

**AGRICULTURAL LAND ANALYSIS - GILMORE TOWNSHIP 2025**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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		
08-001-20-001-20	11749 N MERIDIAN RD	08/04/23	\$250,000	MLC	04-BUYERS INTEREST IN A LC	\$250,000	\$124,000	49.60	\$283,356	\$250,000	\$283,356	0.0	0.0	78.71	78.71	#DIV/0!	\$3,176	\$0.07	0.00	AG 1 1902-3524			AGRICULTURAL	101		
08-003-20-002-01	11701 N VANDECAR RD	11/08/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$132,300	33.08	\$308,753	\$227,687	\$136,440	0.0	0.0	37.90	37.90	#DIV/0!	\$6,008	\$0.14	0.00	AG 1 1903-4588			AGRICULTURAL	101		
08-022-40-004-00		01/19/24	\$402,000	WD	03-ARM'S LENGTH	\$402,000	\$94,500	23.51	\$216,000	\$402,000	\$216,000	0.0	0.0	60.00	60.00	#DIV/0!	\$6,700	\$0.15	0.00	AG 1 1904-3882			AGRICULTURAL	102		
08-023-10-001-00	1687 W STEVENSON LAKE RD	08/31/22	\$164,900	WD	03-ARM'S LENGTH	\$164,900	\$64,000	38.81	\$174,289	\$62,611	\$72,000	0.0	0.0	20.00	20.00	#DIV/0!	\$3,131	\$0.07	0.00	AG 1 1897-840			AGRICULTURAL	101		
08-026-10-003-00		11/30/23	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$132,800	21.59	\$304,190	\$598,810	\$288,000	0.0	0.0	80.00	80.00	#DIV/0!	\$7,485	\$0.17	0.00	AG 1 1904-0540			AGRICULTURAL	101		
<b>Totals:</b>			<b>\$1,831,900</b>			<b>\$1,831,900</b>	<b>\$547,600</b>		<b>\$1,286,588</b>	<b>\$1,541,108</b>	<b>\$995,796</b>	<b>0.0</b>		<b>276.61</b>	<b>276.61</b>											
								<b>Sale. Ratio =&gt;</b>	<b>29.89</b>					<b>Average</b>			<b>Average</b>									
								<b>Std. Dev. =&gt;</b>	<b>11.50</b>					<b>per FF=&gt;</b>	<b>#DIV/0!</b>	<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>5,571.41</b>	<b>Average</b>	<b>per SqFt=&gt;</b>	<b>\$0.13</b>					

2025 GILMORE TOWNSHIP  
 AGRICULTURAL  
 LAND ANALYSIS

UTILIZED 3550  
 ANALYZED 5571

COUNTY UTILIZED 4300

LITTLEFIELD LAKE LAND ANALYSIS - GILMORE TOWNSHIP 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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
WATERFRONT	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	\$172,865	\$180,836	\$103,701	63.8	130.0	0.21	0.21	\$2,834	\$865,244	\$19.86	70.00	LF 1901-3082		LITTLE FIELD LAKEFRONT	401	GOOD
WATERFRONT	08-050-00-009-00	4736 RIDGE	01/18/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$70,100	38.94	\$148,583	\$111,417	\$80,000	50.0	197.0	0.23	0.23	\$2,228	\$492,996	\$11.32	50.00	LF 1904-3750		LITTLE FIELD LAKEFRONT	401	HIGH
BACKLOT	08-050-00-054-00	4729 RIDGE RD	04/20/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$44,100	31.50	\$100,970	\$59,030	\$20,000	100.0	204.5	0.47	0.47	\$590	\$125,864	\$2.89	100.00	LF 1894-5304		LITTLE FIELD LAKEFRONT	401	BACKLOT FF
WATERFRONT	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	\$401,670	\$206,851	\$108,521	66.8	110.0	0.20	0.20	\$3,097	\$1,044,702	\$23.98	78.42	LF 1901-2529		LITTLE FIELD LAKEFRONT	401	GOOD
BACKLOT	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		LITTLE FIELD LAKEFRONT	402	BACKLOT FF
BACKLOT - VACANT	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	LITTLE FIELD LAKEFRONT	402	BACKLOT FF
BACKLOT	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	\$186,089	\$35,111	\$20,200	101.0	172.0	0.40	0.40	\$348	\$87,997	\$2.02	101.00	LF 1896-1863		LITTLE FIELD LAKEFRONT	401	BACKLOT FF
BACKLOT - LAKE ACCESS PER LISTI	08-080-00-050-00	9010 LIGHTHOUSE DRIVE	05/13/22	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$0	0.00	\$85,569	\$26,431	\$20,000	100.0	185.0	0.43	0.43	\$264	\$62,191	\$1.43	100.00	LF 1895-1843		LITTLE FIELD LAKEFRONT	401	BACKLOT FF
BACKLOT - LAKE ACCESS PER LISTI	08-080-00-050-00	9010 LIGHTHOUSE DRIVE	08/18/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$0	0.00	\$85,569	\$124,431	\$20,000	100.0	185.0	0.43	0.43	\$1,244	\$292,779	\$6.72	100.00	LF 1896-5384		LITTLE FIELD LAKEFRONT	401	BACKLOT FF
BACKLOT	08-080-00-056-00	4350 COLD CREEK BLVD	10/02/23	\$143,000	MLC	04-BUYERS INTEREST IN A LC	\$143,000	\$48,100	33.64	\$93,555	\$69,449	\$20,004	100.0	160.2	0.37	0.37	\$694	\$188,720	\$4.33	100.02	LF 1903-1129	08-080-00-057-00	LITTLE FIELD LAKEFRONT	401	BACKLOT FF
BACKLOT - VACANT	08-080-00-075-00	LIGHTHOUSE COVE	05/02/23	\$45,500	WD	03-ARM'S LENGTH	\$45,500	\$9,900	21.76	\$19,856	\$45,500	\$19,856	99.3	159.0	0.36	0.36	\$458	\$125,691	\$2.89	99.28	LF 1900-4157		LITTLE FIELD LAKEFRONT	402	BACKLOT FF
BACKLOT - VACANT	08-080-00-078-00	COLD CREEK	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		LITTLE FIELD LAKEFRONT	402	BACKLOT FF
WATERFRONT	08-090-00-020-00	8902 WESTVIEW DRIVE	09/01/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$81,500	40.75	\$162,155	\$136,419	\$98,574	60.7	0.0	0.26	0.26	\$2,249	\$532,887	\$12.23	50.00	LF 1902-4116		LITTLE FIELD LAKEFRONT	401	GOOD
BACK LOT - UNUSUAL SHAPE	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	\$170,204	\$37,456	\$37,760	188.8	200.0	0.87	0.87	\$198	\$43,202	\$0.99	188.80	LF 1898-3977		LITTLE FIELD LAKEFRONT	401	BACKLOT FF
BACKLOT	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	\$106,370	\$43,890	\$20,260	101.3	132.8	0.31	0.31	\$433	\$142,039	\$3.26	101.30	LF 1898-2209		LITTLE FIELD LAKEFRONT	401	BACKLOT FF
BACKLOT	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	\$172,265	\$35,735	\$30,000	150.0	240.0	0.83	0.83	\$238	\$43,263	\$0.99	150.00	LF 1896-4411		LITTLE FIELD LAKEFRONT	401	BACKLOT FF
<b>Totals:</b>			<b>\$2,605,900</b>			<b>\$2,605,900</b>	<b>\$842,100</b>		<b>\$2,009,330</b>	<b>\$1,299,056</b>	<b>\$702,486</b>	<b>1,799.7</b>		<b>7.19</b>	<b>6.84</b>										
							<b>Sale. Ratio =&gt;</b>	<b>32.32</b>			<b>Average</b>		<b>Average</b>				<b>Average</b>		<b>Average</b>						
							<b>Std. Dev. =&gt;</b>	<b>13.68</b>			<b>per FF=&gt;</b>	<b>\$722</b>	<b>per Net Acre=&gt;</b>	<b>180,675.38</b>			<b>per SqFt=&gt;</b>	<b>\$4.15</b>							

GILMORE TOWNSHIP  
LITTLEFIELD LAKE  
SEE BELOW FOR BREAK DOWN

	UTILIZED	ANALYZED
WATERFRONT	1600	2600
BACKLOTS	310	356
AVERAGE	525	722

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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
WATERFRONT	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	\$172,865	\$180,836	\$103,701	63.8	130.0	0.21	0.21	\$2,834	\$865,244	\$19.86	70.00	LF 1901-3082		LITTLE FIELD LAKEFRONT	401	GOOD
WATERFRONT	08-050-00-009-00	4736 RIDGE	01/18/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$70,100	38.94	\$148,583	\$111,417	\$80,000	50.0	197.0	0.23	0.23	\$2,228	\$492,996	\$11.32	50.00	LF 1904-3750		LITTLE FIELD LAKEFRONT	401	HIGH
WATERFRONT	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	\$401,670	\$206,851	\$108,521	66.8	110.0	0.20	0.20	\$3,097	\$1,044,702	\$23.98	78.42	LF 1901-2529		LITTLE FIELD LAKEFRONT	401	GOOD
WATERFRONT	08-090-00-020-00	8902 WESTVIEW DRIVE	09/01/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$81,500	40.75	\$162,155	\$136,419	\$98,574	60.7	0.0	0.26	0.26	\$2,249	\$532,887	\$12.23	50.00	LF 1902-4116		LITTLE FIELD LAKEFRONT	401	GOOD
<b>Totals:</b>			<b>\$1,130,000</b>			<b>\$1,130,000</b>	<b>\$441,300</b>		<b>\$885,273</b>	<b>\$635,523</b>	<b>\$390,796</b>	<b>241.3</b>		<b>0.89</b>	<b>0.89</b>										
							<b>Sale. Ratio =&gt;</b>	<b>39.05</b>			<b>Average</b>		<b>Average</b>				<b>Average</b>		<b>Average</b>						
							<b>Std. Dev. =&gt;</b>	<b>2.76</b>			<b>per FF=&gt;</b>	<b>\$2,634</b>	<b>per Net Acre=&gt;</b>	<b>714,874.02</b>			<b>per SqFt=&gt;</b>	<b>\$16.41</b>							

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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
BACKLOT - VACANT	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	LITTLE FIELD LAKEFRONT	402	BACKLOT FF
BACKLOT - VACANT	08-080-00-075-00	LIGHTHOUSE COVE	05/02/23	\$45,500	WD	03-ARM'S LENGTH	\$45,500	\$9,900	21.76	\$19,856	\$45,500	\$19,856	99.3	159.0	0.36	0.36	\$458	\$125,691	\$2.89	99.28	LF 1900-4157		LITTLE FIELD LAKEFRONT	402	BACKLOT FF
BACKLOT - VACANT	08-080-00-078-00	COLD CREEK	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		LITTLE FIELD LAKEFRONT	402	BACKLOT FF
<b>Totals:</b>			<b>\$179,000</b>			<b>\$179,000</b>	<b>\$45,200</b>		<b>\$100,466</b>	<b>\$179,000</b>	<b>\$100,466</b>	<b>502.3</b>		<b>1.80</b>	<b>1.45</b>										
							<b>Sale. Ratio =&gt;</b>	<b>25.25</b>			<b>Average</b>		<b>Average</b>				<b>Average</b>		<b>Average</b>						
							<b>Std. Dev. =&gt;</b>	<b>6.73</b>			<b>per FF=&gt;</b>	<b>\$356</b>	<b>per Net Acre=&gt;</b>	<b>99,665.92</b>			<b>per SqFt=&gt;</b>	<b>\$2.29</b>							

BACKLOTS  
VACANT SALES ONLY  
356

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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
BACKLOT	08-050-00-054-00	4729 RIDGE RD	04/20/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$44,100	31.50	\$100,970	\$59,030	\$20,000	100.0	204.5	0.47	0.47	\$590	\$125,864	\$2.89	100.00	LF 1894-5304		LITTLE FIELD LAKEFRONT	401	BACKLOT FF
BACKLOT	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		LITTLE FIELD LAKEFRONT	402	BACKLOT FF
BACKLOT - VACANT	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	LITTLE FIELD LAKEFRONT	402	BACKLOT FF
BACKLOT	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	\$186,089	\$35,111	\$20,200	101.0	172.0	0.40	0.40	\$348	\$87,997	\$2.02	101.00	LF 1896-1863		LITTLE FIELD LAKEFRONT	401	BACKLOT FF
BACKLOT	08-080-00-056-00	4350 COLD CREEK BLVD	10/02/23	\$143,000	MLC	04-BUYERS INTEREST IN A LC	\$143,000	\$48,100	33.64	\$93,555	\$69,449	\$20,004	100.0	160.2	0.37	0.37	\$694	\$188,720	\$4.33	100.02	LF 1903-1129	08-080-00-057-00	LITTLE FIELD LAKEFRONT	401	BACKLOT FF
BACKLOT - VACANT	08-080-00-075-00	LIGHTHOUSE COVE	05/02/23	\$45,500	WD	03-ARM'S LENGTH	\$45,500	\$9,900	21.76	\$19,856	\$45,500	\$19,856	99.3	159.0	0.36	0.36	\$458	\$125,691	\$2.89	99.28	LF 1900-4157		LITTLE FIELD LAKEFRONT	402	BACKLOT FF
BACKLOT - VACANT	08-080-00-078-00	COLD CREEK	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									

RURAL RESIDENTIAL LAND ANALYSIS - GILMORE TOWNSHIP 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	
08-007-00-079-00	5525 W HERRICK RD	10/26/23	\$18,500	PTA	03-ARM'S LENGTH	\$18,500	\$13,500	72.97	\$26,050	\$16,563	\$24,113	0.0	0.0	5.05	5.05	#DIV/0!	\$3,280	\$0.08	0.00	RES1			RURAL RESIDENTIAL	402	
08-008-40-001-01	4165 W BAWKEY	06/04/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$17,000	56.67	\$34,000	\$30,000	\$34,000	0.0	0.0	10.00	10.00	#DIV/0!	\$3,000	\$0.07	0.00	RES1	1901-4606		RURAL RESIDENTIAL	402	
08-017-20-006-00		01/08/24	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$18,700	37.40	\$37,576	\$50,000	\$34,000	0.0	0.0	10.00	10.00	#DIV/0!	\$5,000	\$0.11	0.00	RES1	1904-3298		RURAL RESIDENTIAL	402	
08-018-10-004-00		05/30/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$17,000	56.67	\$34,000	\$30,000	\$34,000	0.0	0.0	10.00	10.00	#DIV/0!	\$3,000	\$0.07	0.00	RES1	1901-1017		RURAL RESIDENTIAL	402	
08-008-10-005-01	4537 W HERRICK RD	04/07/23	\$50,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$50,000	\$24,300	48.60	\$48,470	\$50,000	\$48,270	0.0	0.0	10.12	5.06	#DIV/0!	\$4,941	\$0.11	0.00	RES1	1900-2128	08-008-10-005-00	RURAL RESIDENTIAL	402	
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	
08-032-30-001-20	4822 W VERNON	12/27/23	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$22,500	50.00	\$45,000	\$45,000	\$45,000	0.0	0.0	15.00	15.00	#DIV/0!	\$3,000	\$0.07	0.00	RES1	1904-2465		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	
08-010-10-002-01		10/02/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$40,000	42.11	\$80,000	\$95,000	\$80,000	0.0	0.0	40.00	40.00	#DIV/0!	\$2,375	\$0.05	0.00	RES1	1903-1101		RURAL RESIDENTIAL	402	
08-010-30-003-00		03/22/24	\$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	1905-2580		RURAL RESIDENTIAL	402	
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	
08-004-10-002-00		07/11/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$43,500	87.00	\$87,080	\$50,000	\$87,080	0.0	0.0	43.54	43.54	#DIV/0!	\$1,148	\$0.03	0.00	RES1	1901-4744		RURAL RESIDENTIAL	402	
<b>Totals:</b>						<b>\$661,000</b>	<b>\$354,800</b>		<b>\$708,920</b>	<b>\$659,063</b>	<b>\$703,207</b>	<b>0.0</b>		<b>279.83</b>	<b>274.77</b>										
						<b>Sale. Ratio =&gt;</b>		<b>53.68</b>	<b>Average</b>				<b>Average</b>		<b>Average</b>		<b>Average</b>								
						<b>Std. Dev. =&gt;</b>		<b>22.88</b>	<b>per FF=&gt;</b>		<b>#DIV/0!</b>		<b>per Net Acre=&gt;</b>	<b>2,355.23</b>		<b>per SqFt=&gt;</b>	<b>\$0.05</b>								

2025 GILMORE TOWNSHIP  
RESIDENTIAL LAND  
VACANT LAND SALES

10 ACRE SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	
08-008-40-001-01	4165 W BAWKEY	06/04/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$17,000	56.67	\$34,000	\$30,000	\$34,000	0.0	0.0	10.00	10.00	#DIV/0!	\$3,000	\$0.07	0.00	RES1	1901-4606		RURAL RESIDENTIAL	402	
08-017-20-006-00		01/08/24	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$18,700	37.40	\$37,576	\$50,000	\$34,000	0.0	0.0	10.00	10.00	#DIV/0!	\$5,000	\$0.11	0.00	RES1	1904-3298		RURAL RESIDENTIAL	402	
08-018-10-004-00		05/30/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$17,000	56.67	\$34,000	\$30,000	\$34,000	0.0	0.0	10.00	10.00	#DIV/0!	\$3,000	\$0.07	0.00	RES1	1901-1017		RURAL RESIDENTIAL	402	
08-008-10-005-01	4537 W HERRICK RD	04/07/23	\$50,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$50,000	\$24,300	48.60	\$48,470	\$50,000	\$48,270	0.0	0.0	10.12	5.06	#DIV/0!	\$4,941	\$0.11	0.00	RES1	1900-2128	08-008-10-005-00	RURAL RESIDENTIAL	402	
<b>Totals:</b>						<b>\$160,000</b>	<b>\$77,000</b>		<b>\$154,046</b>	<b>\$160,000</b>	<b>\$150,270</b>	<b>0.0</b>		<b>40.12</b>	<b>35.06</b>										
						<b>Sale. Ratio =&gt;</b>		<b>48.13</b>	<b>Average</b>				<b>Average</b>		<b>Average</b>		<b>Average</b>								
						<b>Std. Dev. =&gt;</b>		<b>9.12</b>	<b>per FF=&gt;</b>		<b>#DIV/0!</b>		<b>per Net Acre=&gt;</b>	<b>3,988.04</b>		<b>per SqFt=&gt;</b>	<b>\$0.09</b>								

20 ACRE SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	
08-004-40-003-00		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	
<b>Totals:</b>						<b>\$116,000</b>	<b>\$55,000</b>		<b>\$110,010</b>	<b>\$116,000</b>	<b>\$110,010</b>	<b>0.0</b>		<b>40.01</b>	<b>40.01</b>										
						<b>Sale. Ratio =&gt;</b>		<b>47.41</b>	<b>Average</b>				<b>Average</b>		<b>Average</b>		<b>Average</b>								
						<b>Std. Dev. =&gt;</b>		<b>5.82</b>	<b>per FF=&gt;</b>		<b>#DIV/0!</b>		<b>per Net Acre=&gt;</b>	<b>2,899.28</b>		<b>per SqFt=&gt;</b>	<b>\$0.07</b>								

40 ACRE SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	
08-010-10-002-01		10/02/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$40,000	42.11	\$80,000	\$95,000	\$80,000	0.0	0.0	40.00	40.00	#DIV/0!	\$2,375	\$0.05	0.00	RES1	1903-1101		RURAL RESIDENTIAL	402	
08-010-30-003-00		03/22/24	\$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	1905-2580		RURAL RESIDENTIAL	402	
08-004-10-002-00		07/11/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$43,500	87.00	\$87,080	\$50,000	\$87,080	0.0	0.0	43.54	43.54	#DIV/0!	\$1,148	\$0.03	0.00	RES1	1901-4744		RURAL RESIDENTIAL	402	
<b>Totals:</b>						<b>\$245,000</b>	<b>\$123,500</b>		<b>\$247,080</b>	<b>\$245,000</b>	<b>\$247,080</b>	<b>0.0</b>		<b>123.54</b>	<b>123.54</b>										
						<b>Sale. Ratio =&gt;</b>		<b>50.41</b>	<b>Average</b>				<b>Average</b>		<b>Average</b>		<b>Average</b>								
						<b>Std. Dev. =&gt;</b>		<b>26.55</b>	<b>per FF=&gt;</b>		<b>#DIV/0!</b>		<b>per Net Acre=&gt;</b>	<b>1,983.16</b>		<b>per SqFt=&gt;</b>	<b>\$0.05</b>								

ACRES	VALUATION SET	DIFFERENCES per increase	\$/ACRE	ANALYZED PER ACRE	INPUT TABLE	UTILIZED PER ACRE
1	\$8,500	\$2,500	\$8,500	0	\$0	\$8,500
1.5	\$11,000	\$2,000	\$7,333	0	\$0	\$11,000
2	\$13,000	\$2,000	\$6,500	0	\$0	\$13,000
2.5	\$15,000	\$2,000	\$6,000	0	\$0	\$15,000
3	\$17,000	\$3,500	\$5,667	0	\$0	\$17,000
4	\$20,500	\$3,500	\$5,125	0	\$0	\$20,500
5	\$24,000	\$4,500	\$4,800	3280	\$16,400	\$24,000
7	\$28,500	\$5,500	\$4,071	0	\$0	\$28,500
10	\$34,000	\$11,000	\$3,400	4000	\$40,000	\$34,000
15	\$45,000	\$10,000	\$3,000	3000	\$45,000	\$45,000
20	\$55,000	\$5,000	\$2,750	2899	\$57,980	\$55,000
25	\$60,000	\$10,000	\$2,400	3500	\$92,000	\$60,000
30	\$70,000	\$10,000	\$2,333	0	\$0	\$70,000
40	\$80,000	\$20,000	\$2,000	1983	\$79,320	\$80,000
50	\$100,000	\$115,000	\$2,000	0	\$0	\$100,000
100	\$175,000	\$75,000	\$1,750	0	\$372,000	\$175,000

**WAHL LAKE LAND ANALYSIS - GILMORE TOWNSHIP 2025**

	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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
BACKLOT	08-050-00-054-00	4729 RIDGE RD	04/20/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$44,100	31.50	\$100,970	\$59,030	\$20,000	100.0	204.5	0.47	0.47	\$590	\$125,864	\$2.89	100.00	LF 1894-5304		LITTLE FIELD LAKEFRONT	401	BACKLOT FF	
BACKLOT	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		LITTLE FIELD LAKEFRONT	402	BACKLOT FF	
BACKLOT - VACANT	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	LITTLE FIELD LAKEFRONT	402	BACKLOT FF	
BACKLOT	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	\$186,089	\$35,111	\$20,200	101.0	172.0	0.40	0.40	\$348	\$87,997	\$2.02	101.00	LF 1896-1863		LITTLE FIELD LAKEFRONT	401	BACKLOT FF	
BACKLOT - LAKE ACCESS PER LIST	08-080-00-050-00	9010 LIGHTHOUSE DRIVE	05/13/22	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$0	0.00	\$85,569	\$26,431	\$20,000	100.0	185.0	0.43	0.43	\$264	\$62,191	\$1.43	100.00	LF 1895-1843		LITTLE FIELD LAKEFRONT	401	BACKLOT FF	
BACKLOT - LAKE ACCESS PER LIST	08-080-00-050-00	9010 LIGHTHOUSE DRIVE	08/18/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$0	0.00	\$85,569	\$124,431	\$20,000	100.0	185.0	0.43	0.43	\$1,244	\$292,779	\$6.72	100.00	LF 1896-5384		LITTLE FIELD LAKEFRONT	401	BACKLOT FF	
BACKLOT	08-080-00-056-00	4350 COLD CREEK BLVD	10/02/23	\$143,000	MLC	04-BUYERS INTEREST IN A LC	\$143,000	\$48,100	33.64	\$93,555	\$69,449	\$20,004	100.0	160.2	0.37	0.37	\$694	\$188,720	\$4.33	100.02	LF 1903-1129	08-080-00-057-00	LITTLE FIELD LAKEFRONT	401	BACKLOT FF	
BACKLOT - VACANT	08-080-00-075-00	LIGHTHOUSE COVE	05/02/23	\$45,500	WD	03-ARM'S LENGTH	\$45,500	\$9,900	21.76	\$19,856	\$45,500	\$19,856	99.3	159.0	0.36	0.36	\$458	\$125,691	\$2.89	99.28	LF 1900-4157		LITTLE FIELD LAKEFRONT	402	BACKLOT FF	
BACKLOT - VACANT	08-080-00-078-00	COLD CREEK	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		LITTLE FIELD LAKEFRONT	402	BACKLOT FF	
BACK LOT - UNUSUAL SHAPE	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	\$170,204	\$37,456	\$37,760	188.8	200.0	0.87	0.87	\$198	\$43,202	\$0.99	188.80	LF 1898-3977		LITTLE FIELD LAKEFRONT	401	BACKLOT FF	
BACKLOT	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	\$106,370	\$43,890	\$20,260	101.3	132.8	0.31	0.31	\$433	\$142,039	\$3.26	101.30	LF 1898-2209		LITTLE FIELD LAKEFRONT	401	BACKLOT FF	
BACKLOT	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	\$172,265	\$35,735	\$30,000	150.0	240.0	0.83	0.83	\$238	\$43,263	\$0.99	150.00	LF 1896-4411		LITTLE FIELD LAKEFRONT	401	BACKLOT FF	
<b>Totals:</b>				<b>\$1,475,900</b>			<b>\$1,475,900</b>	<b>\$400,800</b>		<b>\$1,124,057</b>	<b>\$663,533</b>	<b>\$311,690</b>	<b>1,558.5</b>		<b>6.30</b>	<b>5.96</b>										
								Sale. Ratio =>	<b>27.16</b>		Average				Average				Average							
								Std. Dev. =>	<b>#REF!</b>		per FF=>		<b>\$426</b>		per Net Acre=>		<b>105,305.98</b>		per SqFt=>		<b>\$2.42</b>					

2025 GILMORE TOWNSHIP  
 NO RECENT WAHL LAKE SALES  
 EXTENDED TIME FRAME 1/1/2021 - 12/31/2024 - NO SALES

UTILIZED BACKLOTS FROM LITTLEFIELD LAKE  
 FOR 2025 STUDY  
 NO CHANGE IN LAND VALUE  
 FOR WAHL LAKE

LAKEFRONT 500  
 BACKLOT 275

FOR REFERENCE:  
 LITTLEFIELD LAKE BACKLOTS 310  
 LITTLEFIELD LAKEFRONT 1600