

LAKE ECF ANALYSIS - GILMORE TOWNSHIP 2026

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	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
08-020-10-010-00	4683 RUSTIC HILLS DR	06/20/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$87,000	34.80	\$203,748	\$104,485	\$145,515	\$87,766	1.658	800	\$181.89	LF	18.9358	STICK BUILT		\$102,106		LITTLE FIELD LAKE	401	60	
08-050-00-009-00	4736 RIDGE	01/18/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$70,100	38.94	\$161,210	\$82,932	\$97,068	\$69,211	1.402	572	\$169.70	LF	6.6149	RANCH		\$80,000		LITTLE FIELD LAKE	401	65	
08-050-00-029-00	4836 RIDGE RD	02/20/25	\$540,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$540,000	\$169,900	31.46	\$361,223	\$109,977	\$430,023	\$225,432	1.908	1,888	\$227.77	LF	43.8916	STICK BUILT		\$104,800	08-085-00-005-00	LITTLE FIELD LAKE	401	76	
08-050-00-046-00	4767 RIDGE RD	07/25/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$98,100	51.63	\$255,967	\$41,971	\$148,029	\$189,210	0.782	2,040	\$72.56	LF	68.6281	STICK BUILT		\$31,000		LITTLE FIELD LAKE	401	66	
08-066-00-086-00	9025 STEVENSON LAKE CT	06/09/23	\$500,000	MLC	04-BUYERS INTEREST IN A LC	\$500,000	\$202,700	40.54	\$471,637	\$125,947	\$374,053	\$305,650	1.224	2,236	\$167.29	LF	24.4840	STICK BUILT		\$106,852		LITTLE FIELD LAKE	401	78	
08-090-00-006-00	ALLEY ST	10/28/24	\$90,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$90,000	\$28,100	31.22	\$58,519	\$19,446	\$70,554	\$34,547	2.042	480	\$146.99	LF	57.3607	STICK BUILT		\$18,300	08-090-00-005-00	LITTLE FIELD LAKE	401	50	
08-090-00-020-00	8902 WESTVIEW DRIVE	09/01/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$81,500	40.75	\$178,648	\$98,094	\$101,906	\$71,224	1.431	720	\$141.54	LF	3.7848	1 STORY		\$97,058		LITTLE FIELD LAKE	401	68	
08-092-00-014-00	4411 BIRCH ST	09/11/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$75,500	60.40	\$155,864	\$24,181	\$100,819	\$116,431	0.866	1,340	\$75.24	LF	60.2721	STICK BUILT		\$20,150		LITTLE FIELD LAKE	401	62	
08-093-00-005-00	8803 N WESTVIEW DR	08/23/24	\$338,000	WD	03-ARM'S LENGTH	\$338,000	\$103,800	30.71	\$248,205	\$116,924	\$221,076	\$116,075	1.905	884	\$250.09	LF	43.5958	1 STORY		\$107,708		LITTLE FIELD LAKE	401	69	
Totals:			\$2,413,000			\$2,413,000	\$916,700		\$2,095,021		\$1,689,043	\$1,215,545			\$159.23		7.9100								
								Sale. Ratio =>	37.99					E.C.F. =>	1.390	Std. Deviation=>		0.45381675							
								Std. Dev. =>	10.10					Ave. E.C.F. =>	1.469	Ave. Variance=>		36.3964	Coefficient of Var=>		24.78246608				

ECF ANALYSIS
LAKE AREAS
GILMORE 2026

2026 ANALYZED 1.39
2026 UTILIZED 1.29

2025 USED 1.131

INCREASE 0.159