

ECF ANALYSIS - COMMERCIAL - GILMORE TOWNSHIP, ISABELLA COUNTY 2025																			
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Land Value	Other Parcels in Sale	Land Table
09-015-10-002-00	3462 E ROSEBUSH	03/22/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$67,900	33.95	\$205,544	\$97,509	\$102,491	\$127,100	0.806	0	#DIV/0!	03ECF		COMM-IND MISC TOWN	201
02-065-00-005-01	6793 E PICKARD	06/15/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$98,700	43.87	\$232,058	\$53,825	\$171,175	\$209,686	0.816	7,440	\$23.01	03ECF		COMM-IND MISC TOWN	201
31-050-00-072-00	308 W WRIGHT	04/26/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$42,000	28.00	\$142,278	\$14,157	\$135,843	\$158,174	0.859	1,980	\$68.61	02ECF		VILLAGE LAND	201
05-018-40-012-05	5100 W REMUS RD	01/04/24	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$122,000	27.11	\$436,586	\$91,823	\$358,177	\$405,604	0.883	15,092	\$23.73	03ECF		COMM-IND MISC TOWN	201
91-100-00-007-00	3905 E ROSEBUSH	02/24/23	\$140,000	OTH	03-ARM'S LENGTH	\$140,000	\$52,700	37.64	\$129,596	\$30,565	\$109,435	\$122,260	0.895	1,150	\$95.16	02ECF		VILLAGE LAND	201
05-015-30-009-00	2990 W REMUS	04/18/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$67,500	54.00	\$119,791	\$25,489	\$99,511	\$110,944	0.897	3,240	\$30.71	03ECF		COMM-IND MISC TOWN	201
31-050-00-376-00	197 E WRIGHT	08/08/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$78,300	34.04	\$179,640	\$45,580	\$184,420	\$165,506	1.114	1,390	\$132.68	02ECF		VILLAGE LAND	201
Totals:			\$1,520,000			\$1,520,000	\$529,100		\$1,445,493		\$1,161,052	\$1,299,274			#REF!				
								Sale. Ratio =>	34.81				E.C.F. =>	0.894	Std. Deviation=> 0EV(#REF!)				
								Std. Dev. =>	9.43				Ave. E.C.F. =>	0.896	Ave. Variance=> #REF!				

2025 GILMORE
COMMERCIAL ECF
ANALYZED0.893
UTILIZED0.894