

LAND ANALYSIS - BACKLOTS OF WAHL & LITTLEFIELD LAKES - 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	Rate Group 1	
08-050-00-053-00	4733 RIDGE	07/02/21	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$29,400	33.03	\$73,432	\$25,568	\$10,000	50.0	205.2	0.24	0.24	\$511	\$108,339	\$2.49	50.00	LF 1888-3537		401	BACKLOT FF		
08-050-00-054-00	4729 RIDGE RD	04/20/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$44,100	31.50	\$105,958	\$54,042	\$20,000	100.0	204.5	0.47	0.47	\$540	\$115,228	\$2.65	100.00	LF 1894-5304		401	BACKLOT FF		
08-080-00-013-00	LIGHTHOUSE DR	10/28/22	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$10,100	19.06	\$23,000	\$53,000	\$23,000	115.0	158.1	0.42	0.42	\$461	\$127,098	\$2.92	115.00	LF 1898-0498		402	BACKLOT FF		
08-080-00-035-00		12/09/22	\$85,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$85,000	\$26,500	31.18	\$60,610	\$85,000	\$60,610	303.1	307.8	1.08	0.74	\$280	\$78,631	\$1.81	303.05	LF 1898-4429	08-080-00-033-00	402	BACKLOT FF		
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	\$196,685	\$24,515	\$20,200	101.0	172.0	0.40	0.40	\$243	\$61,441	\$1.41	101.00	LF 1896-1863		401	BACKLOT FF		
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	\$38,286	\$33,120	165.6	178.3	0.68	0.68	\$231	\$56,469	\$1.30	165.60	LF 1887-943		401	BACKLOT FF		
08-080-00-078-00		02/26/21	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$7,800	21.67	\$20,000	\$36,000	\$20,000	100.0	153.6	0.35	0.35	\$360	\$101,983	\$2.34	100.00	LF 1885-4422		402	BACKLOT FF		
08-080-00-078-00		10/28/22	\$48,500	WD	03-ARM'S LENGTH	\$48,500	\$8,800	18.14	\$20,000	\$48,500	\$20,000	100.0	153.6	0.35	0.35	\$485	\$137,394	\$3.15	100.00	LF 1898-0611		402	BACKLOT FF		
08-080-00-081-00	9305 LIGHTHOUSE	06/10/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$6,400	21.33	\$188,087	\$30,000	\$15,000	75.0	149.3	0.26	0.26	\$400	\$116,732	\$2.68	75.00	LF 1888-1131		401	BACKLOT FF		
08-080-00-091-00	9426 LIGHTHOUSE	11/02/21	\$388,000	WD	03-ARM'S LENGTH	\$388,000	\$138,000	35.57	\$349,605	\$70,395	\$32,000	160.0	309.4	1.14	1.14	\$440	\$61,967	\$1.42	160.00	LF 1891-1936		401	BACKLOT FF		
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	\$177,894	\$29,766	\$37,760	188.8	200.0	0.87	0.87	\$158	\$34,332	\$0.79	188.80	LF 1898-3977		401	BACKLOT FF		
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	\$111,361	\$38,899	\$20,260	101.3	132.8	0.31	0.31	\$384	\$125,887	\$2.89	101.30	LF 1898-2209		401	BACKLOT FF		
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	\$180,803	\$27,197	\$30,000	150.0	240.0	0.83	0.83	\$181	\$32,926	\$0.76	150.00	LF 1896-4411		401	BACKLOT FF		
Totals:			\$1,663,400			\$1,663,400	\$581,300		\$1,617,269	\$561,168	\$341,950	1,709.8		7.38	7.04										
								Sale. Ratio =>	34.95					Average			Average								
								Std. Dev. =>	9.83					per FF=>	\$328	Average	per Net Acre=>	76,028.72	Average	per SqFt=>	\$1.75				

2024 GILMORE
 BACKLOTS - WAHL AND LITTLEFIELD LAKE
 ANALYZED 328
 APPLIED 275

2023 ANALYZED 336/FF
 2023 APPLIED 200/FF