

**ECF ANALYSIS - COMMERCIAL - GILMORE TOWNSHIP 2023**

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	
31-050-00-171-00	249 W WRIGHT	07/10/20	\$40,000	WD	03 ARMS LENGTH	\$40,000	\$31,500	78.75	\$58,719	\$0	\$40,000	\$66,726	0.599						
91-110-00-001-00	4011 E ROSEBUSH	07/03/20	\$128,500	WD	03 ARMS LENGTH	\$128,500	\$68,700	53.46	\$168,065	\$28,305	\$100,195	\$158,818	0.631						
02-018-30-002-08	6150 E BROADWAY	03/05/20	\$225,000	LC	03 ARMS LENGTH	\$225,000	\$110,800	49.24	\$264,565	\$69,844	\$155,156	\$229,084	0.677						
31-016-00-100-06	127 S UNION	12/28/20	\$1,959,200	WD	03 ARMS LENGTH	\$1,959,200	\$468,500	23.91	\$1,652,533	\$81,780	\$1,877,420	\$1,784,947	1.052						
09-023-30-003-00	2020 N MISSION	04/30/20	\$275,000	WD	03 ARMS LENGTH	\$275,000	\$76,600	27.85	\$217,752	\$45,899	\$229,101	\$202,180	1.133						
<b>Totals:</b>			<b>\$2,627,700</b>			<b>\$2,627,700</b>	<b>\$756,100</b>		<b>\$2,361,634</b>		<b>\$2,401,872</b>	<b>\$2,441,755</b>			<b>#DIV/0!</b>		<b>#REF!</b>		
							<b>Std. Dev. =&gt;</b>	<b>22.10</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.819</b>		<b>Ave. Variance=&gt;</b>		<b>#DIV/0! Coefficient of Var=&gt;</b>		<b>#DIV/0!</b>

**GILMORE TOWNSHIP - COMMERCIAL ECF**  
 ANALYZED 0.819  
 APPLIED 0.785

NO SALES IN TOWNSHIP; UTILIZED COUNTY WIDE COMPARABLE SALES

E.C.F. ANALYSIS - LAKE AREA - GILMORE TOWNSHIP 2023

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	Land Table
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	\$11,491	\$77,509	\$60,824	1.274	480	\$161.48	LF	29.3094	STICK BUILT	\$8,750		LITTLE FIELD LAKEFRONT
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	\$201,572	\$86,144	\$128,856	\$128,539	1.002	672	\$191.75	LF	2.1245	STICK BUILT	\$84,000		LITTLE FIELD LAKEFRONT
08-062-00-036-00	4826 BAYOU DR	01/06/22	\$234,900	WD	03-ARM'S LENGTH	\$234,900	\$94,800	40.36	\$221,511	\$113,656	\$121,244	\$120,106	1.009	1,152	\$105.25	LF	2.8256		\$110,839		LITTLE FIELD LAKEFRONT
08-062-00-038-00	4810 BAYOU DR	06/04/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$74,300	43.71	\$164,922	\$84,000	\$86,000	\$90,114	0.954	936	\$91.88	LF	2.6870		\$84,000		LITTLE FIELD LAKEFRONT
08-062-00-044-01	4753 BAYOU VISTA DR	09/25/20	\$544,000	WD	03-ARM'S LENGTH	\$544,000	\$256,800	47.21	\$581,804	\$129,867	\$414,133	\$503,271	0.823	3,744	\$110.61	LF	15.8338	RANCH	\$116,615		LITTLE FIELD LAKEFRONT
08-062-00-044-01	4753 BAYOU VISTA DR	08/11/21	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$258,500	43.08	\$581,804	\$129,867	\$470,133	\$503,271	0.934	3,744	\$125.57	LF	4.7065	RANCH	\$116,615		LITTLE FIELD LAKEFRONT
08-064-00-067-00	9054 STEVENSON LAKE	04/30/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$98,800	48.20	\$221,885	\$90,663	\$114,337	\$146,127	0.782	1,260	\$90.74	LF	19.8771		\$84,430		LITTLE FIELD LAKEFRONT
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	\$102,227	\$122,773	\$209,030	0.587	2,324	\$52.83	LF	39.3875	STICK BUILT	\$93,495		LITTLE FIELD LAKEFRONT
08-080-00-027-00	BEACH LN	09/24/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$110,800	46.17	\$209,746	\$40,721	\$199,279	\$196,312	1.015	1,552	\$128.40	LF	3.3891		\$32,550	08-080-00-028-00	LITTLE FIELD LAKEFRONT
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	\$33,682	\$354,318	\$311,888	1.136	2,496	\$141.95	LF	15.4823	STICK BUILT	\$28,000		LITTLE FIELD LAKEFRONT
08-090-00-001-00	8987 ALLEY ST	08/14/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$100,600	41.92	\$224,287	\$101,997	\$138,003	\$136,180	1.013	1,272	\$108.49	LF	3.2163		\$99,620		LITTLE FIELD LAKEFRONT
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	\$21,566	\$118,434	\$95,306	1.243	1,344	\$88.12	LF	26.1447		\$18,360		LITTLE FIELD LAKEFRONT
<b>Totals:</b>			<b>\$3,290,900</b>			<b>\$3,290,900</b>	<b>\$1,413,100</b>		<b>\$3,184,486</b>		<b>\$2,345,019</b>	<b>\$2,500,967</b>			<b>\$116.42</b>		<b>4.3576</b>				
							<b>Sale. Ratio =&gt;</b>	<b>42.94</b>				<b>E.C.F. =&gt;</b>	<b>0.938</b>		<b>Std. Deviation=&gt;</b>	<b>0.191719</b>					
							<b>Std. Dev. =&gt;</b>	<b>7.07</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.981</b>		<b>Ave. Variance=&gt;</b>	<b>13.7486</b>	<b>Coefficient of Var=&gt;</b>	<b>14.01177404</b>			

ECF  
 LAKE AREA  
 GILMORE 2023  
 ANALYZED 0.938  
 UTILIZED 0.938



**E.C.F. ANALYSIS - RURAL RESIDENTIAL & AGRICULTURAL - GILMORE TOWNSHIP 2023**

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	Land Table		
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	\$124,020	\$27,663	\$102,237	\$137,653	0.743	1,512	\$67.62	RES1	8.5311	RANCH	\$21,200		RURAL RESIDENTIAL		
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	\$144,966	\$14,435	\$155,465	\$177,352	0.877	1,416	\$109.79	RES1	4.8563	RANCH	\$8,500		RURAL RESIDENTIAL		
08-006-20-001-00	11955 N LITTLEFIELD RD	11/13/20	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$73,800	41.69	\$187,588	\$91,706	\$85,294	\$130,274	0.655	1,212	\$70.37	RES1	17.3302	RANCH	\$87,240		RURAL RESIDENTIAL		
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	\$234,219	\$145,254	\$79,746	\$120,876	0.660	1,440	\$55.38	RES1	16.8296	STICK BUILT	\$145,000		RURAL RESIDENTIAL		
08-010-40-001-00	10227 N VANDECAR RD	12/04/20	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$73,600	29.32	\$199,243	\$81,509	\$169,491	\$159,965	1.060	1,256	\$134.95	RES1	23.1525	STICK BUILT	\$80,000		RURAL RESIDENTIAL		
08-012-10-003-00	915 W HERRICK RD	05/29/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$46,900	34.74	\$115,620	\$34,403	\$100,597	\$115,079	0.874	1,144	\$87.93	RES1	4.6131	RANCH	\$30,517		RURAL RESIDENTIAL		
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	\$80,832	\$9,773	\$75,227	\$101,513	0.741	1,352	\$55.64	RES1	8.6969	RANCH	\$8,500		RURAL RESIDENTIAL		
08-029-20-002-00	4445 COLEMAN RD	09/24/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$68,900	30.62	\$161,011	\$39,836	\$185,164	\$164,640	1.125	1,372	\$134.96	RES1	29.6633	RANCH	\$38,400		RURAL RESIDENTIAL		
08-029-40-003-03	4320 W BATTLE RD	05/05/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$75,000	50.00	\$173,711	\$25,786	\$124,214	\$200,985	0.618	2,042	\$60.83	RES1	21.0001	STICK BUILT	\$23,965		RURAL RESIDENTIAL		
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	\$114,206	\$13,131	\$126,869	\$137,330	0.924	1,128	\$112.47	RES1	9.5797	RANCH	\$8,500		RURAL RESIDENTIAL		
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	\$199,667	\$26,877	\$195,623	\$234,769	0.833	1,344	\$145.55	RES1	0.5230	STICK BUILT	\$24,000		RURAL RESIDENTIAL		
<b>Totals:</b>			<b>\$1,910,300</b>			<b>\$1,910,300</b>	<b>\$701,800</b>		<b>\$1,735,083</b>		<b>\$1,399,927</b>	<b>\$1,680,436</b>			<b>\$94.14</b>		<b>0.5046</b>						
								<b>Sale. Ratio =&gt;</b>	<b>36.74</b>					<b>E.C.F. =&gt;</b>	<b>0.833</b>	<b>Std. Deviation=&gt;</b>		<b>0.16510148</b>					
								<b>Std. Dev. =&gt;</b>	<b>7.37</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.828</b>	<b>Ave. Variance=&gt;</b>		<b>13.1614</b>	<b>Coefficient of Var=&gt;</b>	<b>15.89492905</b>			

ECF ANALYSIS  
RURAL RESIDENTIAL  
AGRICULTURAL  
GILMORE 2023  
ANALYZED 0.833  
UTILIZED 0.795

LAND ANALYSIS - AGRICULTURAL - GILMORE TOWNSHIP 2023

Parcel Number	Township	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	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	
04-005-40-001-03	Coldwater (West of Gilmore)	10400 W HERRICK	11/24/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$37,900	31.58	\$80,720	\$120,000	\$80,720	0.0	0.0	32.00	32.00	#DIV/0!	\$3,750	\$0.09	0.00	10117	01891/05190		
04-015-10-004-00	Coldwater (West of Gilmore)	9740 N ROLLAND	08/02/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$49,800	35.57	\$117,805	\$119,765	\$97,570	0.0	0.0	40.00	40.00	#DIV/0!	\$2,994	\$0.07	0.00	10117	01889/01883		
04-021-40-001-00	Coldwater (West of Gilmore)	9323 N ROLLAND	09/25/20	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$44,900	56.13	\$98,155	\$80,000	\$98,155	0.0	0.0	40.00	40.00	#DIV/0!	\$2,000	\$0.05	0.00	10117	01882/01095		
08-005-30-001-10	Gilmore	4943 W HERRICK	01/24/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$58,700	51.04	\$93,765	\$115,000	\$93,765	0.0	0.0	39.90	39.90	#DIV/0!	\$2,882	\$0.07	0.00	10117	01893/00454		
08-015-20-001-62	Gilmore	N VANDECAR	12/16/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$57,200	39.45	\$105,828	\$145,000	\$105,828	0.0	0.0	47.57	47.57	#DIV/0!	\$3,048	\$0.07	0.00	10117	01884/648		
08-023-10-001-13	Gilmore	1537 W STEVENSON LAKE	08/25/21	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$62,500	53.88	\$87,345	\$116,000	\$87,345	0.0	0.0	47.69	47.69	#DIV/0!	\$2,432	\$0.06	0.00	10117	01889/04945		
11-019-20-005-50	Nottawa (South of Gilmore)		01/20/21	\$386,880	WD	19-MULTI PARCEL ARM'S LENGTH	\$386,880	\$193,500	50.02	\$550,819	\$386,880	\$409,219	0.0	0.0	86.72	56.95	#DIV/0!	\$4,461	\$0.10	0.00	10117	01884/05020	11-019-20-003-01, 11-019-20-001-51	
11-032-20-003-00	Nottawa (South of Gilmore)		12/15/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$70,200	58.50	\$138,054	\$120,000	\$138,054	0.0	0.0	40.00	40.00	#DIV/0!	\$3,000	\$0.07	0.00	10117	01884/814		
13-015-10-002-15	Nottawa (South of Gilmore)	8638 W AIRLINE	07/08/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$27,500	45.83	\$57,101	\$60,000	\$57,101	0.0	0.0	22.00	22.00	#DIV/0!	\$2,727	\$0.06	0.00	10117	01888/04394		
<b>Totals:</b>				<b>\$1,282,880</b>			<b>\$1,282,880</b>	<b>\$602,200</b>		<b>\$1,329,592</b>	<b>\$1,262,645</b>	<b>\$1,167,757</b>	<b>0.0</b>		<b>395.88</b>	<b>366.11</b>								
									<b>Sale. Ratio =&gt;</b>	<b>46.94</b>	<b>Average</b>			<b>Average</b>		<b>Average</b>								
									<b>Std. Dev. =&gt;</b>	<b>9.45</b>	<b>per FF=&gt;</b>		<b>#DIV/0!</b>	<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>3,189.46</b>	<b>Average</b>	<b>per SqFt=&gt;</b>	<b>\$0.07</b>					

Land Analysis  
 Agriculture  
 Gilmore 2023  
 Analyzed 3189/acre  
 Utilized 3150/acre Increase of 600/acre from 2022 to 2023  
 2022 Utilized 2550/acre

Conclusion:  
 Increase of \$650/acre  
 Utilized surrounding townships agricultural sales to confirm market analysis of 3200/acre

Outlier

08-027-20-001-00	Gilmore	7941 N VANDECAR	05/14/21	\$390,000	MLC	03-ARM'S LENGTH	\$390,000	\$92,600	23.74	\$228,248	\$258,081	\$96,329	0.0	0.0	38.00	38.00	#DIV/0!	\$6,792	\$0.16	0.00	10117	01888/05300	
------------------	---------	-----------------	----------	-----------	-----	-----------------	-----------	----------	-------	-----------	-----------	----------	-----	-----	-------	-------	---------	---------	--------	------	-------	-------------	--

**LAND ANALYSIS - AVERAGE LITTLEFIELD LAKE & WAHL LAKE FRONT - GILMORE TOWNSHIP 2023**

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	
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		LITTLE FIELD LAKEFRONT	
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		LITTLE FIELD LAKEFRONT	
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		LITTLE FIELD LAKEFRONT	
08-080-00-027-00	BEACH LN	09/24/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$110,800	46.17	\$209,746	\$62,804	\$32,550	210.0	295.1	0.71	0.35	\$299	\$88,332	\$2.03	210.00		LF 1882-996	08-080-00-028-00	LITTLE FIELD LAKEFRONT	
08-080-00-031-00		09/21/20	\$26,000	WD	03-ARM'S LENGTH	\$26,000	\$7,800	30.00	\$17,675	\$26,000	\$17,675	101.0	150.0	0.35	0.35	\$257	\$74,713	\$1.72	101.00		LF 1882-472		LITTLE FIELD LAKEFRONT	
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		LITTLE FIELD LAKEFRONT	
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		LITTLE FIELD LAKEFRONT	
08-080-00-054-00		05/05/20	\$29,000	WD	03-ARM'S LENGTH	\$29,000	\$13,000	44.83	\$29,243	\$29,000	\$29,243	167.1	81.5	0.31	0.31	\$174	\$92,652	\$2.13	167.10		LF 1879-1746		LITTLE FIELD LAKEFRONT	
08-080-00-073-00		12/17/20	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$7,800	39.00	\$17,500	\$20,000	\$17,500	100.0	150.0	0.34	0.34	\$200	\$58,140	\$1.33	100.00		LF 1884-1666		LITTLE FIELD LAKEFRONT	
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		LITTLE FIELD LAKEFRONT	
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		LITTLE FIELD LAKEFRONT	
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		LITTLE FIELD LAKEFRONT	
08-062-00-044-01	4753 BAYOU VISTA DR	09/25/20	\$544,000	WD	03-ARM'S LENGTH	\$544,000	\$256,800	47.21	\$581,804	\$78,811	\$116,615	83.3	172.0	0.54	0.54	\$946	\$146,489	\$3.36	136.25		LF 1882-1237		LITTLE FIELD LAKEFRONT	
08-064-00-067-00	9054 STEVENSON LAKE	04/30/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$98,800	48.20	\$221,885	\$67,545	\$84,430	60.3	122.0	0.17	0.17	\$1,120	\$397,324	\$9.12	60.77		LF 1879-1275		LITTLE FIELD LAKEFRONT	
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		LITTLE FIELD LAKEFRONT	
<b>Totals:</b>			<b>\$2,474,700</b>			<b>\$2,474,700</b>	<b>\$1,000,200</b>		<b>\$2,234,575</b>	<b>\$786,523</b>	<b>\$546,398</b>	<b>1,530.9</b>		<b>5.93</b>	<b>5.57</b>									
								<b>Sale. Ratio =&gt;</b>	<b>40.42</b>	<b>Average</b>				<b>Average</b>	<b>Average</b>									
								<b>Std. Dev. =&gt;</b>	<b>11.13</b>	<b>per FF=&gt;</b>				<b>\$514</b>	<b>per Net Acre=&gt;</b>				<b>132,567.50</b>	<b>per SqFt=&gt;</b>				<b>\$3.04</b>

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

**LAND ANALYSIS - BACKLOTS OF LITTLEFIELD LAKE & WAHL LAKE - GILMORE TOWNSHIP 2023**

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			
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		LITTLE FIELD LAKEFRONT			
08-080-00-027-00	BEACH LN	09/24/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$110,800	46.17	\$209,746	\$62,804	\$32,550	210.0	295.1	0.71	0.35	\$299	\$88,332	\$2.03	210.00		LF 1882-996	08-080-00-028-00	LITTLE FIELD LAKEFRONT			
08-080-00-031-00		09/21/20	\$26,000	WD	03-ARM'S LENGTH	\$26,000	\$7,800	30.00	\$17,675	\$26,000	\$17,675	101.0	150.0	0.35	0.35	\$257	\$74,713	\$1.72	101.00		LF 1882-472		LITTLE FIELD LAKEFRONT			
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		LITTLE FIELD LAKEFRONT			
08-080-00-054-00		05/05/20	\$29,000	WD	03-ARM'S LENGTH	\$29,000	\$13,000	44.83	\$29,243	\$29,000	\$29,243	167.1	81.5	0.31	0.31	\$174	\$92,652	\$2.13	167.10		LF 1879-1746		LITTLE FIELD LAKEFRONT			
08-080-00-073-00		12/17/20	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$7,800	39.00	\$17,500	\$20,000	\$17,500	100.0	150.0	0.34	0.34	\$200	\$58,140	\$1.33	100.00		LF 1884-1666		LITTLE FIELD LAKEFRONT			
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		LITTLE FIELD LAKEFRONT			
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		LITTLE FIELD LAKEFRONT			
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		LITTLE FIELD LAKEFRONT			
<b>Totals:</b>			<b>\$973,000</b>			<b>\$973,000</b>	<b>\$377,900</b>		<b>\$787,536</b>	<b>\$378,787</b>	<b>\$193,323</b>	<b>1,128.7</b>		<b>4.38</b>	<b>4.01</b>											
								<b>Sale. Ratio =&gt;</b>	<b>38.84</b>					<b>Average</b>			<b>Average</b>			<b>Average</b>						
								<b>Std. Dev. =&gt;</b>	<b>10.23</b>					<b>per FF=&gt;</b>	<b>\$336</b>			<b>per Net Acre=&gt;</b>	<b>86,560.10</b>			<b>per SqFt=&gt;</b>	<b>\$1.99</b>			

LAND ANALYSIS  
LITTLEFIELD LAKE & WAHL LAKE  
BACKLOTS  
ANALYZED 336/FF  
APPLIED 200/FF  
  
2022 APPLIED 175/FF

**LAND ANALYSIS - GOOD & HIGH LITTLEFIELD LAKE FRONT - GILMORE TOWNSHIP 2023**

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		
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	\$103,093	\$113,000	\$103,093	73.6	347.0	0.80	0.80	\$1,535	\$141,604	\$3.25	100.12		LF 1885-0691		LITTLE FIELD LAKEFRONT		
08-020-10-008-00	4659 RUSTIC HILLS	08/09/21	\$225,500	WD	03-ARM'S LENGTH	\$225,500	\$45,900	20.35	\$160,574	\$152,190	\$87,264	62.3	130.0	0.20	0.20	\$2,442	\$772,538	\$17.74	66.00		LF 1889-2588		LITTLE FIELD LAKEFRONT		
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	\$201,572	\$97,428	\$84,000	60.0	100.0	0.14	0.14	\$1,624	\$706,000	\$16.21	60.00		LF 1889-5867		LITTLE FIELD LAKEFRONT		
08-062-00-036-00	4826 BAYOU DR	01/06/22	\$234,900	WD	03-ARM'S LENGTH	\$234,900	\$94,800	40.36	\$221,511	\$124,228	\$110,839	79.2	100.0	0.28	0.28	\$1,569	\$451,738	\$10.37	120.00		LF 1892-4615		LITTLE FIELD LAKEFRONT		
08-062-00-038-00	4810 BAYOU DR	06/04/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$74,300	43.71	\$164,922	\$89,078	\$84,000	60.0	100.0	0.14	0.14	\$1,485	\$645,493	\$14.82	60.00		LF 1879-5637		LITTLE FIELD LAKEFRONT		
08-062-00-044-01	4753 BAYOU VISTA DR	08/11/21	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$258,500	43.08	\$581,804	\$134,811	\$116,615	83.3	172.0	0.54	0.54	\$1,618	\$250,578	\$5.75	136.25		LF 1889-3094		LITTLE FIELD LAKEFRONT		
08-064-00-067-00	9054 STEVENSON LAKE	04/30/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$98,800	48.20	\$221,885	\$67,545	\$84,430	60.3	122.0	0.17	0.17	\$1,120	\$397,324	\$9.12	60.77		LF 1879-1275		LITTLE FIELD LAKEFRONT		
08-090-00-001-00	8987 ALLEY ST	08/14/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$100,600	41.92	\$224,287	\$115,333	\$99,620	71.2	101.2	0.21	0.21	\$1,621	\$538,939	\$12.37	91.90		LF 1881-1791		LITTLE FIELD LAKEFRONT		
<b>Totals:</b>			<b>\$2,003,400</b>			<b>\$2,003,400</b>	<b>\$804,000</b>		<b>\$1,879,648</b>	<b>\$893,613</b>	<b>\$769,861</b>	<b>549.9</b>		<b>2.47</b>	<b>2.47</b>										
								<b>Sale. Ratio =&gt;</b>	<b>40.13</b>					<b>Average</b>			<b>Average</b>								
								<b>Std. Dev. =&gt;</b>	<b>8.34</b>					<b>per FF=&gt;</b>	<b>\$1,625</b>	<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>362,079.82</b>	<b>Average</b>	<b>per SqFt=&gt;</b>	<b>\$8.31</b>				

LAND ANALYSIS  
LITTLEFIELD LAKE FRONT  
GOOD & HIGH GROUPED TOGETHER  
ANALYZED 1625/FF  
APPLIED 1625/FF



LAND ANALYSIS - RURAL RESIDENTIAL & COMMERCIAL ACREAGE - GILMORE TOWNSHIP 2023

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	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
08-012-10-003-00	915 W HERRICK RD	05/29/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$46,900	34.74	\$115,620	\$49,897	8.10	8.10	\$6,160	\$0.14	RES1 1879-4665			RURAL RESIDENTIAL	401
08-030-30-001-01	7195 N JOHNSON RD	09/10/20	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$47,600	34.74	\$119,877	\$51,123	10.00	10.00	\$5,112	\$0.12	RES1 1882-515			RURAL RESIDENTIAL	401
08-008-20-003-02	4332 W BAWKEY RD	09/14/20	\$142,900	WD	03-ARM'S LENGTH	\$142,900	\$53,900	37.72	\$121,755	\$91,145	30.00	30.00	\$3,038	\$0.07	RES1 1882-738			RURAL RESIDENTIAL	401
08-002-20-005-00	W NORTH COUNTY LINE RD	11/09/20	\$108,000	PTA	03-ARM'S LENGTH	\$108,000	\$40,000	37.04	\$80,000	\$108,000	40.00	40.00	\$2,700	\$0.06	RES1 1883-1098			RURAL RESIDENTIAL	402
08-006-20-001-00	11955 N LITTLEFIELD RD	11/13/20	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$73,800	41.69	\$187,588	\$76,652	43.62	43.62	\$1,757	\$0.04	RES1 1883-1801			RURAL RESIDENTIAL	401
08-003-40-001-03	11251 N VANDECAR	11/16/20	\$67,000	WD	03-ARM'S LENGTH	\$67,000	\$38,600	57.61	\$77,580	\$67,000	35.70	35.70	\$1,877	\$0.04	RES1 1885-2558			RURAL RESIDENTIAL	402
08-008-10-007-00		12/03/20	\$29,900	WD	03-ARM'S LENGTH	\$29,900	\$16,300	54.52	\$34,000	\$29,900	10.00	10.00	\$2,990	\$0.07	RES1 1883-4083			RURAL RESIDENTIAL	402
08-010-40-001-00	10227 N VANDECAR RD	12/04/20	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$73,600	29.32	\$199,243	\$131,757	40.00	40.00	\$3,294	\$0.08	RES1 1884-618			RURAL RESIDENTIAL	401
08-010-40-002-01	10013 N VANDECAR RD	12/23/20	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$42,400	30.72	\$102,688	\$73,712	12.00	12.00	\$6,143	\$0.14	RES1 1884-2272			RURAL RESIDENTIAL	401
08-020-40-007-01	4252 W COLEMAN RD	01/14/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$54,200	47.13	\$129,738	\$23,882	12.10	12.10	\$1,974	\$0.05	RES1 1884-4299			RURAL RESIDENTIAL	401
08-031-40-002-03	6072 N SANDERS LN	01/29/21	\$142,500	WD	03-ARM'S LENGTH	\$142,500	\$46,700	32.77	\$122,011	\$44,489	5.00	5.00	\$8,898	\$0.20	RES1 1885-0609			RURAL RESIDENTIAL	401
08-020-40-004-01		02/12/21	\$50,875	WD	03-ARM'S LENGTH	\$50,875	\$26,300	51.70	\$55,350	\$50,875	20.35	20.35	\$2,500	\$0.06	RES1 1885-2698			RURAL RESIDENTIAL	402
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	40.00	40.00	\$2,500	\$0.06	RES1 1886-4814			RURAL RESIDENTIAL	402
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	10.00	10.00	\$3,200	\$0.07	RES1 1887-5125			RURAL RESIDENTIAL	402
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	\$29,399	\$32,551	3.70	3.70	\$8,798	\$0.20	RES1 1889-940			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	\$124,020	\$27,080	4.20	4.20	\$6,448	\$0.15	RES1 1889-3773			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	\$89,928	\$32,139	9.00	9.00	\$3,571	\$0.08	RES1 1890-2809			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	\$161,011	\$102,389	12.00	12.00	\$8,532	\$0.20	RES1 1890-2955			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	20.00	20.00	\$3,000	\$0.07	RES1 1890-4410			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	\$234,219	\$135,781	80.00	80.00	\$1,697	\$0.04	RES1 1892-2144			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	\$199,667	\$46,833	5.00	5.00	\$9,367	\$0.22	RES1 1892-2245			RURAL RESIDENTIAL	401
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	\$11,129	\$8,200	1.00	1.00	\$8,200	\$0.19	RES1 1892-4202			RURAL RESIDENTIAL	402
08-032-10-004-01	6550 N LITTLEFIELD RD	01/31/22	\$109,000	PTA	03-ARM'S LENGTH	\$109,000	\$41,400	37.98	\$110,513	\$31,992	9.73	9.73	\$3,288	\$0.08	RES1 1893-1432			RURAL RESIDENTIAL	401
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	\$80,832	\$12,668	1.00	1.00	\$12,668	\$0.29	RES1 1893-1893			RURAL RESIDENTIAL	401
<b>Totals:</b>			<b>\$2,823,175</b>			<b>\$2,823,175</b>	<b>\$1,084,400</b>		<b>\$2,555,168</b>	<b>\$1,420,065</b>	<b>462.50</b>	<b>462.50</b>							
								<b>Sale. Ratio =&gt;</b>	<b>38.41</b>			<b>Average</b>	<b>Average</b>						
								<b>Std. Dev. =&gt;</b>	<b>14.37</b>			<b>per Net Acre=&gt;</b>	<b>3,070.41</b>	<b>per SqFt=&gt;</b>	<b>\$0.07</b>				

LAND ANALYSIS  
RURAL RESIDENTIAL ACREAGE  
COMMERCIAL ACREAGE  
GILMORE TOWNSHIP 2023

2022				2023			
ACRES	VALUATION SET	DIFFERENCES per increase	\$/ACRE	ACRES	VALUATION	DIFFERENCES per increase	\$/ACRE
1	\$8,500.00	\$2,500	\$8,500	1	\$8,500.00	2,500.00	\$8,500
1.5	\$11,000.00	\$2,000	\$7,333	1.5	\$11,000.00	2,000.00	\$7,333
2	\$13,000.00	\$2,000	\$6,500	2	\$13,000.00	2,000.00	\$6,500
2.5	\$15,000.00	\$2,000	\$6,000	2.5	\$15,000.00	2,000.00	\$6,000
3	\$17,000.00	\$3,500	\$5,667	3	\$17,000.00	3,500.00	\$5,667
4	\$20,500.00	\$3,500	\$5,125	4	\$20,500.00	3,500.00	\$5,125
5	\$24,000.00	\$4,500	\$4,800	5	\$24,000.00	4,500.00	\$4,800
7	\$28,500.00	\$5,500	\$4,071	7	\$28,500.00	5,500.00	\$4,071
10	\$34,000.00	\$11,000	\$3,400	10	\$34,000.00	11,000.00	\$3,400
15	\$45,000.00	\$10,000	\$3,000	15	\$45,000.00	10,000.00	\$3,000
20	\$55,000.00	\$5,000	\$2,750	20	\$55,000.00	10,000.00	\$2,750
25	\$60,000.00	\$10,000	\$2,400	25	\$65,000.00	10,000.00	\$2,600
30	\$70,000.00	\$10,000	\$2,333	30	\$75,000.00	21,000.00	\$2,500
40	\$80,000.00	\$20,000	\$2,000	40	\$96,000.00	14,000.00	\$2,400
50	\$100,000.00	\$75,000	\$2,000	50	\$110,000.00	65,000.00	\$2,200
100	\$175,000.00	(\$175,000)	\$1,750	100	\$175,000.00	(175,000.00)	\$1,750