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
			Totals:	**$1,475,900**			**$1,475,900**	**$400,800**		**$1,124,057**	**$663,533**	**$311,690**	**1,558.5**		**6.30**	**5.96**										
								Sale. Ratio =>	**27.16**			**Average**			**Average**			**Average**								
								Std. Dev. =>	**#REF!**			**per FF=>**	**$426**		**per Net Acre=>**	**105,305.98**		**per SqFt=>**	**$2.42**							

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