,866)	\$108,521	66.8	110.0	0.20	0.20	(\$1,256)	(\$423,566)	(\$9.72)	78.42	LF 1886-1253		LITTLE FIELD LAKEFRONT	401	GOOD

LAND ANALYSIS - RURAL RESIDENTIAL & COMMERCIAL ACREAGE- 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 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
08-016-40-004-04	3346 W STEVENSON LAKE RD	12/31/21	\$8,200	WD	03-ARM'S LENGTH	\$8,200	\$5,500	67.07	\$11,466	\$8,200	\$8,500	0.0	0.0	1.00	1.00	#DIV/0!	\$8,200	\$0.19	0.00	RES1	1892-4202			RURAL RESIDENTIAL	402
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	\$9,666	\$8,500	0.0	0.0	1.00	1.00	#DIV/0!	\$9,666	\$0.22	0.00	RES1	1893-1893			RURAL RESIDENTIAL	401
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	\$19,092	\$8,500	0.0	0.0	1.00	1.00	#DIV/0!	\$19,092	\$0.44	0.00	RES1	1894-3948			RURAL RESIDENTIAL	401
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	\$58,543	\$8,500	0.0	0.0	1.00	1.00	#DIV/0!	\$58,543	\$1.34	0.00	RES1	1899-0865			RURAL RESIDENTIAL	401
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	\$13,928	\$8,500	0.0	0.0	1.00	1.00	#DIV/0!	\$13,928	\$0.32	0.00	RES1	1890-1468			RURAL RESIDENTIAL	401
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	\$24,222	\$10,500	0.0	0.0	1.40	1.40	#DIV/0!	\$17,301	\$0.40	0.00	RES1	1900-772	08-002-20-002-01, 08-002-20-002-03		RURAL RESIDENTIAL	401
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	\$14,965	\$13,000	0.0	0.0	2.00	2.00	#DIV/0!	\$7,483	\$0.17	0.00	RES1	1897-5985			RURAL RESIDENTIAL	401
08-013-30-002-07	9421 N GLASS RD	12/30/22	\$66,500	WD	03-ARM'S LENGTH	\$66,500	\$36,600	55.04	\$79,001	\$6,249	\$18,750	0.0	0.0	3.50	3.50	#DIV/0!	\$1,785	\$0.04	0.00	RES1	1898-5873			RURAL RESIDENTIAL	401
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	\$31,331	\$19,450	0.0	0.0	3.70	3.70	#DIV/0!	\$8,468	\$0.19	0.00	RES1	1889-940			RURAL RESIDENTIAL	401
08-003-40-008-01	11089 N VANDECAR RD	03/22/23	\$15,500	WD	04-BUYERS INTEREST IN A LC	\$15,500	\$11,200	72.26	\$23,148	\$11,907	\$19,555	0.0	0.0	3.73	3.73	#DIV/0!	\$3,192	\$0.07	0.00	RES1	1900-0365			RURAL RESIDENTIAL	401
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	\$10,380	\$20,675	0.0	0.0	4.05	4.05	#DIV/0!	\$2,563	\$0.06	0.00	RES1	1898-4060			RURAL RESIDENTIAL	401
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	\$22,296	\$21,200	0.0	0.0	4.20	4.20	#DIV/0!	\$5,309	\$0.12	0.00	RES1	1897-4518			RURAL RESIDENTIAL	401
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	\$21,783	\$21,200	0.0	0.0	4.20	4.20	#DIV/0!	\$5,186	\$0.12	0.00	RES1	1889-3773			RURAL RESIDENTIAL	401
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	\$43,047	\$24,000	0.0	0.0	5.00	5.00	#DIV/0!	\$8,609	\$0.20	0.00	RES1	1896-1054			RURAL RESIDENTIAL	401
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	\$20,792	\$24,000	0.0	0.0	5.00	5.00	#DIV/0!	\$4,158	\$0.10	0.00	RES1	1892-2245			RURAL RESIDENTIAL	401
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	\$29,726	\$32,167	0.0	0.0	9.00	9.00	#DIV/0!	\$3,303	\$0.08	0.00	RES1	1890-2809			RURAL RESIDENTIAL	401
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	\$26,888	\$33,505	0.0	0.0	9.73	9.73	#DIV/0!	\$2,763	\$0.06	0.00	RES1	1893-1432			RURAL RESIDENTIAL	401
08-027-30-002-06		05/19/22	\$93,310	WD	03-ARM'S LENGTH	\$93,310	\$0	0.00	\$97,588	\$29,465	\$33,743	0.0	0.0	9.86	9.86	#DIV/0!	\$2,988	\$0.07	0.00	RES1	1895-2753			RURAL RESIDENTIAL	401
08-004-30-005-00	3774 W HERRICK	06/01/21	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$11,100	34.69	\$34,000	\$32,000	\$34,000	0.0	0.0	10.00	10.00	#DIV/0!	\$3,200	\$0.07	0.00	RES1	1887-5125			RURAL RESIDENTIAL	402
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	\$89,242	\$34,000	0.0	0.0	10.00	10.00	#DIV/0!	\$8,924	\$0.20	0.00	RES1	1899-5764			RURAL RESIDENTIAL	401
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	\$84,331	\$38,400	0.0	0.0	12.00	12.00	#DIV/0!	\$7,028	\$0.16	0.00	RES1	1890-2955			RURAL RESIDENTIAL	401
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
08-007-00-066-00	5967 WILDWOOD TRAIL	01/18/22	\$130,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$130,000	\$78,200	60.15	\$169,349	\$51,851	\$91,200	0.0	0.0	30.60	15.30	#DIV/0!	\$1,694	\$0.04	0.00	RES1	1893-1456	08-007-00-067-00		RURAL RESIDENTIAL	401
08-004-40-003-00		10/04/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$23,400	39.00	\$55,000	\$60,000	\$55,000	0.0	0.0	20.00	20.00	#DIV/0!	\$3,000	\$0.07	0.00	RES1	1890-4410			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
08-008-20-003-00	10561 N GILMORE RD	09/12/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$64,600	49.69	\$134,978	\$65,022	\$70,000	0.0	0.0	30.00	30.00	#DIV/0!	\$2,167	\$0.05	0.00	RES1	1897-2940			RURAL RESIDENTIAL	401
08-005-30-001-10	4943 W HERRICK RD	01/24/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$58,700	51.04	\$105,630	\$89,270	\$79,900	0.0	0.0	39.90	39.90	#DIV/0!	\$2,237	\$0.05	0.00	RES1	1893-454			RURAL RESIDENTIAL	401
08-008-30-003-00		04/16/21	\$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	1886-4814			RURAL RESIDENTIAL	402
08-016-20-003-00	3378 W BECK RD	12/22/21	\$145,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$145,000	\$48,300	33.31	\$98,128	\$126,872	\$80,000	0.0	0.0	40.00	40.00	#DIV/0!	\$3,172	\$0.07	0.00	RES1	1892-3129	08-016-20-002-00		RURAL RESIDENTIAL	401
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
08-009-30-001-01	3607 W BAWKEY RD	12/14/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$110,300	49.02	\$277,422	\$92,578	\$145,000	0.0	0.0	80.00	80.00	#DIV/0!	\$1,157	\$0.03	0.00	RES1	1892-2144			RURAL RESIDENTIAL	401
Totals:			\$3,506,710			\$3,506,710	\$1,251,800			\$3,402,019	\$1,386,146	\$1,278,489	0.0	478.99	463.69										
			Std. Dev. =>		23.61				per FF=>		#REF!	per Net Acre=>		#REF!	per SqFt=>		#REF!								
			Sale. Ratio =>		#VALUE!				Average																

SALE: POHLS MARKET																									
08-027-10-002-05	2921 W COLEMAN RD	07/20/22	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$128,100	16.01	\$272,150	\$539,370	\$11,520	0.0	0.0	1.63	1.63	#DIV/0!	\$330,902	\$7.60	0.00	2000	1896-2560	08-027-10-002-04		COMMERCIAL PROPERTY	201

2024 DIFFERENCES			
ACRES	VALUATION	per increase	\$/ACRE
1	\$8,500.00	2,500.00	\$8,500
1.5	\$11,000.00	2,000.00	\$7,333
2	\$13,000.00	2,000.00	\$6,500
2.5	\$15,000.00	2,000.00	\$6,000
3	\$17,000.00	3,500.00	\$5,667
4	\$20,500.00	3,500.00	\$5,125
5	\$24,000.00	4,500.00	\$4,800
7	\$28,500.00	5,500.00	\$4,071
10	\$34,000.00	11,000.00	\$3,400
15	\$45,000.00	10,000.00	\$3,000
20	\$55,000.00	10,000.00	\$2,750
25	\$60,000.00	10,000.00	\$2,600
30	\$70,000.00	21,000.00	\$2,500
40	\$80,000.00	14,000.00	\$2,400
50	\$100,000.00	65,000.00	\$2,200
100	\$175,000.00	(175,000.00)	\$1,750