

ECF ANALYSIS - LAKE AREA - 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		
08-080-00-048-00	9306 LIGHTHOUSE DR	05/03/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$56,900	49.48	\$106,628	\$38,627	\$76,373	\$97,703	0.782	1,344	\$56.83	LF	66.9169		\$10,000			
08-062-00-044-01	4750 BAYOU VISTA DR	08/11/21	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$258,500	43.08	\$620,676	\$148,608	\$451,392	\$503,271	0.897	3,744	\$120.56	LF	89.6917		\$97,500			
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	\$220,214	\$99,644	\$115,356	\$128,539	0.897	672	\$171.66	LF	89.7437		\$128,652			
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	\$40,686	\$129,214	\$138,079	0.936	1,776	\$72.76	LF	28.5468		\$135,356			
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	\$35,528	\$142,472	\$145,775	0.977	1,288	\$110.61	LF	24.2261		\$108,521			
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	\$27,009	\$173,991	\$169,595	1.026	1,184	\$146.95	LF	7.4517		\$20,200			
08-080-00-091-00	9426 LIGHTHOUSE	11/02/21	\$388,000	WD	03-ARM'S LENGTH	\$388,000	\$138,000	35.57	\$330,232	\$37,682	\$350,318	\$311,887	1.123	2,496	\$140.35	LF	40.5150		\$20,200			
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	\$27,660	\$102,340	\$83,913	1.220	992	\$103.17	LF	20.3225		\$20,000			
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	\$113,003	\$23,606	\$116,394	\$95,306	1.221	1,344	\$86.60	LF	32.0793		\$20,000			
08-050-00-053-00	4733 RIDGE	07/02/21	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$29,400	33.03	\$69,794	\$12,741	\$76,259	\$60,824	1.254	480	\$158.87	LF	125.3763		\$27,125	08-080-00-063-00		
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	\$22,655	\$117,345	\$82,473	1.423	858	\$136.77	LF	142.2828		\$9,720	08-090-00-005-00		
08-080-00-032-00	4390 LIGHTHOUSE DR	11/17/21	\$267,700	WD	03-ARM'S LENGTH	\$267,700	\$67,200	25.10	\$180,775	\$21,792	\$245,908	\$169,491	1.451	1,510	\$162.85	LF	145.0858		\$20,400			
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	\$99,579	\$100,421	\$66,712	1.505	720	\$139.47	LF	31.9797		\$98,574			
08-050-00-009-00	4736 RIDGE	01/18/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$70,100	38.94	\$148,583	\$83,069	\$96,931	\$63,421	1.528	572	\$169.46	LF	152.8371		\$37,760			
08-020-10-008-00	4659 RUSTIC HILLS	08/09/21	\$225,500	WD	03-ARM'S LENGTH	\$225,500	\$45,900	20.35	\$177,760	\$103,628	\$121,872	\$79,032	1.542	884	\$137.86	LF	154.2059		\$20,260			
Totals:			\$3,239,100			\$3,239,100	\$1,170,500		\$2,865,718		\$2,416,586	\$2,196,021			\$127.65		8.5052					
								Sale. Ratio =>	36.14					E.C.F. =>	1.100	Std. Deviation=>		0.2598282				
								Std. Dev. =>	7.81					Ave. E.C.F. =>	1.185	Ave. Variance=>		76.7508	Coefficient of Var=>	64.74176021		

2024 GILMORE
 LAKE ECF
 ANALYZED 1.1
 UTILIZED 1.04