

Flat/Elmland

Gilford Agricultural ECF for 2024

Parcel Number	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
009-008-000-0300-02	08/12/22	\$219,000	Farm Imp	\$205,860	\$59,036	\$146,824	\$136,527	1.075	
019-029-000-1600-00	01/26/22	\$299,900	Farm Imp	\$299,900	\$148,249	\$151,651	\$139,475	1.087	
001-025-000-0900-01	split 10/15/21	\$155,000	Farm Imp	\$155,000	\$22,748	\$132,252	\$152,092	0.870	
002-017-000-0300-01	split 11/10/21	\$125,000	Farm Imp	\$125,000	\$16,020	\$108,980	\$144,996	0.752	
009-007-000-0150-00	07/23/21	\$260,000	Farm Imp	\$260,000	\$31,763	\$228,237	\$285,525	0.799	
009-010-000-0800-02	split 04/08/21	\$154,900	Farm Imp	\$154,900	\$26,651	\$128,249	\$135,386	0.947	
010-035-000-0500-00	07/09/21	\$360,000	Farm Imp	\$360,000	\$241,254	\$118,746	\$152,617	0.778	
014-013-000-3800-01	04/20/22	\$286,000	Res Imp	\$286,000	\$75,577	\$210,423	\$184,939	1.138	
013-008-300-0100-01	split 10/24/22	\$228,000	Res Imp	\$228,000	\$22,437	\$205,563	\$183,965	1.117	
Totals:		\$2,087,800		\$2,074,660		\$1,430,925	\$1,515,522		
								E.C.F. =>	0.944
								Ave. E.C.F. =>	0.952

used indicated ECF of 0.944 for 2024

2024 Commercial ECF for Gilford Township

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Other Parcels in Sale
041-500-113-0160-00	06/09/22	\$50,000	\$50,000	\$6,265	\$43,735	\$171,229	0.255	6,000	\$7.29	
017-004-000-2000-00	06/25/21	\$37,500	\$37,500	\$28,308	\$9,192	\$34,622	0.265	1,664	\$5.52	
013-011-200-1150-00	5/10/2021	75,000	\$75,000	\$26,645	\$48,355	\$213,031	0.227	5,682	\$8.51	
012-034-000-1000-00	11/12/2021	27,000	\$27,000	\$2,430	\$24,570	\$80,124	0.307	2,080	\$11.81	012-034-000-0100-00
Totals:		189,500	\$189,500		\$125,852	\$499,006			\$8.28	
							E.C.F. =>	0.252		
							Ave. E.C.F. =>	0.264		

used indicated ECF of 0.252 for 2024

Gilford Industrial ECF for 2024

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Other Parcels in Sale
020-015-000-5900-00	04/01/16	\$245,000	\$245,000	\$97,333	\$147,667	\$354,442	0.417	20,738	\$7.12	
006-004-000-1800-00	08/30/19	\$81,900	\$81,900	\$22,752	\$59,148	\$100,579	0.588	11,692	\$5.06	
035-033-000-1500-00	12/01/20	\$412,000	\$412,000	\$78,294	\$333,706	\$792,209	0.421	22,327	\$14.95	035-033-000-1100-00, -1200-00
020-018-332-0100-00	05/25/17	\$125,002	\$125,002	\$58,487	\$66,515	\$186,777	0.356	12,552	\$5.30	020-018-332-0200-00, -0300-00
035-033-000-4525-00	10/23/19	\$160,000	\$160,000	\$16,646	\$143,354	\$222,108	0.645	7,200	\$19.91	
043-500-108-0700-00	10/26/22	\$70,000	\$70,000	\$20,328	\$49,672	\$156,715	0.317	3,462	\$14.35	
Totals:		\$1,093,902	\$1,093,902		\$800,062	\$1,812,830			\$11.11	
							E.C.F.=>	0.441		
							Ave. E.C.F.=>	0.457		

used indicated ECF of 0.441 for 2024

Gilford Residential ECF for Akron-Fairgrove School District for 2024

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
012-021-000-0900-02	7/20/2021	\$185,000	\$185,000	\$15,500	\$169,500	\$174,445	0.972	
012-023-000-0500-00	11/21/2022	\$195,000	\$195,000	\$14,044	\$180,956	\$184,944	0.978	
Totals:		\$380,000	\$380,000		\$350,456	\$359,389		
							E.C.F. =>	0.975
							Ave. E.C.F. =>	0.975

used indicated Residential ECF for Akron-Fairgrove School District 0.975 for 2024

Gilford Residential ECF for Reese School District for 2024

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
012-008-000-0900-00	11/1/2022	\$170,000	\$170,000	\$24,420	\$145,580	\$153,472	0.949	
012-019-000-1400-00	6/23/2021	\$150,000	\$150,000	\$7,752	\$142,248	\$134,456	1.058	
012-025-000-1700-03	1/28/2022	\$64,200	\$64,200	\$15,453	\$48,747	\$42,819	1.138	
012-025-000-1700-03	3/7/2023	\$67,000	\$67,000	\$15,453	\$51,547	\$42,819	1.204	
012-026-000-1500-00	11/9/2022	\$70,000	\$70,000	\$2,840	\$67,160	\$52,740	1.273	
012-028-000-0400-02	5/13/2022	\$180,000	\$180,000	\$11,628	\$168,372	\$151,936	1.108	
012-035-000-1200-02	8/23/2022	\$112,000	\$112,000	\$6,695	\$105,305	\$84,817	1.242	
Totals:		\$813,200	\$813,200		\$728,959	\$663,061		
							E.C.F. =>	1.099
							Ave. E.C.F.	1.139

used indicated Residential ECF for Reese School District 1.099 for 2024