

**ECF ANALYSIS - MOBILE HOME - 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	
08-002-30-001-02	1660 W HERRICK RD	08/16/21	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$36,100	27.79	\$129,317	\$30,644	\$99,256	\$141,772	0.700	1,512	\$65.65	RES1	9.0810	MH	\$21,200		
08-002-30-001-03	1552 W HERRICK RD	10/05/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$18,100	40.22	\$43,904	\$21,200	\$23,800	\$32,201	0.739	924	\$25.76	RES1	5.1821	MH	\$21,200		
08-008-20-003-00	10561 N GILMORE RD	09/12/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$64,600	49.69	\$134,978	\$70,000	\$60,000	\$92,847	0.646	1,456	\$41.21	RES1	14.4697	MH	\$70,000		
08-013-10-002-02	9713 N GLASS RD	10/13/22	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$23,600	45.38	\$50,035	\$16,689	\$35,311	\$47,911	0.737	1,184	\$29.82	RES1	5.3908	MH	\$13,000		
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	\$83,834	\$9,828	\$75,172	\$106,330	0.707	1,352	\$55.60	RES1	8.3956	MH	\$8,500		
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	\$92,341	\$34,588	\$55,312	\$82,978	0.667	1,248	\$44.32	RES1	12.4339	MH	\$32,167		
08-032-10-004-01	6550 N LITTLEFIELD RD	01/31/22	\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$41,400	37.98	\$115,617	\$41,948	\$67,052	\$105,101	0.638	1,330	\$50.42	RES1	15.2946	MH	\$33,505		
08-062-00-036-00	4826 BAYOU DR	01/06/22	\$234,900	WD	03-ARM'S LENGTH	\$234,900	\$94,800	40.36	\$245,560	\$131,637	\$103,263	\$121,453	0.850	1,152	\$89.64	LF	5.9308	MANU	\$128,652		
08-080-00-048-00	9306 LIGHTHOUSE DR	05/03/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$56,900	49.48	\$109,834	\$38,880	\$76,120	\$101,945	0.747	1,344	\$56.64	LF	4.4248	MH	\$33,120		
08-080-00-050-00	9010 LIGHTHOUSE DRIVE	05/13/22	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$0	0.00	\$111,257	\$27,444	\$64,556	\$120,421	0.536	1,568	\$41.17	LF	25.4836	MH	\$20,000		
08-080-00-050-00	9010 LIGHTHOUSE DRIVE	08/18/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$0	0.00	\$111,257	\$27,444	\$162,556	\$120,421	1.350	1,568	\$103.67	LF	55.8976	MH	\$20,000		
08-080-00-064-00	9456 WHITE CEDAR DR	12/30/21	\$350,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$350,000	\$111,400	31.83	\$287,877	\$41,173	\$308,827	\$263,011	1.174	1,800	\$171.57	LF	38.3278	MANU	\$27,125	08-080-00-063-00	
<b>Totals:</b>			<b>\$1,622,700</b>			<b>\$1,622,700</b>	<b>\$513,700</b>		<b>\$1,515,811</b>		<b>\$1,131,225</b>	<b>\$1,336,392</b>			<b>\$64.62</b>		<b>5.5555</b>				
								<b>Sale. Ratio =&gt;</b>	<b>31.66</b>			<b>E.C.F. =&gt;</b>	<b>0.846</b>	<b>Std. Deviation=&gt;</b>		<b>0.23557447</b>					
								<b>Std. Dev. =&gt;</b>	<b>16.81</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.791</b>	<b>Ave. Variance=&gt;</b>		<b>16.6927</b>	<b>Coefficient of Var=&gt;</b>	<b>21.10534756</b>			

2024 GILMORE  
 ECF MOBILE  
 ANALYZED 0.846  
 UTILIZED 0.846