

LAND ANALYSIS - WAHL LAKEFRONT & AVERAGE LITTLEFIELD LAKE - 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 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	Class		
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	\$107,151	\$51,209	\$18,360	40.8	0.0	0.21	0.21	\$1,255	\$242,697	\$5.57	17.00	LF 1887-2632			401		
08-090-00-012-00	4370 BIRCH ST	03/26/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$31,600	26.33	\$74,793	\$67,707	\$22,500	50.0	0.0	0.09	0.09	\$1,354	\$735,946	\$16.89	50.00	LF 1886-1712			401		
08-050-00-053-00	4733 RIDGE	07/02/21	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$29,400	33.03	\$66,111	\$31,639	\$8,750	50.0	205.2	0.24	0.24	\$633	\$134,064	\$3.08	50.00	LF 1888-3537			401		
08-080-00-032-00	4390 LIGHTHOUSE DR	11/17/21	\$267,700	WD	03-ARM'S LENGTH	\$267,700	\$67,200	25.10	\$171,470	\$113,905	\$17,675	101.0	150.0	0.35	0.35	\$1,128	\$327,313	\$7.51	101.00	LF 1891-4340			401		
08-080-00-048-00	9306 LIGHTHOUSE DR	05/03/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$56,900	49.48	\$102,879	\$41,101	\$28,980	165.6	178.3	0.68	0.68	\$248	\$60,621	\$1.39	165.60	LF 1887-943			401		
08-080-00-078-00		02/26/21	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$7,800	21.67	\$17,500	\$36,000	\$17,500	100.0	153.6	0.35	0.35	\$360	\$101,983	\$2.34	100.00	LF 1885-4422			402		
08-080-00-081-00	9305 LIGHTHOUSE	06/10/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$6,400	21.33	\$13,125	\$30,000	\$13,125	75.0	149.3	0.26	0.26	\$400	\$116,732	\$2.68	75.00	LF 1888-1131			401		
08-080-00-091-00	9426 LIGHTHOUSE	11/02/21	\$388,000	WD	03-ARM'S LENGTH	\$388,000	\$138,000	35.57	\$313,757	\$102,243	\$28,000	160.0	309.4	1.14	1.14	\$639	\$90,003	\$2.07	160.00	LF 1891-1936			401		
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	\$289,936	\$28,559	\$93,495	66.8	110.0	0.20	0.20	\$428	\$144,237	\$3.31	78.42	LF 1886-1253			401		
Totals:			\$1,410,700			\$1,410,700	\$505,200		\$1,156,722	\$502,363	\$248,385	809.2		3.51	3.51										
								Sale. Ratio =>	35.81					Average					Average						
								Std. Dev. =>	12.12					per FF=>	\$621	Average	per Net Acre=>	143,164.15	Average	per SqFt=>	\$3.29				

LAND ANALYSIS
 AVERAGE LITTLEFIELD LAKE
 WAHL LAKEFRONT
 GILMORE 2023
 ANALYZED 514/FF
 UTILIZED 500/FF