

LAND ANALYSIS - GOOD & HIGH LAKEFRONT 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	Land Table	Class	Rate Group 1		
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	\$119,661	\$113,000	\$119,661	73.6	347.0	0.80	0.80	\$1,535	\$141,604	\$3.25	100.12	LF 1885-0691		LITTLE FIELD LAKEFRONT	402	GOOD			
08-020-10-008-00	4659 RUSTIC HILLS	08/09/21	\$225,500	WD	03-ARM'S LENGTH	\$225,500	\$45,900	20.35	\$182,361	\$144,428	\$101,289	62.3	130.0	0.20	0.20	\$2,317	\$733,137	\$16.83	66.00	LF 1889-2588		LITTLE FIELD LAKEFRONT	401	GOOD			
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	\$227,707	\$84,793	\$97,500	60.0	100.0	0.14	0.14	\$1,413	\$614,442	\$14.11	60.00	LF 1889-5867		LITTLE FIELD LAKEFRONT	401	GOOD			
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	\$117,992	\$128,652	79.2	100.0	0.28	0.28	\$1,490	\$429,062	\$9.85	120.00	LF 1892-4615		LITTLE FIELD LAKEFRONT	401	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	\$82,554	\$62,446	\$25,000	50.0	0.0	0.09	0.09	\$1,249	\$678,761	\$15.58	50.00	LF 1886-1712		LITTLE FIELD LAKEFRONT	401	CHANNEL			
Totals:			\$908,400			\$908,400	\$303,400			\$857,843	\$522,659	\$472,102	325.1		1.50	1.50											
								Sale. Ratio =>	33.40					Average			Average			Average							
								Std. Dev. =>	9.71					per FF=>	\$1,607	Average	per Net Acre=>	348,439.33	Average	per SqFt=>	\$8.00						

2024 GILMORE
 GOOD & HIGH LITTLEFIELD LAKE LAND ANALYSIS
 ANALYZED 1600
 UTILIZED 1600
 *UTILIZED EXTENDED TIME FROM : 1/1/2021 - 3/31/2023
 2023 ANALYZED 1625
 2023 UTILIZED 1625

REMODEL-RESOLD SHORTLY AFTER																									
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	\$417,387	(\$83,866)	\$108,521	66.8	110.0	0.20	0.20	(\$1,256)	(\$423,566)	(\$9.72)	78.42	LF 1886-1253		LITTLE FIELD LAKEFRONT	401	GOOD	