

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 0.819
UTILIZED 0.800