

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	
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