

ECF ANALYSIS - COMMERCIAL - GILMORE TOWNSHIP 2022

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	
91-010-00-004-00	4637 N MISSION	12/30/20	\$105,000	WD	03 ARMS LENGTH	\$105,000	\$60,700	57.81	\$145,183	\$80,338	\$24,662	\$73,688	0.335	2,338	\$10.55				
12-050-00-158-00	420 MAIN ST	09/22/20	\$50,000	WD	03 ARMS LENGTH	\$50,000	\$27,100	54.20	\$66,967	\$16,415	\$33,588	\$59,476	0.565						
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						
14-034-20-001-00	5280 S MISSION	12/09/19	\$1,600,000	WD	03 ARMS LENGTH	\$1,600,000	\$337,900	21.12	\$1,687,711	\$268,087	\$1,331,913	\$1,613,209	0.826						
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	\$1,784,417	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						
11-019-20-003-05	W WEIDMAN	01/22/21	\$1,375,000	WD	03 ARMS LENGTH	\$1,375,000	\$367,100	26.70	\$816,689	\$189,486	\$1,185,514	\$964,928	1.229						
02-012-30-005-00	1955 S CHIPPEWA	12/09/20	\$1,258,513	WD	03 ARMS LENGTH	\$1,258,513	\$355,000	28.21	\$1,087,071	\$341,822	\$916,691	\$698,915	1.312						
02-022-10-001-04	2977 W REMUS	10/03/19	\$1,400,000	WD	03 ARMS LENGTH	\$1,400,000	\$386,100	27.58	\$936,795	\$153,549	\$1,246,451	\$921,466	1.353						
Totals:			\$8,416,213			\$8,416,213	\$2,290,000		\$7,102,050		\$7,140,691	\$6,772,907			\$10.55		17.1500		
								Sale. Ratio =>	27.21				E.C.F. =>	1.054	Std. Deviation=>		0.347336226		
								Std. Dev. =>	18.74				Ave. E.C.F. =>	0.883	Ave. Variance=>		#DIV/0!	Coefficient of Var=>	#DIV/0!

GILMORE TOWNSHIP - COMMERCIAL ECF

ANALYZED 1.054
 AVG 0.883
APPLIED 0.85

NO SALES IN TOWNSHIP
 *USED COMM-IND MISC TOWNSHIPS &
 URBAN INF DATA FROM
 ISABELLA COUNTY'S ECF ANALYSIS - FOR MEG (SEE ATTACHED)

COUNTY ECF

ANALYZED 0.876
 APPLIED 0.88

*VERIFIED EACH ON GIS

ECF ANALYSIS - LAKE AREA - GILMORE TOWNSHIP 2022

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
08-050-00-016-00	4772 RIDGE RD	04/10/19	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$127,900	53.29	\$254,236	\$173,133	\$66,867	\$99,881	0.669	1,259	\$53.11	LF	22.4330	RANCH	\$161,500	08-050-00-017-00	LITTLE FIELD LAKEFRONT
08-050-00-036-00		12/04/19	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$10,600	53.00	\$23,402	\$10,370	\$9,630	\$14,545	0.662	0	#DIV/0!	LF	23.1700	MODULAR	\$10,370		LITTLE FIELD LAKEFRONT
08-050-00-046-00	4767 RIDGE RD	07/23/20	\$109,900	WD	03-ARM'S LENGTH	\$109,900	\$68,200	62.06	\$139,030	\$26,153	\$83,747	\$125,979	0.665	1,080	\$77.54	LF	22.9029	DEFAULT	\$17,000		LITTLE FIELD LAKEFRONT
08-062-00-025-00	4958 W BAYOU DR	06/28/19	\$157,500	WD	03-ARM'S LENGTH	\$157,500	\$78,200	49.65	\$165,116	\$82,859	\$74,641	\$91,805	0.813	672	\$111.07	LF	8.0758	DEFAULT	\$81,000		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	\$150,894	\$81,000	\$89,000	\$78,007	1.141	936	\$95.09	LF	24.7128	DEFAULT	\$81,000		LITTLE FIELD LAKEFRONT
08-062-00-039-00	4794 BAYOU DR	04/23/19	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$100,100	46.56	\$209,874	\$83,381	\$131,619	\$141,175	0.932	1,584	\$83.09	LF	3.8510	STICK BUILT	\$81,000		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	\$512,607	\$123,882	\$420,118	\$433,845	0.968	3,744	\$112.21	LF	7.4560	RANCH	\$112,450		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	\$199,917	\$86,804	\$118,196	\$126,242	0.936	1,260	\$93.81	LF	4.2464	DEFAULT	\$81,414		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	\$255,357	\$98,126	\$126,874	\$175,481	0.723	2,044	\$62.07	LF	17.0793	STICK BUILT	\$90,156		LITTLE FIELD LAKEFRONT
08-080-00-018-00	4480 LIGHTHOUSE DR	05/20/19	\$140,000	MLC	03-ARM'S LENGTH	\$140,000	\$57,500	41.07	\$125,062	\$17,798	\$122,202	\$119,714	1.021	1,164	\$104.98	LF	12.6981	STICK BUILT	\$17,034		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	12.1312		\$32,550	08-080-00-028-00	LITTLE FIELD LAKEFRONT
08-080-00-064-00	9456 WHITE CEDAR DR	09/06/19	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$115,200	47.80	\$228,224	\$51,012	\$189,988	\$218,241	0.871	1,800	\$105.55	LF	2.3259	MODULAR	\$43,250	08-080-00-063-00	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	\$203,819	\$98,123	\$141,877	\$117,964	1.203	1,272	\$111.54	LF	30.8912	DEFAULT	\$96,062		LITTLE FIELD LAKEFRONT
Totals:						\$2,747,400	\$1,324,500		\$2,677,284		\$1,774,038	\$1,939,191			#DIV/0!		2.1035				
						Sale. Ratio =>		48.21				E.C.F. =>	0.915		Std. Deviation=>	0.180018783					
						Std. Dev. =>		5.86				Ave. E.C.F. =>	0.894		Ave. Variance=>	14.7672	Coefficient of Var=>	16.5218287			

2022 GILMORE TOWNSHIP
 LAKE FRONT ECF ANALYSIS
 ANALYZED 0.907
 APPLIED 2021 0.896
 0.896

ECF ANALYSIS - RURAL RESIDENTIAL & AGRICULTURAL - GILMORE TOWNSHIP 2022

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	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	
08-001-40-001-01	248 W HERRICK RD	07/30/19	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$90,900	55.09	\$220,691	\$37,523	\$127,477	\$259,445	0.491	2,908	\$43.84	RES1	29.1781	STICK BUILT	\$34,000		RURAL RESIDENTIAL	
08-001-40-001-08	224 W HERRICK RD	07/09/19	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$40,600	59.71	\$92,038	\$10,782	\$57,218	\$115,093	0.497	1,344	\$42.57	RES1	28.5983	RANCH	\$9,400		RURAL RESIDENTIAL	
08-003-40-002-01	2340 W HERRICK RD	04/15/19	\$105,500	WD	03-ARM'S LENGTH	\$105,500	\$44,300	41.99	\$100,517	\$24,707	\$80,793	\$107,380	0.752	1,064	\$75.93	RES1	3.0721	STICK BUILT	\$22,250		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	\$159,572	\$91,125	\$85,875	\$96,950	0.886	1,212	\$70.85	RES1	10.2635	DEFAULT	\$87,240		RURAL RESIDENTIAL	
08-008-20-003-01	4192 W BAWKEY RD	02/18/20	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$71,400	36.62	\$154,493	\$46,272	\$148,728	\$153,288	0.970	1,062	\$140.05	RES1	18.7128	MODULAR	\$45,000		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	\$91,830	\$33,949	\$101,051	\$100,801	1.002	1,144	\$88.33	RES1	21.9351	DEFAULT	\$30,517		RURAL RESIDENTIAL	
08-016-30-002-08	3921 BECK RD	08/30/19	\$66,000	WD	03-ARM'S LENGTH	\$66,000	\$22,800	34.55	\$48,896	\$17,000	\$49,000	\$57,993	0.845	1,152	\$42.53	RES1	6.1807	MODULAR	\$17,000		RURAL RESIDENTIAL	
08-017-40-002-00	4020 STEVEN LAKE RD	10/31/19	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$25,100	29.53	\$58,686	\$16,972	\$68,028	\$73,444	0.926	1,196	\$56.88	RES1	14.3125	MH	\$14,200		RURAL RESIDENTIAL	
08-017-40-002-02	4140 W STEVENSON LAKE RD	05/28/19	\$77,500	WD	03-ARM'S LENGTH	\$77,500	\$25,100	32.39	\$59,197	\$14,017	\$63,483	\$63,994	0.992	1,176	\$53.98	RES1	20.8883	DEFAULT	\$11,000		RURAL RESIDENTIAL	
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	\$114,455	\$45,633	\$69,367	\$97,482	0.712	672	\$103.22	RES1	7.1536	DEFAULT	\$38,620		RURAL RESIDENTIAL	
08-029-40-004-03	7183 N GILMORE RD	02/19/21	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$54,900	41.28	\$111,804	\$27,351	\$105,649	\$137,693	0.767	1,728	\$61.14	RES1	1.5849	MH	\$24,000		RURAL RESIDENTIAL	
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	\$93,441	\$35,426	\$101,574	\$105,482	0.963	1,456	\$69.76	RES1	17.9826	MH	\$34,000		RURAL RESIDENTIAL	
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	\$91,938	\$25,639	\$116,861	\$120,235	0.972	1,560	\$74.91	RES1	18.8811	MH	\$24,000		RURAL RESIDENTIAL	
08-032-10-003-00	6902 N LITTLEFIELD RD	11/01/19	\$45,000	MLC	03-ARM'S LENGTH	\$45,000	\$24,100	53.56	\$52,254	\$22,600	\$22,400	\$53,916	0.415	1,216	\$18.42	RES1	36.7668	MODULAR	\$22,600		RURAL RESIDENTIAL	
08-032-30-001-30	4822 W VERNON RD	09/01/20	\$121,200	WD	03-ARM'S LENGTH	\$121,200	\$68,200	56.27	\$146,167	\$29,358	\$91,842	\$165,452	0.555	2,256	\$40.71	RES1	22.8029	DEFAULT	\$24,000		RURAL RESIDENTIAL	
Totals:			\$1,767,700			\$1,767,700	\$736,600		\$1,595,979		\$1,289,346	\$1,708,649			\$65.54		2.8527					
								Sale. Ratio =>	41.67			E.C.F. =>	0.755	Std. Deviation=>		0.205287588						
								Std. Dev. =>	9.90			Ave. E.C.F. =>	0.783	Ave. Variance=>		17.2209	Coefficient of Var=>				21.98992656	

2022 GILMORE TOWNSHIP
RURAL RESIDENTIAL & AGRICULTURAL ECF
ANALYZED
APPLIED
2021 APPLIED

0.743
0.736
0.706

LAND VALUE - LITTLEFIELD LAKE & WAHL LAKE (AVERAGE) - GILMORE TOWNSHIP 2022

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	Location
08-090-00-013-00	4251 BIRCH ST	01/25/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$54,400	64.00	\$113,023	\$5,727	\$33,750	75.0	88.9	0.15	0.14	\$76	\$37,431	\$0.86	75.00		LF 1885-245		LITTLE FIELD LAKEFRONT	BACKLOT
08-050-00-036-00		12/04/19	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$10,600	53.00	\$23,044	\$7,326	\$10,370	61.0	169.0	0.24	0.24	\$120	\$30,911	\$0.71	61.00		LF 1871-841		LITTLE FIELD LAKEFRONT	BACKLOT
08-080-00-013-00	LIGHTHOUSE DR	05/17/19	\$28,900	LC	03-ARM'S LENGTH	\$28,900	\$8,600	29.76	\$19,550	\$28,900	\$19,550	115.0	158.1	0.42	0.42	\$251	\$69,305	\$1.59	115.00		LF 1847-865		LITTLE FIELD LAKEFRONT	BACKLOT
08-080-00-018-00	4480 LIGHTHOUSE DR	05/20/19	\$140,000	MLC	03-ARM'S LENGTH	\$140,000	\$57,500	41.07	\$122,228	\$34,806	\$17,034	100.2	149.7	0.34	0.34	\$347	\$101,180	\$2.32	100.20		LF 1847-895		LITTLE FIELD LAKEFRONT	BACKLOT
08-080-00-019-00	LIGHTHOUSE DR	05/20/19	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$7,600	25.33	\$17,100	\$30,000	\$17,000	100.0	149.7	0.34	0.34	\$300	\$87,209	\$2.00	100.00		LF 1847-899		LITTLE FIELD LAKEFRONT	BACKLOT
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	BACKLOT
08-080-00-031-00		09/21/20	\$26,000	WD	03-ARM'S LENGTH	\$26,000	\$7,800	30.00	\$17,170	\$26,000	\$17,170	101.0	150.0	0.35	0.35	\$257	\$74,713	\$1.72	101.00		LF 1882-472		LITTLE FIELD LAKEFRONT	BACKLOT
08-080-00-049-01		11/07/19	\$19,000	WD	03-ARM'S LENGTH	\$19,000	\$10,100	53.16	\$22,952	\$19,000	\$22,952	135.0	157.8	0.49	0.49	\$141	\$38,855	\$0.89	135.01		LF 1868-396		LITTLE FIELD LAKEFRONT	BACKLOT
08-080-00-054-00		05/05/20	\$29,000	WD	03-ARM'S LENGTH	\$29,000	\$13,000	44.83	\$28,407	\$29,000	\$28,407	167.1	81.5	0.31	0.31	\$174	\$92,652	\$2.13	167.10		LF 1879-1746		LITTLE FIELD LAKEFRONT	BACKLOT
08-080-00-064-00	9456 WHITE CEDAR DR	09/06/19	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$115,200	47.80	\$228,224	\$56,026	\$43,250	255.0	300.0	0.88	0.34	\$220	\$63,811	\$1.46	255.00		LF 1860-736	08-080-00-063-00	LITTLE FIELD LAKEFRONT	BACKLOT
08-080-00-073-00		07/19/19	\$17,000	WD	03-ARM'S LENGTH	\$17,000	\$7,500	44.12	\$17,000	\$17,000	\$17,000	100.0	150.0	0.34	0.34	\$170	\$49,419	\$1.13	100.00		LF 1855-171		LITTLE FIELD LAKEFRONT	BACKLOT
08-080-00-073-00		12/17/20	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$7,800	39.00	\$17,000	\$20,000	\$17,000	100.0	150.0	0.34	0.34	\$200	\$58,140	\$1.33	100.00		LF 1884-1666		LITTLE FIELD LAKEFRONT	BACKLOT
08-080-00-078-00		02/26/21	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$7,800	21.67	\$17,000	\$36,000	\$17,000	100.0	153.6	0.35	0.35	\$360	\$101,983	\$2.34	100.00		LF 1885-4422		LITTLE FIELD LAKEFRONT	BACKLOT
08-087-00-036-00	1374 CHICKMAUGA	02/05/19	\$156,900	LC	03-ARM'S LENGTH	\$156,900	\$56,900	36.27	\$115,003	\$98,147	\$56,250	150.0	324.0	0.37	0.12	\$654	\$263,836	\$6.06	150.00		RES1 1839-216	08-087-00-035-00, 08-087-00-037-00	WAHL LAKEFRONT	LAKEFRONT
08-080-00-095-00		06/07/19	\$22,500	WD	03-ARM'S LENGTH	\$22,500	\$12,500	55.56	\$28,280	\$22,500	\$28,280	166.4	345.0	1.32	1.32	\$135	\$17,071	\$0.39	166.35		LF 1851-239		LITTLE FIELD LAKEFRONT	BACKLOT
08-091-00-014-00	4297 W STEVENSON LAKE RD	09/16/19	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$0	0.00	\$91,686	\$13,814	\$25,500	150.0	240.0	0.83	0.83	\$92	\$16,724	\$0.38	150.00		LF 1861-732		LITTLE FIELD LAKEFRONT	BACKLOT
08-062-00-025-00	4958 W BAYOU DR	06/28/19	\$157,500	WD	03-ARM'S LENGTH	\$157,500	\$78,200	49.65	\$163,106	\$75,394	\$81,000	60.0	100.0	0.14	0.14	\$1,257	\$546,333	\$12.54	60.00		LF 1852-354		LITTLE FIELD LAKEFRONT	GOOD
08-062-00-038-00	4810 BAYOU DR	06/04/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$74,300	43.71	\$149,168	\$101,832	\$81,000	60.0	100.0	0.14	0.14	\$1,697	\$737,913	\$16.94	60.00		LF 1879-5637		LITTLE FIELD LAKEFRONT	GOOD
08-062-00-039-00	4794 BAYOU DR	04/23/19	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$100,100	46.56	\$206,573	\$89,427	\$81,000	60.0	100.0	0.14	0.14	\$1,490	\$648,022	\$14.88	60.00		LF 1844-922		LITTLE FIELD LAKEFRONT	GOOD
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	\$501,612	\$154,838	\$112,450	83.3	172.0	0.54	0.54	\$1,859	\$287,803	\$6.61	136.25		LF 1882-1237		LITTLE FIELD LAKEFRONT	GOOD
08-064-00-067-00	9054 STEVENSON LAKE	04/30/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$98,800	48.20	\$196,983	\$89,431	\$81,414	60.3	122.0	0.17	0.17	\$1,483	\$526,065	\$12.08	60.77		LF 1879-1275		LITTLE FIELD LAKEFRONT	GOOD
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	\$255,357	\$59,799	\$90,156	66.8	110.0	0.20	0.20	\$895	\$302,015	\$6.93	78.42		LF 1886-1253		LITTLE FIELD LAKEFRONT	GOOD
08-090-00-001-00	8987 ALLEY ST	08/14/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$100,600	41.92	\$201,310	\$134,752	\$96,062	71.2	101.2	0.21	0.21	\$1,894	\$629,682	\$14.46	91.90		LF 1881-1791		LITTLE FIELD LAKEFRONT	GOOD
08-090-00-012-00	4370 BIRCH ST	03/26/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$31,600	26.33	\$64,897	\$77,603	\$22,500	50.0	88.2	0.10	0.09	\$1,552	\$768,347	\$17.64	50.00		LF 1886-1712		LITTLE FIELD LAKEFRONT	GOOD
08-090-00-027-00	8905 N WESTVIEW DR	07/03/19	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$50,100	28.63	\$104,151	\$139,722	\$68,873	51.0	100.5	0.09	0.18	\$2,739	\$1,518,717	\$34.86	40.00		LF 1853-161		LITTLE FIELD LAKEFRONT	GOOD
08-090-00-028-00	8901 WESTVIEW DR	06/06/19	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$51,100	33.84	\$105,952	\$113,921	\$68,873	51.0	99.2	0.09	0.17	\$2,233	\$1,251,879	\$28.74	40.00		LF 1849-806		LITTLE FIELD LAKEFRONT	GOOD
Totals:						\$3,393,800	\$1,455,200		\$3,036,522	\$1,543,769	\$1,186,391	2,699.2	9.61	8.60										
						Sale Ratio =>	42.88		Average per FF=>	\$572		Average per Net Acre=>	160,658.65			Average per SqFt=>	\$3.69							
						Std. Dev. =>	13.48																	

GILMORE TOWNSHIP 2022
 AVERAGE - LITTLE FIELD LAKE LAND ANALYSIS
 AND WAHL LAKE FRONT

ANALYZED	\$	572.00	PER FF
APPLIED	\$	450.00	PER FF
2021 VALUE	\$	450.00	PER FF

LAND VALUE - LITTLEFIELD LAKE & WAHL LAKE (BACKLOTS) - GILMORE TOWNSHIP 2022

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	Location	
08-090-00-013-00	4251 BIRCH ST	01/25/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$54,400	64.00	\$113,023	\$5,727	\$33,750	75.0	88.9	0.15	0.14	\$76	\$37,431	\$0.86	75.00	LF 1885-245			LITTLE FIELD LAKEFRONT	BACKLOT	
08-050-00-036-00		12/04/19	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$10,600	53.00	\$23,044	\$7,326	\$10,370	61.0	169.0	0.24	0.24	\$120	\$30,911	\$0.71	61.00	LF 1871-841			LITTLE FIELD LAKEFRONT	BACKLOT	
08-080-00-013-00	LIGHTHOUSE DR	05/17/19	\$28,900	LC	03-ARM'S LENGTH	\$28,900	\$8,600	29.76	\$19,550	\$28,900	\$19,550	115.0	158.1	0.42	0.42	\$251	\$69,305	\$1.59	115.00	LF 1847-865			LITTLE FIELD LAKEFRONT	BACKLOT	
08-080-00-018-00	4480 LIGHTHOUSE DR	05/20/19	\$140,000	MLC	03-ARM'S LENGTH	\$140,000	\$57,500	41.07	\$122,228	\$34,806	\$17,034	100.2	149.7	0.34	0.34	\$347	\$101,180	\$2.32	100.20	LF 1847-895			LITTLE FIELD LAKEFRONT	BACKLOT	
08-080-00-019-00	LIGHTHOUSE DR	05/20/19	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$7,600	25.33	\$17,100	\$30,000	\$17,000	100.0	149.7	0.34	0.34	\$300	\$87,209	\$2.00	100.00	LF 1847-899			LITTLE FIELD LAKEFRONT	BACKLOT	
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	BACKLOT	
08-080-00-031-00		09/21/20	\$26,000	WD	03-ARM'S LENGTH	\$26,000	\$7,800	30.00	\$17,170	\$26,000	\$17,170	101.0	150.0	0.35	0.35	\$257	\$74,713	\$1.72	101.00	LF 1882-472			LITTLE FIELD LAKEFRONT	BACKLOT	
08-080-00-049-01		11/07/19	\$19,000	WD	03-ARM'S LENGTH	\$19,000	\$10,100	53.16	\$22,952	\$19,000	\$22,952	135.0	157.8	0.49	0.49	\$141	\$38,855	\$0.89	135.01	LF 1866-306			LITTLE FIELD LAKEFRONT	BACKLOT	
08-080-00-054-00		05/05/20	\$29,000	WD	03-ARM'S LENGTH	\$29,000	\$13,000	44.83	\$28,407	\$29,000	\$28,407	167.1	81.5	0.31	0.31	\$174	\$92,652	\$2.13	167.10	LF 1879-1746			LITTLE FIELD LAKEFRONT	BACKLOT	
08-080-00-064-00	9456 WHITE CEDAR DR	09/06/19	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$115,200	47.80	\$228,224	\$56,026	\$43,250	255.0	300.0	0.88	0.34	\$220	\$63,811	\$1.46	255.00	LF 1860-736	08-080-00-063-00		LITTLE FIELD LAKEFRONT	BACKLOT	
08-080-00-073-00		07/19/19	\$17,000	WD	03-ARM'S LENGTH	\$17,000	\$7,500	44.12	\$17,000	\$17,000	\$17,000	100.0	150.0	0.34	0.34	\$170	\$49,419	\$1.13	100.00	LF 1855-171			LITTLE FIELD LAKEFRONT	BACKLOT	
08-080-00-073-00		12/17/20	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$7,800	39.00	\$17,000	\$20,000	\$17,000	100.0	150.0	0.34	0.34	\$200	\$58,140	\$1.33	100.00	LF 1884-1666			LITTLE FIELD LAKEFRONT	BACKLOT	
08-080-00-078-00		02/26/21	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$7,800	21.67	\$17,000	\$36,000	\$17,000	100.0	153.6	0.35	0.35	\$360	\$101,983	\$2.34	100.00	LF 1885-4422			LITTLE FIELD LAKEFRONT	BACKLOT	
08-080-00-095-00		06/07/19	\$22,500	WD	03-ARM'S LENGTH	\$22,500	\$12,500	55.56	\$28,280	\$22,500	\$28,280	166.4	345.0	1.32	1.32	\$135	\$17,071	\$0.39	166.35	LF 1851-239			LITTLE FIELD LAKEFRONT	BACKLOT	
08-091-00-014-00	4297 W STEVENSON LAKE RD	09/16/19	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$0	0.00	\$91,686	\$13,814	\$25,500	150.0	240.0	0.83	0.83	\$92	\$16,724	\$0.38	150.00	LF 1861-732			LITTLE FIELD LAKEFRONT	BACKLOT	
Totals:			\$1,034,400			\$1,034,400	\$431,200		\$972,410	\$408,903	\$346,813	1,935.7		7.42	6.51										
							Sale. Ratio =>	41.69			Average	\$211		Average		55,115.65		Average		\$1.27					
							Std. Dev. =>	16.16			per FF=>			per Net Acre=>				per SqFt=>							

2022 GILMORE TOWNSHIP
LITTLE FIELD - LAKEFRONT (BACKLOT)
AND WAHL BACKLOTS

ANALYZED \$ 211.00 PER FF
APPLIED \$ 175.00 PER FF
2021 VALUE \$ 170.00 PER FF

LAND VALUE - LITTLE FIELD LAKE (GOOD) - GILMORE TOWNSHIP 2022

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	Location
08-062-00-025-00	4958 W BAYOU DR	06/28/19	\$157,500	WD	03-ARM'S LENGTH	\$157,500	\$78,200	49.65	\$163,106	\$75,394	\$81,000	60.0	100.0	0.14	0.14	\$1,257	\$546,333	\$12.54	60.00	LF 1852-354		LITTLE FIELD LAKEFRONT	GOOD	
08-062-00-038-00	4810 BAYOU DR	06/04/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$74,300	43.71	\$149,168	\$101,832	\$81,000	60.0	100.0	0.14	0.14	\$1,697	\$737,913	\$16.94	60.00	LF 1879-5637		LITTLE FIELD LAKEFRONT	GOOD	
08-062-00-039-00	4794 BAYOU DR	04/23/19	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$100,100	46.56	\$206,573	\$89,427	\$81,000	60.0	100.0	0.14	0.14	\$1,490	\$648,022	\$14.88	60.00	LF 1844-922		LITTLE FIELD LAKEFRONT	GOOD	
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	\$501,612	\$154,838	\$112,450	83.3	172.0	0.54	0.54	\$1,859	\$287,803	\$6.61	136.25	LF 1882-1237		LITTLE FIELD LAKEFRONT	GOOD	
08-064-00-067-00	9054 STEVENSON LAKE	04/30/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$98,800	48.20	\$196,983	\$89,431	\$81,414	60.3	122.0	0.17	0.17	\$1,483	\$526,065	\$12.08	60.77	LF 1879-1275		LITTLE FIELD LAKEFRONT	GOOD	
08-090-00-001-00	8987 ALLEY ST	08/14/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$100,600	41.92	\$201,310	\$134,752	\$96,062	71.2	101.2	0.21	0.21	\$1,894	\$629,682	\$14.46	91.90	LF 1881-1791		LITTLE FIELD LAKEFRONT	GOOD	
08-090-00-012-00	4370 BIRCH ST	03/26/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$31,600	26.33	\$64,897	\$77,603	\$22,500	50.0	88.2	0.10	0.09	\$1,552	\$768,347	\$17.64	50.00	LF 1886-1712		LITTLE FIELD LAKEFRONT	GOOD	
08-090-00-027-00	8905 N WESTVIEW DR	07/03/19	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$50,100	28.63	\$104,151	\$139,722	\$68,873	51.0	100.5	0.09	0.18	\$2,739	\$1,518,717	\$34.86	40.00	LF 1853-161		LITTLE FIELD LAKEFRONT	GOOD	
08-090-00-028-00	8901 WESTVIEW DR	06/06/19	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$51,100	33.84	\$105,952	\$113,921	\$68,873	51.0	99.2	0.09	0.17	\$2,233	\$1,251,879	\$28.74	40.00	LF 1849-806		LITTLE FIELD LAKEFRONT	GOOD	
Totals:			\$1,977,500			\$1,977,500	\$841,600		\$1,693,752	\$976,920	\$693,172	546.8		1.62	1.78									
						Sale. Ratio =>		42.56	Average					Average						Average				
						Std. Dev. =>		8.82	per FF=>					per Net Acre=>						per SqFt=>				

GOOD - LITTLE FIELD LAKEFRONT - GILMORE TOWNSHIP 2022
 ANALYZED \$ 1,787.00 PER FF
 APPLIED \$ 1,400.00 PER FF
 2021 VALUE \$ 1,350.00 PER FF

LAND VALUE - LITTLE FIELD LAKE (HIGH) - GILMORE 2022

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	Location	
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	\$501,612	\$154,838	\$112,450	83.3	172.0	0.54	0.54	\$1,859	\$287,803	\$6.61	136.25	LF 1882-1237		LITTLE FIELD LAKEFRONT	GOOD		
08-064-00-067-00	9054 STEVENSON LAKE	04/30/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$98,800	48.20	\$196,983	\$89,431	\$81,414	60.3	122.0	0.17	0.17	\$1,483	\$526,065	\$12.08	60.77	LF 1879-1275		LITTLE FIELD LAKEFRONT	GOOD		
08-090-00-001-00	8987 ALLEY ST	08/14/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$100,600	41.92	\$201,310	\$134,752	\$96,062	71.2	101.2	0.21	0.21	\$1,894	\$629,682	\$14.46	91.90	LF 1881-1791		LITTLE FIELD LAKEFRONT	GOOD		
08-090-00-012-00	4370 BIRCH ST	03/26/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$31,600	26.33	\$64,897	\$77,603	\$22,500	50.0	88.2	0.10	0.09	\$1,552	\$768,347	\$17.64	50.00	LF 1886-1712		LITTLE FIELD LAKEFRONT	GOOD		
08-090-00-027-00	8905 N WESTVIEW DR	07/03/19	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$50,100	28.63	\$104,151	\$139,722	\$68,873	51.0	100.5	0.09	0.18	\$2,739	\$1,518,717	\$34.86	40.00	LF 1853-161		LITTLE FIELD LAKEFRONT	GOOD		
08-090-00-028-00	8901 WESTVIEW DR	06/06/19	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$51,100	33.84	\$105,952	\$113,921	\$68,873	51.0	99.2	0.09	0.17	\$2,233	\$1,251,879	\$28.74	40.00	LF 1849-806		LITTLE FIELD LAKEFRONT	GOOD		
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	\$99,411	\$113,000	\$99,411	73.6	347.0	0.80	0.80	\$1,535	\$141,604	\$3.25	100.12	LF 1885-0691		LITTLE FIELD LAKEFRONT	LAKEFRONT		
08-050-00-016-00	4772 RIDGE RD	04/10/19	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$127,900	53.29	\$254,236	\$147,264	\$161,500	85.0	401.0	0.39	0.23	\$1,733	\$375,673	\$8.62	85.00	LF 1844-20	08-050-00-017-00	LITTLE FIELD LAKEFRONT	LAKEFRONT		
Totals:			\$1,788,000			\$1,788,000	\$764,800		\$1,528,552	\$970,531	\$711,083	525.4		2.40	2.39										
								Sale. Ratio =>	42.77					Average		Average		Average							
								Std. Dev. =>	9.70					per FF=>	\$1,847	per Net Acre=>	405,063.02	per SqFt=>	\$9.30						

HIGH - LITTLE FIELD LAKE FRONT - GILMORE TOWNSHIP 2022

ANALYZED	\$	1,847.00	PER FF
APPLIED	\$	1,850.00	PER FF
2021 VALUE	\$	2,000.00	PER FF

LAND VALUE - ALL OF LITTLE FIELD LAKE - GILMORE TOWNSHIP 2022

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	Location		
08-090-00-013-00	4251 BIRCH ST	01/25/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$54,400	64.00	\$113,023	\$5,727	\$33,750	75.0	88.9	0.15	0.14	\$76	\$37,431	\$0.86	75.00		LF 1885-245		LITTLE FIELD LAKEFRONT	BACKLOT		
08-050-00-036-00		12/04/19	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$10,600	53.00	\$23,044	\$7,326	\$10,370	61.0	169.0	0.24	0.24	\$120	\$30,911	\$0.71	61.00		LF 1871-841		LITTLE FIELD LAKEFRONT	BACKLOT		
08-080-00-013-00	LIGHTHOUSE DR	05/17/19	\$28,900	LC	03-ARM'S LENGTH	\$28,900	\$8,600	29.76	\$19,550	\$28,900	\$19,550	115.0	158.1	0.42	0.42	\$251	\$69,305	\$1.59	115.00		LF 1847-865		LITTLE FIELD LAKEFRONT	BACKLOT		
08-080-00-018-00	4480 LIGHTHOUSE DR	05/20/19	\$140,000	MLC	03-ARM'S LENGTH	\$140,000	\$57,500	41.07	\$122,228	\$34,806	\$17,034	100.2	149.7	0.34	0.34	\$347	\$101,180	\$2.32	100.20		LF 1847-895		LITTLE FIELD LAKEFRONT	BACKLOT		
08-080-00-019-00	LIGHTHOUSE DR	05/20/19	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$7,600	25.33	\$17,100	\$30,000	\$17,000	100.0	149.7	0.34	0.34	\$300	\$87,209	\$2.00	100.00		LF 1847-899		LITTLE FIELD LAKEFRONT	BACKLOT		
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	BACKLOT		
08-080-00-031-00		09/21/20	\$26,000	WD	03-ARM'S LENGTH	\$26,000	\$7,800	30.00	\$17,170	\$26,000	\$17,170	101.0	150.0	0.35	0.35	\$257	\$74,713	\$1.72	101.00		LF 1882-472		LITTLE FIELD LAKEFRONT	BACKLOT		
08-080-00-049-01		11/07/19	\$19,000	WD	03-ARM'S LENGTH	\$19,000	\$10,100	53.16	\$22,952	\$19,000	\$22,952	135.0	157.8	0.49	0.49	\$141	\$38,855	\$0.89	135.01		LF 1868-396		LITTLE FIELD LAKEFRONT	BACKLOT		
08-080-00-054-00		05/05/20	\$29,000	WD	03-ARM'S LENGTH	\$29,000	\$13,000	44.83	\$28,407	\$29,000	\$28,407	167.1	81.5	0.31	0.31	\$174	\$92,652	\$2.13	167.10		LF 1879-1746		LITTLE FIELD LAKEFRONT	BACKLOT		
08-080-00-064-00	9456 WHITE CEDAR DR	09/06/19	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$115,200	47.80	\$228,224	\$56,026	\$43,250	255.0	300.0	0.88	0.34	\$220	\$63,811	\$1.46	255.00		LF 1860-736	08-080-00-063-00	LITTLE FIELD LAKEFRONT	BACKLOT		
08-080-00-073-00		07/19/19	\$17,000	WD	03-ARM'S LENGTH	\$17,000	\$7,500	44.12	\$17,000	\$17,000	\$17,000	100.0	150.0	0.34	0.34	\$170	\$49,419	\$1.13	100.00		LF 1855-171		LITTLE FIELD LAKEFRONT	BACKLOT		
08-080-00-073-00		12/17/20	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$7,800	39.00	\$17,000	\$20,000	\$17,000	100.0	150.0	0.34	0.34	\$200	\$58,140	\$1.33	100.00		LF 1884-1666		LITTLE FIELD LAKEFRONT	BACKLOT		
08-080-00-078-00		02/26/21	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$7,800	21.67	\$17,000	\$36,000	\$17,000	100.0	153.6	0.35	0.35	\$360	\$101,983	\$2.34	100.00		LF 1885-4422		LITTLE FIELD LAKEFRONT	BACKLOT		
08-080-00-095-00		06/07/19	\$22,500	WD	03-ARM'S LENGTH	\$22,500	\$12,500	55.56	\$28,280	\$22,500	\$28,280	166.4	345.0	1.32	1.32	\$135	\$17,071	\$0.39	166.35		LF 1851-239		LITTLE FIELD LAKEFRONT	BACKLOT		
08-091-00-014-00	4297 W STEVENSON LAKE RD	09/16/19	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$0	0.00	\$91,686	\$13,814	\$25,500	150.0	240.0	0.83	0.83	\$92	\$16,724	\$0.38	150.00		LF 1861-732		LITTLE FIELD LAKEFRONT	BACKLOT		
08-062-00-025-00	4958 W BAYOU DR	06/28/19	\$157,500	WD	03-ARM'S LENGTH	\$157,500	\$78,200	49.65	\$163,106	\$75,394	\$81,000	60.0	100.0	0.14	0.14	\$1,257	\$546,333	\$12.54	60.00		LF 1852-354		LITTLE FIELD LAKEFRONT	GOOD		
08-062-00-038-00	4810 BAYOU DR	06/04/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$74,300	43.71	\$149,168	\$101,832	\$81,000	60.0	100.0	0.14	0.14	\$1,697	\$737,913	\$16.94	60.00		LF 1879-5637		LITTLE FIELD LAKEFRONT	GOOD		
08-062-00-039-00	4794 BAYOU DR	04/23/19	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$100,100	46.56	\$206,573	\$89,427	\$81,000	60.0	100.0	0.14	0.14	\$1,490	\$648,022	\$14.88	60.00		LF 1844-922		LITTLE FIELD LAKEFRONT	GOOD		
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	\$501,612	\$154,838	\$112,450	83.3	172.0	0.54	0.54	\$1,859	\$287,803	\$6.61	136.25		LF 1882-1237		LITTLE FIELD LAKEFRONT	GOOD		
08-064-00-067-00	9054 STEVENSON LAKE	04/30/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$98,800	48.20	\$196,983	\$89,431	\$81,414	60.3	122.0	0.17	0.17	\$1,483	\$526,065	\$12.08	60.77		LF 1879-1275		LITTLE FIELD LAKEFRONT	GOOD		
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	\$255,357	\$59,799	\$90,156	66.8	110.0	0.20	0.20	\$895	\$302,015	\$6.93	78.42		LF 1886-1253		LITTLE FIELD LAKEFRONT	GOOD		
08-090-00-001-00	8987 ALLEY ST	08/14/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$100,600	41.92	\$201,310	\$134,752	\$96,062	71.2	101.2	0.21	0.21	\$1,894	\$629,682	\$14.46	91.90		LF 1881-1791		LITTLE FIELD LAKEFRONT	GOOD		
08-090-00-012-00	4370 BIRCH ST	03/26/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$31,600	26.33	\$64,897	\$77,603	\$22,500	50.0	88.2	0.10	0.09	\$1,552	\$768,347	\$17.64	50.00		LF 1886-1712		LITTLE FIELD LAKEFRONT	GOOD		
08-090-00-027-00	8905 N WESTVIEW DR	07/03/19	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$50,100	28.63	\$104,151	\$139,722	\$68,873	51.0	100.5	0.09	0.18	\$2,739	\$1,518,717	\$34.86	40.00		LF 1853-161		LITTLE FIELD LAKEFRONT	GOOD		
08-090-00-028-00	8901 WESTVIEW DR	06/06/19	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$51,100	33.84	\$105,952	\$113,921	\$68,873	51.0	99.2	0.09	0.17	\$2,233	\$1,251,879	\$28.74	40.00		LF 1849-806		LITTLE FIELD LAKEFRONT	GOOD		
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	\$99,411	\$113,000	\$99,411	73.6	347.0	0.80	0.80	\$1,535	\$141,604	\$3.25	100.12		LF 1885-0691		LITTLE FIELD LAKEFRONT	LAKEFRONT		
08-050-00-016-00	4772 RIDGE RD	04/10/19	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$127,900	53.29	\$254,236	\$147,264	\$161,500	85.0	401.0	0.39	0.23	\$1,733	\$375,673	\$8.62	85.00		LF 1844-20	08-050-00-017-00	LITTLE FIELD LAKEFRONT	LAKEFRONT		
Totals:			\$3,589,900			\$3,589,900	\$1,574,100		\$3,275,166	\$1,705,886	\$1,391,052	2,707.9		10.43	9.51											
								Sale. Ratio =>	43.85					Average					Average							
								Std. Dev. =>	13.41					per FF=>	\$630	Average					per SqFt=>	\$3.76				

LAND VALUE - AGRICULTURAL - GILMORE TOWNSHIP 2022

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			
08-001-20-001-20	N MERIDIAN RD	02/13/19	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$86,600	48.11	\$200,711	\$180,000	\$200,711	0.0	0.0	78.71	78.71	#DIV/0!	\$2,287	\$0.05	0.00	AG 1 1838-174			AGRICULTURAL			
08-003-40-008-30	2136 W HERRICK	08/09/19	\$24,000	WD	03-ARM'S LENGTH	\$24,000	\$10,500	43.75	\$23,205	\$24,000	\$23,205	0.0	0.0	9.10	9.10	#DIV/0!	\$2,637	\$0.06	0.00	AG 1 1857-517			AGRICULTURAL			
08-010-20-004-00	10651 N VANDECAR RD	12/14/18	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$90,100	47.42	\$222,572	\$69,428	\$102,000	0.0	0.0	40.00	40.00	#DIV/0!	\$1,736	\$0.04	0.00	AG 1 1833-515			AGRICULTURAL			
08-014-30-001-11	9386 N VANDECAR RD	07/21/20	\$186,250	WD	03-ARM'S LENGTH	\$186,250	\$0	0.00	\$153,539	\$100,439	\$67,728	0.0	0.0	27.24	27.24	#DIV/0!	\$3,687	\$0.08	0.00	AG 1 1880-4774			AGRICULTURAL			
08-015-20-001-62	N VANDECAR RD	12/16/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$57,200	39.45	\$121,584	\$145,000	\$121,584	0.0	0.0	47.68	47.68	#DIV/0!	\$3,041	\$0.07	0.00	AG 1 1884-648			AGRICULTURAL			
08-019-30-002-01	5718 W COLEMAN RD	10/30/18	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$0	0.00	\$146,880	\$79,620	\$76,500	0.0	0.0	30.00	30.00	#DIV/0!	\$2,654	\$0.06	0.00	AG 1 1828-61			AGRICULTURAL			
Totals:			\$875,250			\$875,250	\$244,400		\$868,491	\$598,487	\$591,728	0.0		232.73	232.73											
								Sale. Ratio =>	27.92					Average			Average									
								Std. Dev. =>	23.28					per FF=>	#DIV/0!	Average	per Net Acre=>	2,571.59	Average	per SqFt=>	\$0.06					

GILMORE TOWNSHIP - AGRICULTURAL LAND ANALYSIS
 ANALYZED 2572 PER ACRE
 APPLIED 2550 PER ACRE

*USED 4/1/2018 - 3/31/2021 FOR MORE SALES

LAND VALUE - RURAL RESIDENTIAL & COMMERCIAL - GILMORE TOWNSHIP 2022

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
08-017-40-002-02	4140 W STEVENSON LAKE RD	05/28/19	\$77,500	WD	03-ARM'S LENGTH	\$77,500	\$25,100	32.39	\$59,197	\$29,303	\$11,000	0.0	0.0	1.50	1.50	#DIV/0!	\$19,535	\$0.45	0.00	RES1 1848-569		RURAL RESIDENTIAL	
08-017-40-002-00	4020 STEVEN LAKE RD	10/31/19	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$25,100	29.53	\$58,686	\$40,514	\$14,200	0.0	0.0	2.30	2.30	#DIV/0!	\$17,615	\$0.40	0.00	RES1 1868-727		RURAL RESIDENTIAL	
08-016-30-002-08	3921 BECK RD	08/30/19	\$66,000	WD	03-ARM'S LENGTH	\$66,000	\$22,800	34.55	\$48,896	\$34,104	\$17,000	0.0	0.0	3.00	3.00	#DIV/0!	\$11,368	\$0.26	0.00	RES1 1860-645		RURAL RESIDENTIAL	
08-003-40-002-01	2340 W HERRICK RD	04/15/19	\$105,500	WD	03-ARM'S LENGTH	\$105,500	\$44,300	41.99	\$100,517	\$27,233	\$22,250	0.0	0.0	4.50	4.50	#DIV/0!	\$6,052	\$0.14	0.00	RES1 1844-148		RURAL RESIDENTIAL	
08-032-10-003-00	6902 N LITTLEFIELD RD	11/01/19	\$45,000	MLC	03-ARM'S LENGTH	\$45,000	\$24,100	53.56	\$52,254	\$15,346	\$22,600	0.0	0.0	4.60	4.60	#DIV/0!	\$3,336	\$0.08	0.00	RES1 1867-844		RURAL RESIDENTIAL	
08-029-40-004-03	7183 N GILMORE RD	02/19/21	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$54,900	41.28	\$111,804	\$45,196	\$24,000	0.0	0.0	5.00	5.00	#DIV/0!	\$9,039	\$0.21	0.00	RES1 1885-3538		RURAL RESIDENTIAL	
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	\$91,938	\$74,562	\$24,000	0.0	0.0	5.00	5.00	#DIV/0!	\$14,912	\$0.34	0.00	RES1 1885-0609		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	\$91,830	\$73,687	\$30,517	0.0	0.0	8.10	8.10	#DIV/0!	\$9,097	\$0.21	0.00	RES1 1879-4665		RURAL RESIDENTIAL	
08-029-40-004-08	7245 N GILMORE RD	11/27/19	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$17,900	51.14	\$38,336	\$28,831	\$32,167	0.0	0.0	9.00	9.00	#DIV/0!	\$3,203	\$0.07	0.00	RES1 1871-20		RURAL RESIDENTIAL	
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	\$34,000	0.0	0.0	10.00	10.00	#DIV/0!	\$2,990	\$0.07	0.00	RES1 1883-4083		RURAL RESIDENTIAL	
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	\$83,168	\$93,232	\$38,400	0.0	0.0	12.00	12.00	#DIV/0!	\$7,769	\$0.18	0.00	RES1 1884-2272		RURAL RESIDENTIAL	
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	\$114,455	\$39,165	\$38,620	0.0	0.0	12.10	12.10	#DIV/0!	\$3,237	\$0.07	0.00	RES1 1884-4299		RURAL RESIDENTIAL	
08-008-20-003-01	4192 W BAWKEY RD	02/18/20	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$71,400	36.62	\$154,493	\$85,507	\$45,000	0.0	0.0	15.00	15.00	#DIV/0!	\$5,700	\$0.13	0.00	RES1 1877-948		RURAL RESIDENTIAL	
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	\$55,350	0.0	0.0	20.35	20.35	#DIV/0!	\$2,500	\$0.06	0.00	RES1 1885-2698		RURAL RESIDENTIAL	
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	\$106,264	\$106,636	\$70,000	0.0	0.0	30.00	30.00	#DIV/0!	\$3,555	\$0.08	0.00	RES1 1882-738		RURAL RESIDENTIAL	
08-003-40-001-03	11251 N VANDECAR	11/16/20	\$67,000	WD	03-ARM'S LENGTH	\$67,000	\$38,600	57.61	\$77,468	\$67,000	\$75,700	0.0	0.0	35.70	35.70	#DIV/0!	\$1,877	\$0.04	0.00	RES1 1885-2558		RURAL RESIDENTIAL	
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	\$80,000	0.0	0.0	40.00	40.00	#DIV/0!	\$2,700	\$0.06	0.00	RES1 1883-1098		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	\$178,603	\$152,397	\$80,000	0.0	0.0	40.00	40.00	#DIV/0!	\$3,810	\$0.09	0.00	RES1 1884-618		RURAL RESIDENTIAL	
08-014-40-002-00	1300 W STEVENSON LAKE RD	01/17/20	\$271,000	WD	03-ARM'S LENGTH	\$271,000	\$77,700	28.67	\$167,039	\$183,961	\$80,000	0.0	0.0	40.00	40.00	#DIV/0!	\$4,599	\$0.11	0.00	RES1 1875-378	08-014-40-001-00	RURAL RESIDENTIAL	
08-021-10-003-00	STEVENSON LAKE RD	09/23/19	\$79,900	WD	03-ARM'S LENGTH	\$79,900	\$39,800	49.81	\$80,000	\$79,900	\$80,000	0.0	0.0	40.00	40.00	#DIV/0!	\$1,998	\$0.05	0.00	RES1 1862-573		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	\$159,572	\$104,668	\$87,240	0.0	0.0	43.62	43.62	#DIV/0!	\$2,400	\$0.06	0.00	RES1 1883-1801		RURAL RESIDENTIAL	
08-004-20-001-10	3143 W NORTH COUNTY LINE RD	09/06/19	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$0	0.00	\$212,595	\$83,210	\$120,805	0.0	0.0	63.87	63.87	#DIV/0!	\$1,303	\$0.03	0.00	RES1 1860-843		RURAL RESIDENTIAL	
08-001-30-006-02		10/08/19	\$177,000	OTH	03-ARM'S LENGTH	\$177,000	\$85,400	48.25	\$207,918	\$177,000	\$207,918	0.0	0.0	118.81	118.81	#DIV/0!	\$1,490	\$0.03	0.00	RES1 1865-454		RURAL RESIDENTIAL	
08-015-10-002-01		04/08/19	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$101,300	54.76	\$202,730	\$185,000	\$202,730	0.0	0.0	120.00	40.00	#DIV/0!	\$1,542	\$0.04	0.00	RES1 1843-375	08-015-10-001-00	RURAL RESIDENTIAL	
Totals:			\$2,987,075			\$2,987,075	\$1,102,500		\$2,567,113	\$1,915,227	\$1,493,497	0.0		684.45	604.45								
								Sale. Ratio =>	36.91	Average				Average	Average								
								Std. Dev. =>	12.58	per FF=>		#DIV/0!	per Net Acre=>		2,798.20	per SqFt=>						\$0.06	

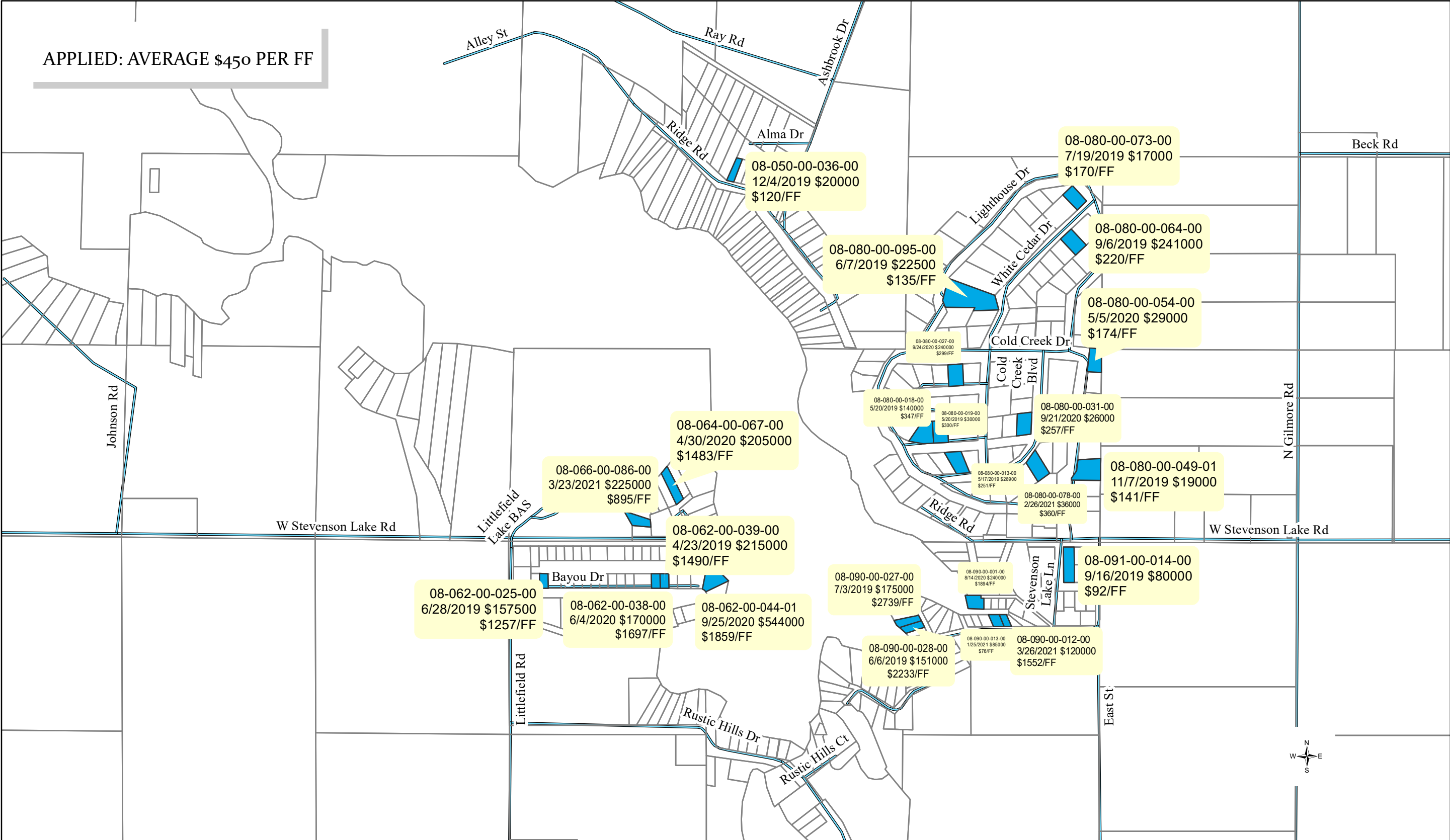
2022 GILMORE TOWNSHIP - RURAL RESIDENTIAL & COMMERCIAL LAND ANALYSIS

RURAL RES		DIFFEREN CE	\$/ACRE
1	\$8,500	\$2,500	\$8,500
1.5	\$11,000	\$2,000	\$7,333
2	\$13,000	\$2,000	\$6,500
2.5	\$15,000	\$2,000	\$6,000
3	\$17,000	\$3,500	\$5,667
4	\$20,500	\$3,500	\$5,125
5	\$24,000	\$4,500	\$4,800
7	\$28,500	\$5,500	\$4,071
10	\$34,000	\$11,000	\$3,400
15	\$45,000	\$10,000	\$3,000
20	\$55,000	\$5,000	\$2,750
25	\$60,000	\$10,000	\$2,400
30	\$70,000	\$10,000	\$2,333
40	\$80,000	\$20,000	\$2,000
50	\$100,000	\$75,000	\$2,000
100	\$175,000	(\$175,000)	\$1,750

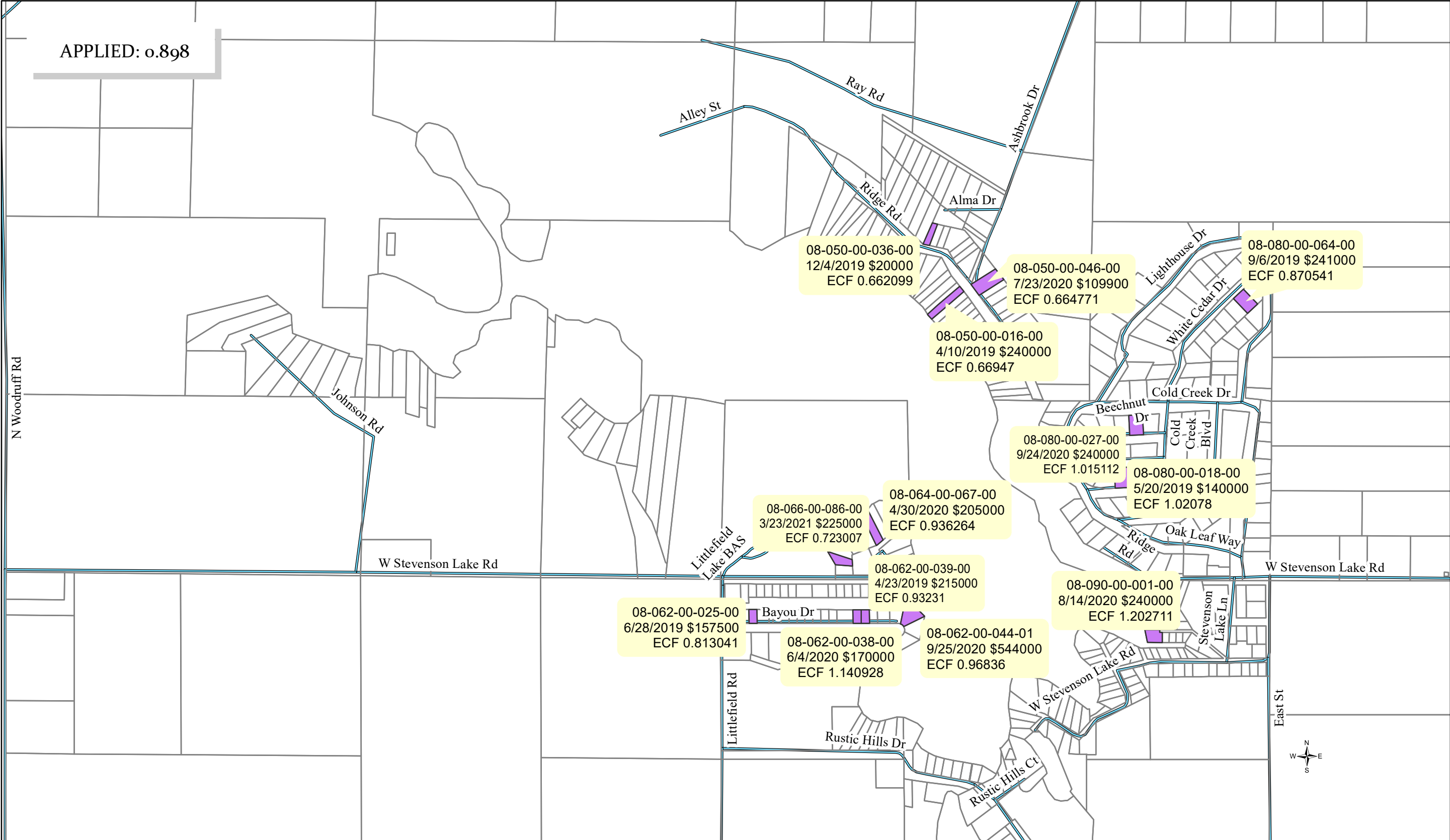
Land Value - Littlefield Lake (AVERAGE) - Gilmore Township 2022



Land Value - Littlefield Lake (AVERAGE) - Gilmore Township 2022

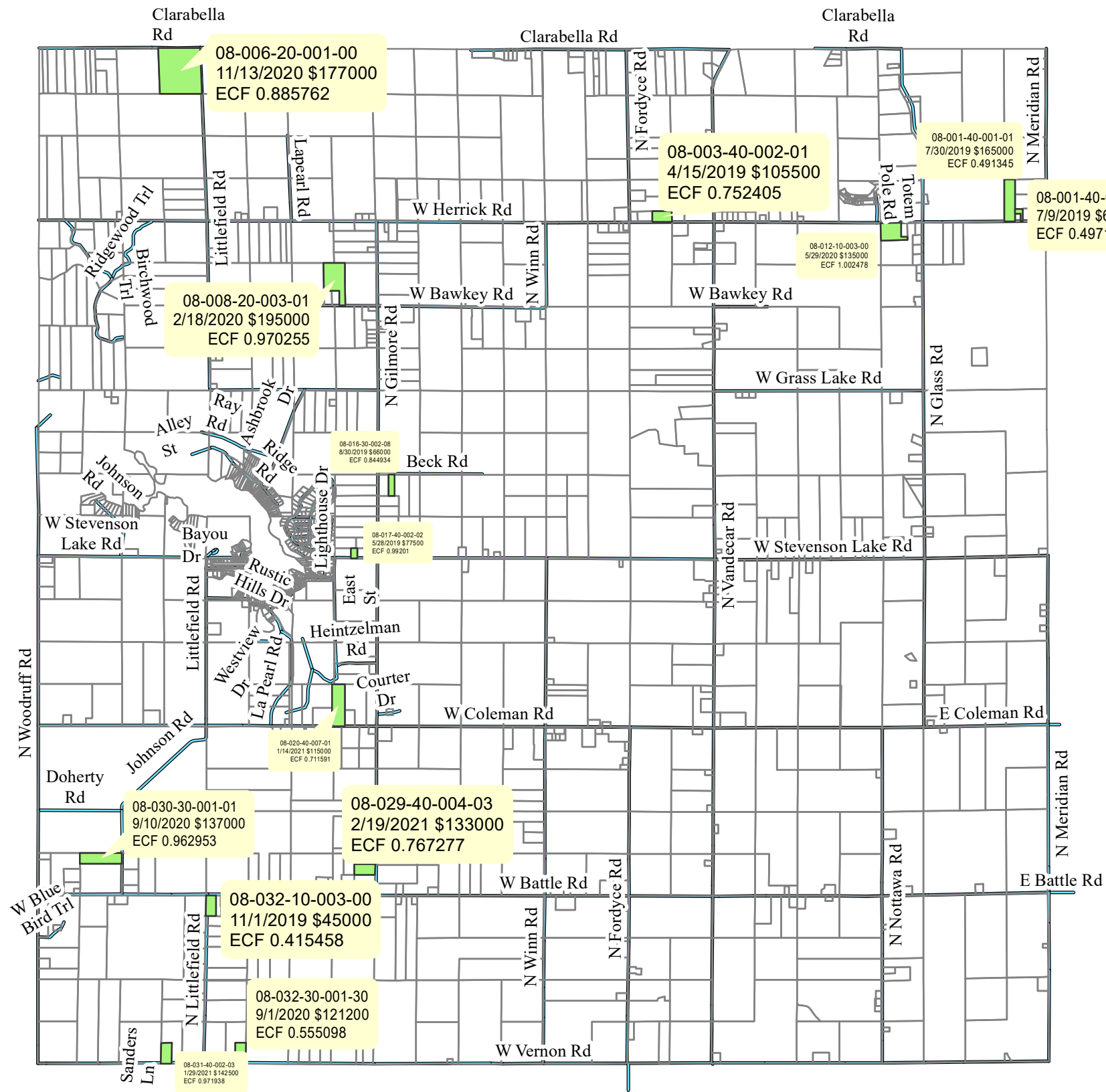


ECF Analysis - Lake Area - Gilmore Township 2022

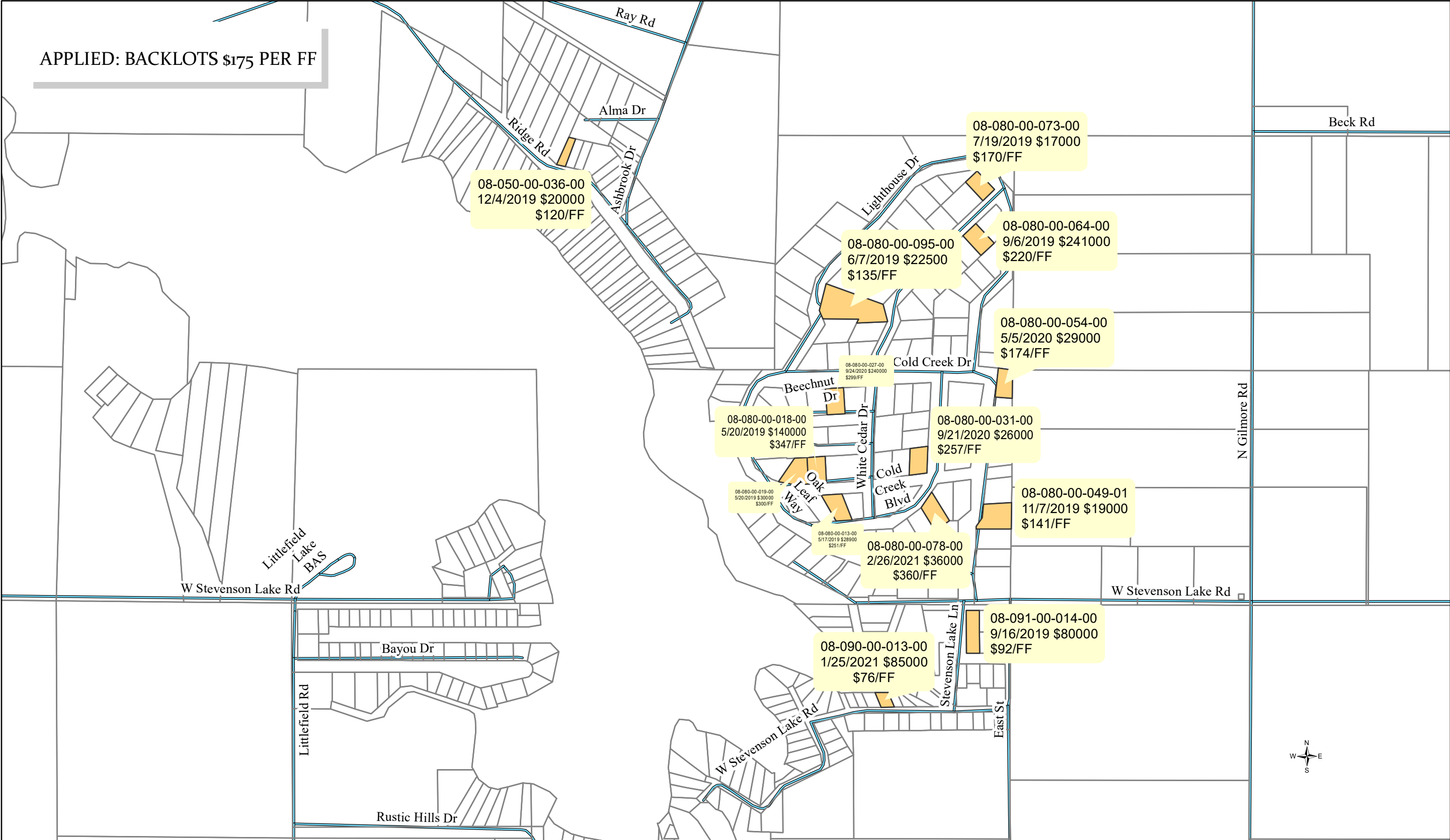


ECF Analysis - Rural Residential & Agricultural - Gilmore Township 2022

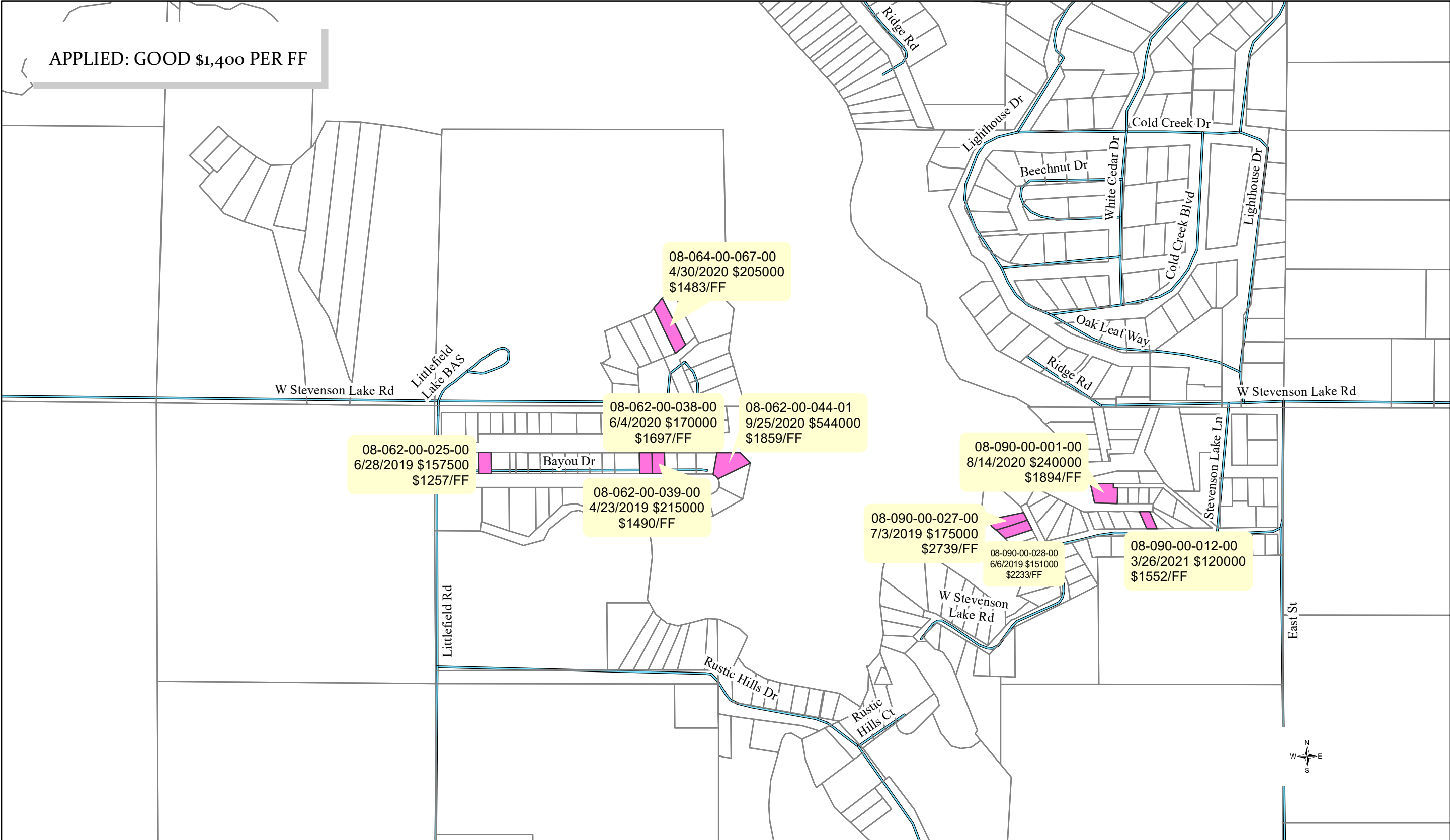
APPLIED: 0.736



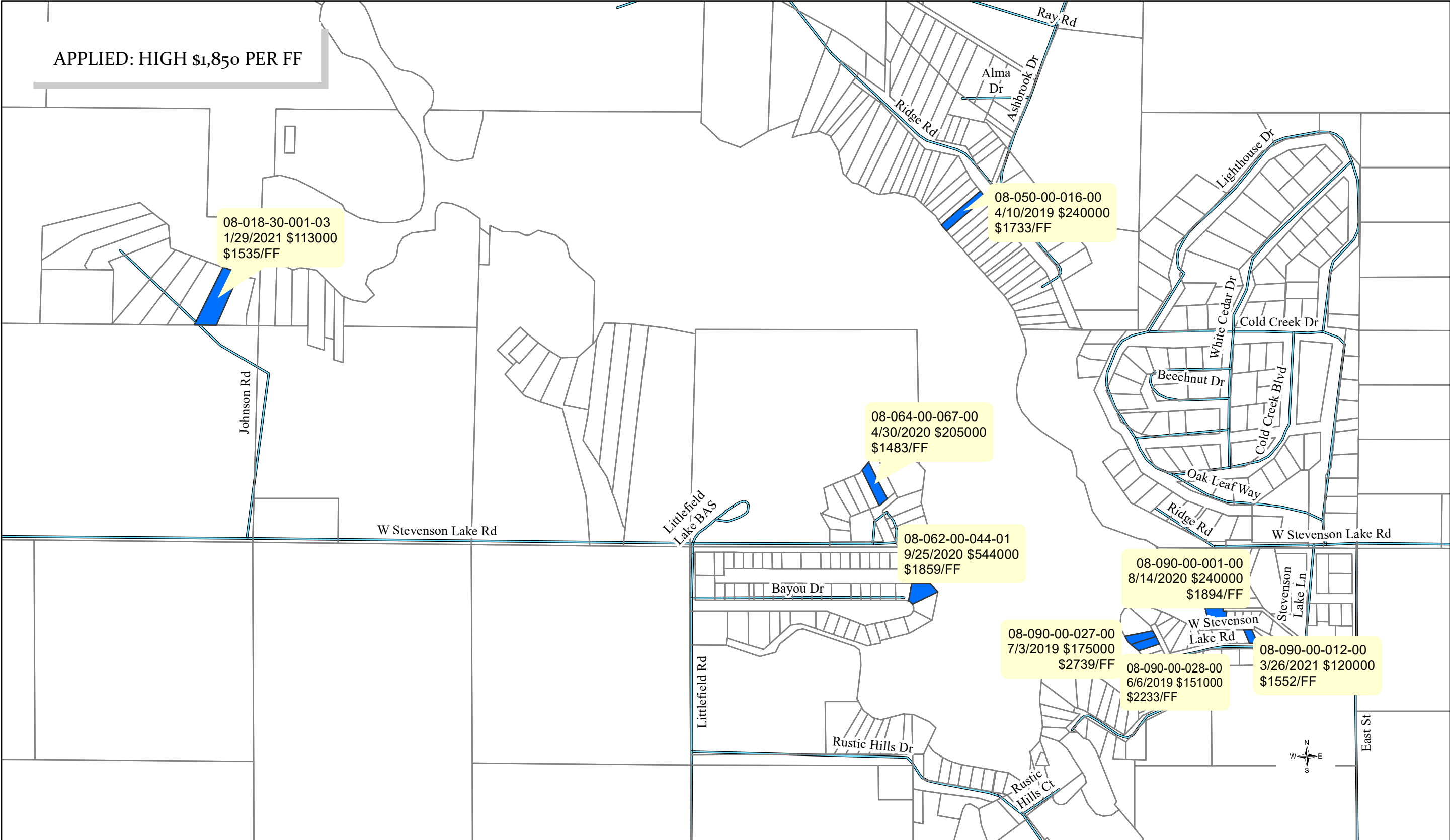
Land Value - Littlefield Lake (BACKLOTS) - Gilmore Township 2022



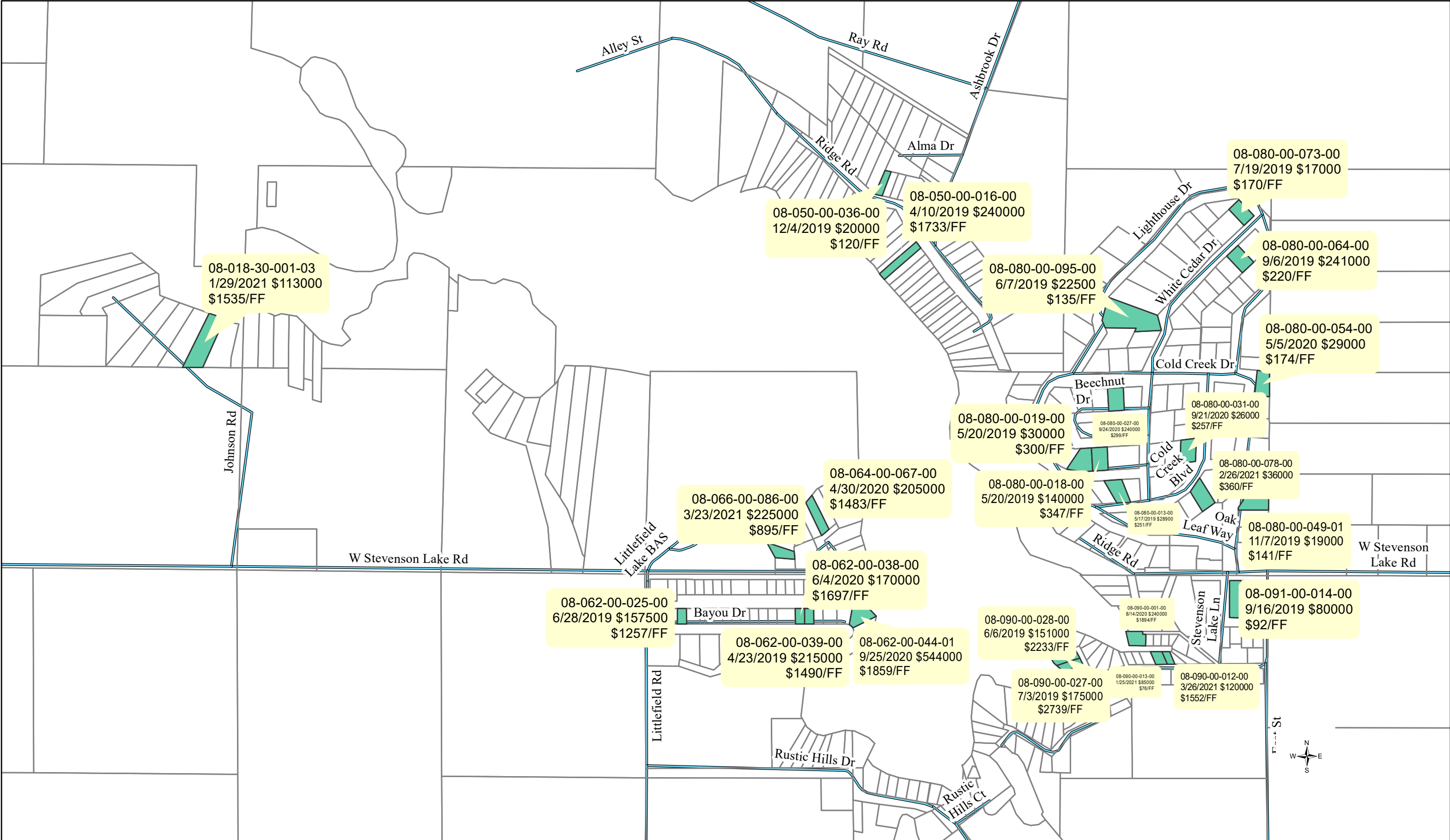
Land Value - Littlefield Lake (GOOD) - Gilmore Township 2022



Land Value - Littlefield Lake (HIGH) - Gilmore Township 2022

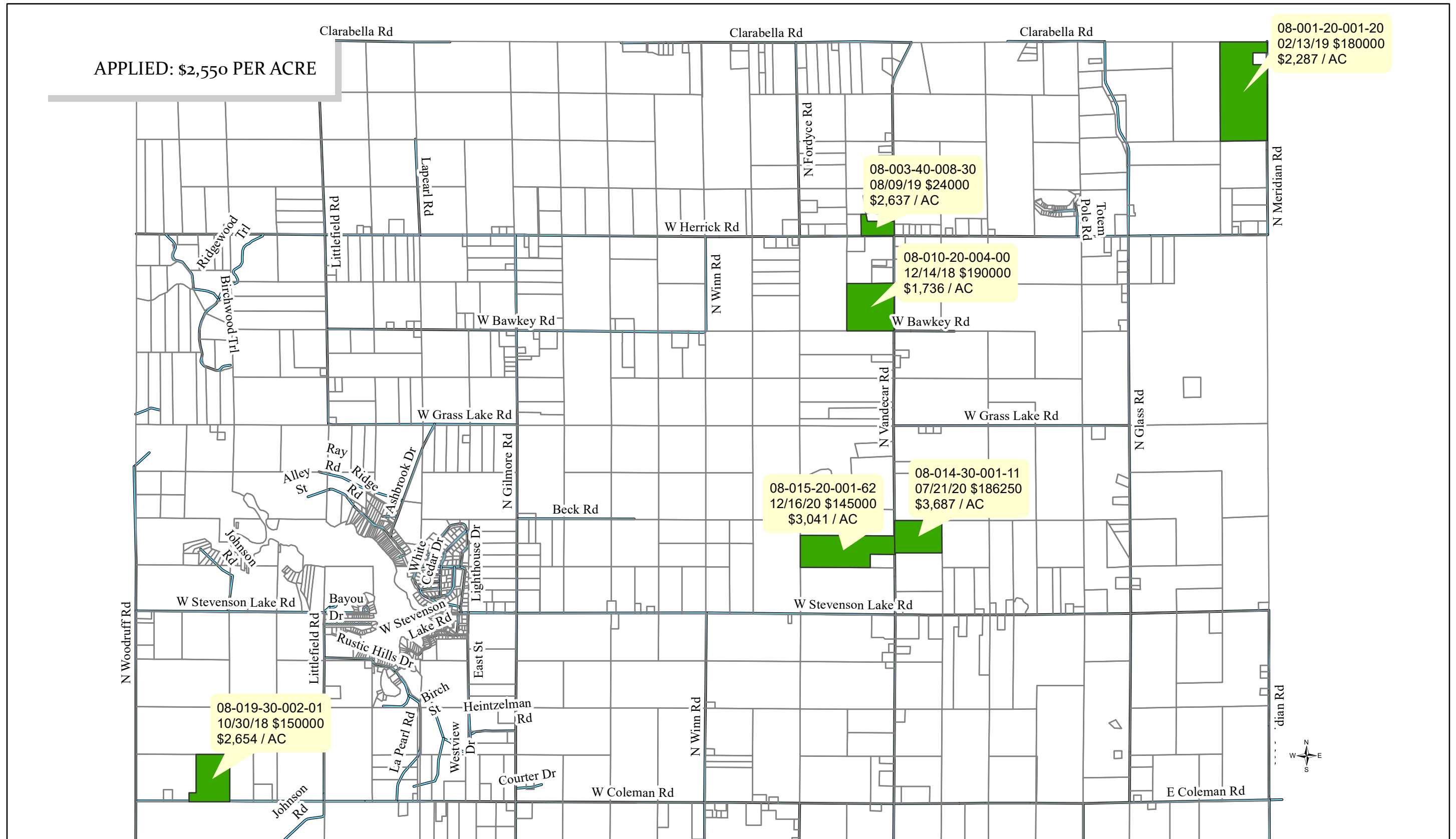


Land Value - Littlefield Lake (all) - Gilmore Township 2022



Land Value - Agricultural - Gilmore Township 2022

APPLIED: \$2,550 PER ACRE



Land Value - Rural Residential & Commercial - Gilmore Township 2022

