

**LAND ANALYSIS - RURAL RESIDENTIAL & COMMERCIAL ACREAGE- 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 |
|------------------|--------------------------|-----------|------------|--------|------------------------------|-------------------|----------------|---------------|----------------|---------------|-----------------|--------------|-------|-----------|-------------|------------|--------------|--------------|--------------|----------|------------|------------------------------------|-------------------|-------|
| 08-016-40-004-04 | 3346 W STEVENSON LAKE RD | 12/31/21  | \$8,200    | WD     | 03-ARM'S LENGTH              | \$8,200           | \$5,500        | 67.07         | \$11,466       | \$8,200       | \$8,500         | 0.0          | 0.0   | 1.00      | 1.00        | #DIV/0!    | \$8,200      | \$0.19       | 0.00         | RES1     | 1892-4202  |                                    | RURAL RESIDENTIAL | 402   |
| 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       | \$9,666       | \$8,500         | 0.0          | 0.0   | 1.00      | 1.00        | #DIV/0!    | \$9,666      | \$0.22       | 0.00         | RES1     | 1893-1893  |                                    | RURAL RESIDENTIAL | 401   |
| 08-032-20-001-00 | 4101 W BATTLE RD         | 03/31/22  | \$140,000  | WD     | 03-ARM'S LENGTH              | \$140,000         | \$48,800       | 34.86         | \$129,408      | \$19,092      | \$8,500         | 0.0          | 0.0   | 1.00      | 1.00        | #DIV/0!    | \$19,092     | \$0.44       | 0.00         | RES1     | 1894-3948  |                                    | RURAL RESIDENTIAL | 401   |
| 08-029-40-004-04 | 7205 N GILMORE RD        | 01/13/23  | \$148,000  | WD     | 03-ARM'S LENGTH              | \$148,000         | \$40,200       | 27.16         | \$97,957       | \$58,543      | \$8,500         | 0.0          | 0.0   | 1.00      | 1.00        | #DIV/0!    | \$58,543     | \$1.34       | 0.00         | RES1     | 1899-0865  |                                    | RURAL RESIDENTIAL | 401   |
| 08-004-20-005-00 | 3213 W N COUNTY LINE RD  | 09/14/21  | \$169,900  | WD     | 03-ARM'S LENGTH              | \$169,900         | \$57,100       | 33.61         | \$164,472      | \$13,928      | \$8,500         | 0.0          | 0.0   | 1.00      | 1.00        | #DIV/0!    | \$13,928     | \$0.32       | 0.00         | RES1     | 1890-1468  |                                    | RURAL RESIDENTIAL | 401   |
| 08-002-20-002-02 | 11973 STAGEVIEW DR       | 03/20/23  | \$199,000  | WD     | 19-MULTI PARCEL ARM'S LENGTH | \$199,000         | \$67,600       | 33.97         | \$185,278      | \$24,222      | \$10,500        | 0.0          | 0.0   | 1.40      | 1.40        | #DIV/0!    | \$17,301     | \$0.40       | 0.00         | RES1     | 1900-772   | 08-002-20-002-01, 08-002-20-002-03 | RURAL RESIDENTIAL | 401   |
| 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       | \$14,965      | \$13,000        | 0.0          | 0.0   | 2.00      | 2.00        | #DIV/0!    | \$7,483      | \$0.17       | 0.00         | RES1     | 1897-5985  |                                    | RURAL RESIDENTIAL | 401   |
| 08-013-30-002-07 | 9421 N GLASS RD          | 12/30/22  | \$66,500   | WD     | 03-ARM'S LENGTH              | \$66,500          | \$36,600       | 55.04         | \$79,001       | \$6,249       | \$18,750        | 0.0          | 0.0   | 3.50      | 3.50        | #DIV/0!    | \$1,785      | \$0.04       | 0.00         | RES1     | 1898-5873  |                                    | RURAL RESIDENTIAL | 401   |
| 08-020-10-002-02 | 8540 N LITTLEFIELD RD    | 06/23/21  | \$42,500   | WD     | 03-ARM'S LENGTH              | \$42,500          | \$39,300       | 92.47         | \$31,331       | \$19,450      | \$19,450        | 0.0          | 0.0   | 3.70      | 3.70        | #DIV/0!    | \$8,468      | \$0.19       | 0.00         | RES1     | 1889-940   |                                    | RURAL RESIDENTIAL | 401   |
| 08-003-40-008-01 | 11089 N VANDECAR RD      | 03/22/23  | \$15,500   | WD     | 04-BUYERS INTEREST IN A LC   | \$15,500          | \$11,200       | 72.26         | \$23,148       | \$11,907      | \$19,555        | 0.0          | 0.0   | 3.73      | 3.73        | #DIV/0!    | \$3,192      | \$0.07       | 0.00         | RES1     | 1900-0365  |                                    | RURAL RESIDENTIAL | 401   |
| 08-023-10-001-12 | 1627 W STEVENSON LAKE RD | 12/05/22  | \$182,000  | WD     | 03-ARM'S LENGTH              | \$182,000         | \$56,400       | 30.99         | \$192,295      | \$10,380      | \$20,675        | 0.0          | 0.0   | 4.05      | 4.05        | #DIV/0!    | \$2,563      | \$0.06       | 0.00         | RES1     | 1898-4060  |                                    | RURAL RESIDENTIAL | 401   |
| 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       | \$22,296      | \$21,200        | 0.0          | 0.0   | 4.20      | 4.20        | #DIV/0!    | \$5,309      | \$0.12       | 0.00         | RES1     | 1897-4518  |                                    | RURAL RESIDENTIAL | 401   |
| 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      | \$21,783      | \$21,200        | 0.0          | 0.0   | 4.20      | 4.20        | #DIV/0!    | \$5,186      | \$0.12       | 0.00         | RES1     | 1889-3773  |                                    | RURAL RESIDENTIAL | 401   |
| 08-022-40-001-10 | 8395 N VANDECAR RD       | 07/06/22  | \$219,000  | WD     | 03-ARM'S LENGTH              | \$219,000         | \$0            | 0.00          | \$199,953      | \$43,047      | \$24,000        | 0.0          | 0.0   | 5.00      | 5.00        | #DIV/0!    | \$8,609      | \$0.20       | 0.00         | RES1     | 1896-1054  |                                    | RURAL RESIDENTIAL | 401   |
| 08-032-20-003-08 | 4522 W VERNON RD         | 12/15/21  | \$222,500  | WD     | 03-ARM'S LENGTH              | \$222,500         | \$81,300       | 36.54         | \$225,708      | \$20,792      | \$24,000        | 0.0          | 0.0   | 5.00      | 5.00        | #DIV/0!    | \$4,158      | \$0.10       | 0.00         | RES1     | 1892-2245  |                                    | RURAL RESIDENTIAL | 401   |
| 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       | \$29,726      | \$32,167        | 0.0          | 0.0   | 9.00      | 9.00        | #DIV/0!    | \$3,303      | \$0.08       | 0.00         | RES1     | 1890-2809  |                                    | RURAL RESIDENTIAL | 401   |
| 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      | \$26,888      | \$33,505        | 0.0          | 0.0   | 9.73      | 9.73        | #DIV/0!    | \$2,763      | \$0.06       | 0.00         | RES1     | 1893-1432  |                                    | RURAL RESIDENTIAL | 401   |
| 08-027-30-002-06 |                          | 05/19/22  | \$93,310   | WD     | 03-ARM'S LENGTH              | \$93,310          | \$0            | 0.00          | \$97,588       | \$29,465      | \$33,743        | 0.0          | 0.0   | 9.86      | 9.86        | #DIV/0!    | \$2,988      | \$0.07       | 0.00         | RES1     | 1895-2753  |                                    | RURAL RESIDENTIAL | 401   |
| 08-004-30-005-00 | 3774 W HERRICK           | 06/01/21  | \$32,000   | WD     | 03-ARM'S LENGTH              | \$32,000          | \$11,100       | 34.69         | \$34,000       | \$32,000      | \$34,000        | 0.0          | 0.0   | 10.00     | 10.00       | #DIV/0!    | \$3,200      | \$0.07       | 0.00         | RES1     | 1887-5125  |                                    | RURAL RESIDENTIAL | 402   |
| 08-008-40-004-01 | 4343 W BAWKEY RD         | 03/15/23  | \$135,000  | WD     | 03-ARM'S LENGTH              | \$135,000         | \$0            | 0.00          | \$79,758       | \$89,242      | \$34,000        | 0.0          | 0.0   | 10.00     | 10.00       | #DIV/0!    | \$8,924      | \$0.20       | 0.00         | RES1     | 1899-5764  |                                    | RURAL RESIDENTIAL | 401   |
| 08-029-20-002-00 | 4445 COLEMAN RD          | 09/24/21  | \$225,000  | WD     | 03-ARM'S LENGTH              | \$225,000         | \$68,900       | 30.62         | \$179,069      | \$84,331      | \$38,400        | 0.0          | 0.0   | 12.00     | 12.00       | #DIV/0!    | \$7,028      | \$0.16       | 0.00         | RES1     | 1890-2955  |                                    | RURAL RESIDENTIAL | 401   |
| 08-010-40-002-03 | VANDECAR RD              | 01/03/23  | \$40,000   | WD     | 03-ARM'S LENGTH              | \$40,000          | \$19,800       | 49.50         | \$39,654       | \$40,000      | \$39,654        | 0.0          | 0.0   | 12.57     | 12.57       | #DIV/0!    | \$3,182      | \$0.07       | 0.00         | RES1     | 1899-0469  |                                    | RURAL RESIDENTIAL | 402   |
| 08-007-00-066-00 | 5967 WILDWOOD TRAIL      | 01/18/22  | \$130,000  | MLC    | 19-MULTI PARCEL ARM'S LENGTH | \$130,000         | \$78,200       | 60.15         | \$169,349      | \$51,851      | \$91,200        | 0.0          | 0.0   | 30.60     | 15.30       | #DIV/0!    | \$1,694      | \$0.04       | 0.00         | RES1     | 1893-1456  | 08-007-00-067-00                   | RURAL RESIDENTIAL | 401   |
| 08-004-40-003-00 |                          | 10/04/21  | \$60,000   | WD     | 03-ARM'S LENGTH              | \$60,000          | \$23,400       | 39.00         | \$55,000       | \$60,000      | \$55,000        | 0.0          | 0.0   | 20.00     | 20.00       | #DIV/0!    | \$3,000      | \$0.07       | 0.00         | RES1     | 1890-4410  |                                    | RURAL RESIDENTIAL | 402   |
| 08-004-40-003-00 |                          | 10/06/22  | \$63,000   | WD     | 03-ARM'S LENGTH              | \$63,000          | \$27,500       | 43.65         | \$55,000       | \$63,000      | \$55,000        | 0.0          | 0.0   | 20.00     | 20.00       | #DIV/0!    | \$3,150      | \$0.07       | 0.00         | RES1     | 1897-4634  |                                    | RURAL RESIDENTIAL | 402   |
| 08-031-10-004-00 | 5 W BATTLE               | 11/22/22  | \$53,000   | WD     | 03-ARM'S LENGTH              | \$53,000          | \$27,500       | 51.89         | \$55,010       | \$53,000      | \$55,010        | 0.0          | 0.0   | 20.01     | 20.01       | #DIV/0!    | \$2,649      | \$0.06       | 0.00         | RES1     | 1898-3235  |                                    | RURAL RESIDENTIAL | 402   |
| 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      | \$65,022      | \$70,000        | 0.0          | 0.0   | 30.00     | 30.00       | #DIV/0!    | \$2,167      | \$0.05       | 0.00         | RES1     | 1897-2940  |                                    | RURAL RESIDENTIAL | 401   |
| 08-005-30-001-10 | 4943 W HERRICK RD        | 01/24/22  | \$115,000  | WD     | 03-ARM'S LENGTH              | \$115,000         | \$58,700       | 51.04         | \$105,630      | \$89,270      | \$79,900        | 0.0          | 0.0   | 39.90     | 39.90       | #DIV/0!    | \$2,237      | \$0.05       | 0.00         | RES1     | 1893-454   |                                    | RURAL RESIDENTIAL | 401   |
| 08-008-30-003-00 |                          | 04/16/21  | \$100,000  | WD     | 03-ARM'S LENGTH              | \$100,000         | \$40,000       | 40.00         | \$80,000       | \$100,000     | \$80,000        | 0.0          | 0.0   | 40.00     | 40.00       | #DIV/0!    | \$2,500      | \$0.06       | 0.00         | RES1     | 1886-4814  |                                    | RURAL RESIDENTIAL | 402   |
| 08-016-20-003-00 | 3378 W BECK RD           | 12/22/21  | \$145,000  | WD     | 19-MULTI PARCEL ARM'S LENGTH | \$145,000         | \$48,300       | 33.31         | \$98,128       | \$126,872     | \$80,000        | 0.0          | 0.0   | 40.00     | 40.00       | #DIV/0!    | \$3,172      | \$0.07       | 0.00         | RES1     | 1892-3129  | 08-016-20-002-00                   | RURAL RESIDENTIAL | 401   |
| 08-004-10-002-00 |                          | 02/09/23  | \$36,500   | WD     | 03-ARM'S LENGTH              | \$36,500          | \$43,500       | 119.18        | \$87,080       | \$36,500      | \$87,080        | 0.0          | 0.0   | 43.54     | 43.54       | #DIV/0!    | \$838        | \$0.02       | 0.00         | RES1     | 1899-3463  |                                    | RURAL RESIDENTIAL | 402   |
| 08-009-30-001-01 | 3607 W BAWKEY RD         | 12/14/21  | \$225,000  | WD     | 03-ARM'S LENGTH              | \$225,000         | \$110,300      | 49.02         | \$277,422      | \$92,578      | \$145,000       | 0.0          | 0.0   | 80.00     | 80.00       | #DIV/0!    | \$1,157      | \$0.03       | 0.00         | RES1     | 1892-2144  |                                    | RURAL RESIDENTIAL | 401   |

**Totals: \$3,506,710**  
**\$3,506,710**  
**\$1,251,800**  
**\$3,402,019**  
**\$1,386,146**  
**\$1,278,489**  
**0.0**  
**478.99**  
**463.69**  
**per FF=>**  
**#REF!**  
**per Net Acre=>**  
**#REF!**  
**per SqFt=>**  
**#REF!**

**Std. Dev. => 23.61**  
**Sale. Ratio => #VALUE!**  
**per FF=> Average**  
**#REF!**  
**per Net Acre=> Average**  
**per SqFt=> Average**

|                    |                  |                   |          |           |    |                 |           |           |       |           |           |          |     |     |      |      |         |           |        |      |      |           |                  |                     |     |
|--------------------|------------------|-------------------|----------|-----------|----|-----------------|-----------|-----------|-------|-----------|-----------|----------|-----|-----|------|------|---------|-----------|--------|------|------|-----------|------------------|---------------------|-----|
| SALE: POHLS MARKET | 08-027-10-002-05 | 2921 W COLEMAN RD | 07/20/22 | \$800,000 | WD | 03-ARM'S LENGTH | \$800,000 | \$128,100 | 16.01 | \$272,150 | \$539,370 | \$11,520 | 0.0 | 0.0 | 1.63 | 1.63 | #DIV/0! | \$330,902 | \$7.60 | 0.00 | 2000 | 1896-2560 | 08-027-10-002-04 | COMMERCIAL PROPERTY | 201 |
|--------------------|------------------|-------------------|----------|-----------|----|-----------------|-----------|-----------|-------|-----------|-----------|----------|-----|-----|------|------|---------|-----------|--------|------|------|-----------|------------------|---------------------|-----|

2024 DIFFERENCES

| ACRES | VALUATION    | per increase | \$/ACRE |
|-------|--------------|--------------|---------|
| 1     | \$8,500.00   | 2,500.00     | \$8,500 |
| 1.5   | \$11,000.00  | 2,000.00     | \$7,333 |
| 2     | \$13,000.00  | 2,000.00     | \$6,500 |
| 2.5   | \$15,000.00  | 2,000.00     | \$6,000 |
| 3     | \$17,000.00  | 3,500.00     | \$5,667 |
| 4     | \$20,500.00  | 3,500.00     | \$5,125 |
| 5     | \$24,000.00  | 4,500.00     | \$4,800 |
| 7     | \$28,500.00  | 5,500.00     | \$4,071 |
| 10    | \$34,000.00  | 11,000.00    | \$3,400 |
| 15    | \$45,000.00  | 10,000.00    | \$3,000 |
| 20    | \$55,000.00  | 10,000.00    | \$2,750 |
| 25    | \$60,000.00  | 10,000.00    | \$2,600 |
| 30    | \$70,000.00  | 21,000.00    | \$2,500 |
| 40    | \$80,000.00  | 14,000.00    | \$2,400 |
| 50    | \$100,000.00 | 65,000.00    | \$2,200 |
| 100   | \$175,000.00 | (175,000.00) | \$1,750 |