

LITTLEFIELD LAKE 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	Eftec. 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
WATERFRONT	08-020-00-010-00	4683 RUSTIC HILLS DR	06/20/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$87,000	34.80	\$172,865	\$180,836	\$103,701	63.8	130.0	0.21	0.21	\$2,834	\$865,244	\$19.86	70.00	LF 1901-3082		LITTLE FIELD LAKEFRONT	401	GOOD	
WATERFRONT	08-050-00-010-00	4736 RIDGE	01/18/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$70,100	38.94	\$148,583	\$111,417	\$80,000	50.0	197.0	0.23	0.23	\$2,228	\$492,996	\$11.32	50.00	LF 1904-3750		LITTLE FIELD LAKEFRONT	401	HIGH	
BACKLOT	08-050-00-056-00	4729 RIDGEN RD	04/20/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$44,100	31.50	\$100,970	\$59,030	\$20,000	100.0	204.5	0.47	0.47	\$590	\$125,864	\$2.89	100.00	LF 1894-5304		LITTLE FIELD LAKEFRONT	401	BACKLOT FF	
WATERFRONT	08-066-00-084-00	9025 STEVENSON LAKE CT	06/09/23	\$500,000	MLC	04-BUYERS INTEREST IN A LC	\$500,000	\$202,700	40.54	\$401,670	\$206,851	\$108,521	66.8	110.0	0.20	0.20	\$3,097	\$1,044,702	\$23.98	78.42	LF 1901-2529		LITTLE FIELD LAKEFRONT	401	GOOD	
BACKLOT	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		LITTLE FIELD LAKEFRONT	402	BACKLOT FF	
BACKLOT - VACANT	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	LITTLE FIELD LAKEFRONT	402	BACKLOT FF	
BACKLOT	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	\$35,111	\$20,200	101.0	172.0	0.40	0.40	\$348	\$87,997	\$2.02	101.00	LF 1896-1863		LITTLE FIELD LAKEFRONT	401	BACKLOT FF	
BACKLOT - LAKE ACCESS PER LISTING	08-080-00-050-00	9010 LIGHTHOUSE DRIVE	05/13/22	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$0	0.00	\$85,569	\$26,431	\$20,000	100.0	185.0	0.43	0.43	\$264	\$62,191	\$1.43	100.00	LF 1895-1843		LITTLE FIELD LAKEFRONT	401	BACKLOT FF	
BACKLOT - LAKE ACCESS PER LISTING	08-080-00-050-00	9010 LIGHTHOUSE DRIVE	08/18/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$0	0.00	\$85,569	\$124,431	\$20,000	100.0	185.0	0.43	0.43	\$1,244	\$292,779	\$6.72	100.00	LF 1896-5384		LITTLE FIELD LAKEFRONT	401	BACKLOT FF	
BACKLOT	08-080-00-056-00	4350 COLD CREEK BLVD	10/02/23	\$143,000	MLC	04-BUYERS INTEREST IN A LC	\$143,000	\$48,100	33.64	\$93,555	\$69,449	\$20,004	100.0	160.2	0.37	0.37	\$694	\$188,720	\$4.33	100.02	LF 1903-1129	08-080-00-057-00	LITTLE FIELD LAKEFRONT	401	BACKLOT FF	
BACKLOT - VACANT	08-080-00-075-00	LIGHTHOUSE COVE	05/02/23	\$45,500	WD	03-ARM'S LENGTH	\$45,500	\$9,900	21.76	\$19,856	\$45,500	\$19,856	99.3	159.0	0.36	0.36	\$458	\$125,691	\$2.89	99.28	LF 1900-4157		LITTLE FIELD LAKEFRONT	402	BACKLOT FF	
BACKLOT - VACANT	08-080-00-078-00	COLD CREEK	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		LITTLE FIELD LAKEFRONT	402	BACKLOT FF	
WATERFRONT	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	\$136,419	\$98,574	60.7	0.0	0.26	0.26	\$2,249	\$532,887	\$12.23	50.00	LF 1902-4116		LITTLE FIELD LAKEFRONT	401	GOOD	
BACK LOT - UNUSUAL SHAPE	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	\$37,456	\$43,202	188.8	200.0	0.87	0.87	\$198	\$43,202	\$0.99	188.80	LF 1898-3977		LITTLE FIELD LAKEFRONT	401	BACKLOT FF	
BACKLOT	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	\$43,890	\$20,260	101.3	132.8	0.31	0.31	\$433	\$142,039	\$3.26	101.30	LF 1898-2209		LITTLE FIELD LAKEFRONT	401	BACKLOT FF	
BACKLOT	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	\$35,735	\$30,600	150.0	240.0	0.83	0.83	\$238	\$43,263	\$0.99	150.00	LF 1896-4411		LITTLE FIELD LAKEFRONT	401	BACKLOT FF	
Totals:				\$2,605,900			\$2,605,900	\$842,100		\$2,009,330	\$1,299,056	\$702,486	1,799.7		7.19	6.84										
								Sale. Ratio =>	32.32																	
								Std. Dev. =>	13.68																	
										Average per FF=>			722													

GILMORE TOWNSHIP		
LITTLEFIELD LAKE		
SEE BELOW FOR BREAK DOWN	UTILIZED	ANALYZED
WATERFRONT	1600	2600
BACKLOTS	310	356
AVERAGE	525	722

	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	Rate Group 1
WATERFRONT	08-020-10-010-00	4683 RUSTIC HILLS DR	06/20/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$87,000	34.80	\$172,865	\$180,836	\$103,701	63.8	130.0	0.21	0.21	\$2,834	\$865,244	\$19.86	70.00	LF	1901-3082	LITTLE FIELD LAKEFRONT	401	GOOD	
WATERFRONT	08-050-00-009-00	4736 RUDIC	01/18/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$70,100	38.40	\$148,583	\$111,417	\$80,000	50.0	197.0	0.23	0.23	\$2,228	\$492,996	\$11.32	50.00	LF	1904-3750	LITTLE FIELD LAKEFRONT	401	HIGH	
WATERFRONT	08-066-00-086-00	9025 STEVENSON LAKE CT	06/09/23	\$500,000	MLC	04-BUYERS INTEREST IN A LC	\$500,000	\$202,700	40.54	\$401,670	\$206,851	\$108,521	66.8	110.0	0.20	0.20	\$3,097	\$1,044,702	\$23.98	78.42	LF	1901-2529	LITTLE FIELD LAKEFRONT	401	GOOD	
WATERFRONT	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	\$136,419	\$98,574	60.7	0.0	0.26	0.26	\$2,249	\$532,887	\$12.23	50.00	LF	1902-4116	LITTLE FIELD LAKEFRONT	401	GOOD	
Totals:				\$1,130,000			\$1,130,000	\$441,300		\$885,273	\$635,523	\$390,796	241.3		0.89	0.89										
									Sale. Ratio =>	39.05			Average				Average				Average					
									Std. Dev. =>	2.76			per FF=>				per Net Acre=>				per SqFt=>					
													\$2,634				714,874.02						\$16.41			

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BACKLOT - VACANT	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	\$76,631	\$1.81	303.05	LF 1898-4429	08-080-00-033-00	LITTLE FIELD LAKEFRONT	402	BACKLOT FF	
BACKLOT - VACANT	08-080-00-075-00	LIGHTHOUSE COVE	05/02/23	\$45,500	WD	03-ARM'S LENGTH	\$45,500	\$9,900	21.76	\$19,856	\$45,500	\$19,856	99.9	159.0	0.36	0.36	\$458	\$125,691	\$2.89	99.28	LF 1900-4157		LITTLE FIELD LAKEFRONT	402	BACKLOT FF	
BACKLOT - VACANT	08-080-00-078-00	COLD CREEK	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		LITTLE FIELD LAKEFRONT	402	BACKLOT FF	
Totals:				\$179,000			\$179,000	\$45,200		\$100,466	\$179,000	\$100,466	502.3		1.80	1.45										
									Sale. Ratio =>	25.25																
									Std. Dev. =>	6.73																
												Average per FF=>							Average per SqFt=>							
																					99,665.92				\$2.29	

BACKLOTS
VACANT SALES ONLY

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BACKLOT	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	\$59,030	\$20,000	100.0	204.5	0.47	0.47	\$590	\$125,864	\$2.89	100.00	LF 1894-5304		LITTLE FIELD LAKEFRONT	401	BACKLOT FF	
BACKLOT	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		LITTLE FIELD LAKEFRONT	402	BACKLOT FF	
BACKLOT - VACANT	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	LITTLE FIELD LAKEFRONT	402	BACKLOT FF	
BACKLOT	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	\$35,111	\$20,200	101.0	172.0	0.40	0.40	\$348	\$87,997	\$2.02	101.00	LF 1896-1863		LITTLE FIELD LAKEFRONT	401	BACKLOT FF	
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BACKLOT - VACANT	08-080-00-075-00	LIGHTHOUSE COVE	05/02/23	\$45,500	WD	03-ARM'S LENGTH	\$45,500	\$9,900	21.76	\$19,856	\$45,500	\$19,856	99.3	159.0	0.36	0.36	\$458	\$125,691	\$2.89	99.28	LF 1900-4157		LITTLE FIELD LAKEFRONT	402	BACKLOT FF	
BACKLOT - VACANT	08-080-00-078-00	COLD CREEK	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		LITTLE FIELD LAKEFRONT	402	BACKLOT FF	
BACKLOT	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	\$43,890	\$20,260	101.3	132.8	0.31	0.31	\$433	\$142,039	\$3.26	101.30	LF 1898-2209		LITTLE FIELD LAKEFRONT	401	BACKLOT FF	
BACKLOT	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	\$35,735	\$30,000	150.0	240.0	0.83	0.83	\$238	\$43,263	\$0.99	150.00	LF 1896-4411		LITTLE FIELD LAKEFRONT	401	BACKLOT FF	
Totals:				\$1,024,000			\$1,024,000	\$325,700		\$782,715	\$475,215	\$233,930	1,169.7		4.58	4.24										
									Sale. Ratio >>	31.81				Average		Average										
									Std. Dev. >>	7.86				per FF>>	\$406	per Net Acre>>	103,668.19			Average						
																per SqFt>>		\$2.38								

BACKLOTS		
VACANT + IMPROVED	406	
UTILIZED		310
ANALYZED		356 VACANT

OUTLIERS																							
BACKLOT - LAKE ACCESS PER LISTI 08-080-00-050-00	9010 LIGHTHOUSE DRIVE	05/13/22	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$0	0.00	\$85,569	\$26,431	\$20,000	100.0	185.0	0.43	0.43	\$264	\$62,191	\$1.43	100.00	LF 1895-1843	LITTLE FIELD LAKEFRONT	401	BACKLOT FF
BACKLOT - LAKE ACCESS PER LISTI 08-080-00-050-00	9010 LIGHTHOUSE DRIVE	08/18/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$0	0.00	\$85,569	\$124,431	\$20,000	100.0	185.0	0.43	0.43	\$1,244	\$292,779	\$6.72	100.00	LF 1896-5384	LITTLE FIELD LAKEFRONT	401	BACKLOT FF