

AG Class Residential Building
Uses R/R Gull Lake ECF Study 2023 as most representative

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
03-019-005-50	13550 ARBOR DR	02/10/22	\$390,705	WD	03-ARM'S LENGTH	\$390,705
03-019-017-00	6760 N BRITTANYWOOD DR	04/23/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000
03-021-005-50	13850 KELLOGG SCHOOL RD	02/09/21	\$452,000	WD	03-ARM'S LENGTH	\$452,000
03-027-200-05	14167 HEALY DR	01/28/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000
03-030-001-50	6355 W HICKORY RD	11/20/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000
03-035-007-00	15145 MANN RD	02/11/22	\$516,000	WD	03-ARM'S LENGTH	\$516,000
03-036-001-21	15900 LANG RD	08/18/20	\$164,000	WD	03-ARM'S LENGTH	\$164,000
03-036-005-02	1128 W SHEFFIELD RD	06/26/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000
03-040-005-00	2401 W HICKORY RD	07/09/21	\$209,000	WD	03-ARM'S LENGTH	\$209,000
03-097-007-00	15161 MARSHFIELD RD	12/22/21	\$705,000	WD	03-ARM'S LENGTH	\$705,000
03-135-010-00	15892 KELLOGG SCHOOL RD	08/09/21	\$178,500	WD	03-ARM'S LENGTH	\$178,500
Totals:			\$3,880,205			\$3,880,205

R/R Gull Lake ECF 0.990

Removed from Study

03-025-011-02	14712 MANNING LAKE RD	01/13/21	\$56,500	WD	03-ARM'S LENGTH	\$56,500
03-036-032-00	1925 W SHEFFIELD RD	12/10/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000
03-097-009-00	15226 MARSHFIELD RD	12/03/21	\$470,000	WD	03-ARM'S LENGTH	\$470,000
03-030-008-80	15100 MARSHFIELD RD	04/02/20	\$515,000	WD	03-ARM'S LENGTH	\$515,000
03-035-001-05	2279 W SHEFFIELD RD	08/05/20	\$155,540	WD	03-ARM'S LENGTH	\$155,540
03-035-019-00	2112 W BASELINE RD	04/01/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000
03-036-001-50	2018 W BASELINE RD	06/16/21	\$229,900	WD	03-ARM'S LENGTH	\$229,900
03-033-013-50	12751 E BASELINE RD	09/30/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000
03-027-012-20	14945 BROOKLODGE RD	09/15/20	\$195,000	WD	03-ARM'S LENGTH	\$195,000
03-135-001-00	12785 E BASELINE RD	08/19/21	\$197,000	WD	03-ARM'S LENGTH	\$197,000
03-028-029-00	4314 W HICKORY RD	11/02/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000
03-035-018-00	2300 W BASELINE RD	05/08/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000
03-135-001-00	12785 E BASELINE RD	08/14/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000

AG Class Residential Building
Uses R/R Gull Lake ECF Study 2023 as most representative

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
\$145,300	37.19	\$305,456	\$53,772	\$336,933	\$309,956	1.087	2,024
\$165,200	45.89	\$327,292	\$76,061	\$283,939	\$314,826	0.902	2,998
\$215,800	47.74	\$434,519	\$125,408	\$326,592	\$387,357	0.843	2,304
\$172,400	40.56	\$363,339	\$82,435	\$342,565	\$345,941	0.990	2,018
\$76,600	38.30	\$154,608	\$36,838	\$163,162	\$147,581	1.106	2,124
\$234,700	45.48	\$487,928	\$292,664	\$223,336	\$240,473	0.929	3,344
\$73,900	45.06	\$146,735	\$31,883	\$132,117	\$143,925	0.918	1,824
\$113,200	40.43	\$227,644	\$66,247	\$213,753	\$202,252	1.057	1,316
\$88,400	42.30	\$176,993	\$56,563	\$152,437	\$150,915	1.010	1,196
\$273,100	38.74	\$540,176	\$88,122	\$616,878	\$566,484	1.089	3,612
\$82,400	46.16	\$165,588	\$72,188	\$106,312	\$117,043	0.908	864
\$1,641,000		\$3,330,278		\$2,898,024	\$2,926,752		
Sale. Ratio =>	42.29				E.C.F. =>	0.990	
Std. Dev. =>	3.69				Ave. E.C.F. =>	0.985	

\$30,900	54.69	\$64,145	\$52,373	\$4,127	\$14,752	0.280	0
\$48,300	26.83	\$95,356	\$27,007	\$152,993	\$85,650	1.786	1,120
\$124,200	26.43	\$244,656	\$74,348	\$395,652	\$213,419	1.854	2,125
\$342,600	66.52	\$684,490	\$83,641	\$431,359	\$752,944	0.573	3,332
\$45,500	29.25	\$90,882	\$28,542	\$126,998	\$82,026	1.548	2,240
\$0	0.00	\$106,341	\$32,129	\$107,871	\$92,997	1.160	960
\$85,400	37.15	\$170,287	\$56,301	\$173,599	\$142,840	1.215	1,352
\$66,900	31.12	\$144,931	\$33,013	\$181,987	\$140,248	1.298	1,200
\$66,800	34.26	\$133,191	\$31,759	\$163,241	\$127,108	1.284	1,352
\$71,900	36.50	\$144,196	\$35,134	\$161,866	\$136,669	1.184	1,356
\$160,900	40.23	\$319,215	\$110,501	\$289,499	\$261,546	1.107	2,050
\$118,700	55.21	\$236,921	\$43,158	\$171,842	\$242,811	0.708	1,984
\$59,300	40.90	\$144,196	\$35,134	\$109,866	\$136,669	0.804	1,356

AG Class Residential Building
Uses R/R Gull Lake ECF Study 2023 as most representative

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
\$166.47	410	10.1691	default	\$45,812	R/R GULL LAKE	401	81
\$94.71	410	8.3453	default	\$51,776	R/R GULL LAKE	401	75
\$141.75	410	14.2216	default	\$70,772	R/R GULL LAKE	401	70
\$169.75	410	0.4896	default	\$48,407	R/R GULL LAKE	401	83
\$76.82	410	12.0227	default	\$25,535	R/R GULL LAKE	401	65
\$66.79	410	5.6609	default	\$260,218	R/R GULL LAKE	401	52
\$72.43	410	6.7387	1 STORY	\$30,902	R/R GULL LAKE	401	67
\$162.43	410	7.1520	default	\$50,882	R/R GULL LAKE	401	85
\$127.46	410	2.4741	default	\$44,000	R/R GULL LAKE	401	65
\$170.79	410	10.3615	2 STORY	\$57,900	R/R GULL LAKE	401	79
\$123.05	410	7.7026	1 STORY	\$52,754	R/R GULL LAKE	401	73
\$124.77		0.4839					
Std. Deviation=> 0.090637371							
Ave. Variance=> 7.7580 Coefficient of Var=> 7.873398116							

#DIV/0!	410	70.5584	default	\$52,373	R/R GULL LAKE	401	85
\$136.60	410	80.0905	1 STORY	\$24,640	R/R GULL LAKE	401	55
\$186.19	410	86.8533	default	\$50,236	R/R GULL LAKE	401	54
\$129.46	410	41.2448	default	\$51,776	R/R GULL LAKE	401	84
\$56.70	410	56.2914	1 STORY	\$25,147	R/R GULL LAKE	401	57
\$112.37	410	17.4589	1 STORY	\$24,759	R/R GULL LAKE	401	84
\$128.40	410	22.9997	1 STORY	\$36,568	R/R GULL LAKE	401	80
\$151.66	410	31.2262	1 STORY	\$27,622	R/R GULL LAKE	401	70
\$120.74	410	29.8927	1 STORY	\$24,640	R/R GULL LAKE	401	76
\$119.37	410	19.9018	1 STORY	\$35,134	R/R GULL LAKE	401	75
\$141.22	410	12.1529	default	\$72,412	R/R GULL LAKE	401	85
\$86.61	410	27.7625	1 STORY	\$28,845	R/R GULL LAKE	401	85
\$81.02	410	18.1462	1 STORY	\$35,134	R/R GULL LAKE	401	75

Barry Township Commercial ECF
2023

Parcel Number	Sale Price	Land & improve	Sale Price Buildings	Cost new less Deprec	ECF
04-029-235-00	\$690,000	\$77,390	\$612,610	\$670,431	0.914
04-031-441-00	\$250,000	\$51,195	\$198,805	\$184,150	1.080
13-002-012-00	\$700,000	\$208,609	\$491,391	\$477,699	1.029
	\$1,640,000	\$337,194	\$1,302,806	\$1,332,280	
			Average		0.978

Residential ECF for Commercial class properties uses the ECF determined for villages of 0.909
Commercial properties are mostly located in village areas

Barry Township Commercial ECF
2023



Barry Township Commercial ECF
2023



Barry Township Commercial ECF
2023



Barry Industrial ECF
2023

Parcel Number	Sale Price	Land & improve	Sale Price Buildings	Cost new less Deprec	ECF
43-107-003-10	\$65,000	\$17,463	\$47,537	\$61,342	0.775
52-000-014-00	\$80,000	\$3,525	\$76,475	\$90,331	0.847
52-002-040-10	\$475,000	\$54,410	\$420,590	\$389,131	1.081
52-001-155-00	\$900,000	\$81,089	\$818,911	\$971,532	0.843
	\$1,520,000	\$156,487	\$1,363,513	\$1,512,336	
			Average		0.902

using sales from outside of township due to a lock of sales

Barry Industrial ECF
2023

acres	land value	improvement	total
0.083	\$1,913	\$15,550	\$17,463
0.051	\$1,175	\$2,350	\$3,525
0.84	\$19,360	\$35,050	\$54,410
2.9	\$66,839	\$14,250	\$81,089

Industrial Parcel Residential Building
ECF Study 2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
03-005-121-00	9703 S BRICKYARD RD	05/15/20	\$182,000	WD	03-ARM'S LENGTH	\$182,000
03-022-007-06	13085 BROOKLODGE RD	10/06/21	\$139,500	WD	03-ARM'S LENGTH	\$139,500
03-001-024-01	10640 MANNING LAKE RD	02/05/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000
03-017-005-20	5780 OSBORNE RD	11/24/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000
03-022-010-00	3280 BOYES RD	09/10/20	\$248,500	WD	03-ARM'S LENGTH	\$248,500
03-024-001-71	13684 STUCK RD	10/23/20	\$247,000	WD	03-ARM'S LENGTH	\$247,000
03-024-003-00	13111 STUCK RD	01/14/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000
Totals:			\$1,297,000			\$1,297,000

Residential Building of Industrial Parcel ECF 0.785

Removed from Study

03-004-020-00	4395 ORCHARD RD	09/24/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000
03-004-020-00	4395 ORCHARD RD	04/03/20	\$84,000	WD	03-ARM'S LENGTH	\$84,000
03-002-006-01	2924 W PIFER RD	11/09/21	\$237,100	WD	03-ARM'S LENGTH	\$237,100
03-018-006-31	12065 S M-43 HWY	06/21/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000
03-025-008-00	14255 STUCK RD	12/10/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000
03-024-004-05	13011 STUCK RD	03/15/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000
03-005-046-00	5369 ORCHARD RD	11/12/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000
03-007-039-00	11749 SPRAGUE RD	02/09/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000
03-050-005-00	5641 ORCHARD RD	10/16/20	\$145,900	WD	03-ARM'S LENGTH	\$145,900
03-025-007-20	14220 STUCK RD	12/03/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000
03-003-003-10	3075 W PIFER RD	08/31/20	\$359,900	WD	03-ARM'S LENGTH	\$359,900
03-011-009-61	11812 COBB RD	08/31/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000
03-002-024-00	2693 W PIFER RD	10/25/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000
03-021-011-05	13051 KELLOGG SCHOOL RD	12/22/20	\$476,000	WD	03-ARM'S LENGTH	\$476,000

Industrial Parcel Residential Building
ECF Study 2023

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
\$76,800	42.20	\$156,015	\$24,485	\$157,515	\$169,062	0.932	1,436
\$90,800	65.09	\$179,876	\$28,988	\$110,512	\$193,943	0.570	2,240
\$119,100	58.10	\$245,133	\$39,593	\$165,407	\$264,190	0.626	1,488
\$48,900	27.94	\$160,015	\$72,457	\$102,543	\$112,542	0.911	1,152
\$107,300	43.18	\$244,506	\$102,822	\$145,678	\$182,113	0.800	1,888
\$112,300	45.47	\$230,400	\$41,931	\$205,069	\$242,248	0.847	2,196
\$48,800	48.80	\$100,635	\$57,096	\$42,904	\$53,096	0.808	1,232
\$604,000		\$1,316,580		\$929,628	\$1,217,195		
Sale. Ratio =>	46.57						
Std. Dev. =>	11.95				Ave; ECF =	0.785	

\$33,600	35.37	\$67,427	\$56,691	\$38,309	\$13,799	2.776	2,002
\$32,000	38.10	\$67,427	\$56,691	\$27,309	\$13,799	1.979	2,002
\$60,200	25.39	\$119,016	\$29,972	\$207,128	\$114,452	1.810	1,232
\$0	0.00	\$133,052	\$65,514	\$174,486	\$86,810	2.010	936
\$59,600	23.84	\$123,166	\$46,042	\$203,958	\$99,131	2.057	1,539
\$42,500	29.31	\$88,533	\$33,431	\$111,569	\$70,194	1.589	1,424
\$54,100	63.65	\$108,301	\$49,708	\$35,292	\$77,096	0.458	2,106
\$94,400	28.61	\$193,981	\$54,119	\$275,881	\$179,771	1.535	2,140
\$42,000	28.79	\$88,909	\$25,854	\$120,046	\$81,048	1.481	1,330
\$72,100	28.27	\$142,856	\$52,073	\$202,927	\$116,688	1.739	1,120
\$224,600	62.41	\$464,859	\$196,810	\$163,090	\$344,536	0.473	1,970
\$38,000	69.09	\$74,357	\$23,538	\$31,462	\$66,867	0.471	1,904
\$0	0.00	\$97,186	\$29,057	\$120,943	\$87,569	1.381	816
\$154,900	32.54	\$317,131	\$95,584	\$380,416	\$284,765	1.336	1,722

Industrial Parcel Residential Building

ECF Study 2023

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class
\$109.69	400	14.6951	default	\$24,485	R/R DELTON	401
\$49.34	400	21.4935	1 STORY	\$28,988	R/R DELTON	401
\$111.16	400	15.8660	default	\$33,133	R/R DELTON	401
\$89.01	400	12.6399	1 STORY	\$69,513	R/R DELTON	401
\$77.16	400	1.5181	2 STORY	\$51,952	R/R DELTON	401
\$93.38	400	6.1774	1 1/4 STORY	\$27,506	R/R DELTON	401
\$34.82	400	2.3290	default	\$33,431	R/R DELTON	401
\$80.65		78.4751				
Std. Deviation=> 0.137556197						
Ave. Variance=> 10.6741 Coefficient of Var=> 13.60195569						

\$19.14	400	199.1367	2 STORY	\$56,691	R/R DELTON	401
\$13.64	400	119.4236	2 STORY	\$56,691	R/R DELTON	401
\$168.12	400	102.4979	1 STORY	\$29,972	R/R DELTON	401
\$186.42	400	122.5231	default	\$56,571	R/R DELTON	401
\$132.53	400	127.2707	1 1/2 STORY	\$34,027	R/R DELTON	401
\$78.35	400	80.4696	default	\$33,431	R/R DELTON	401
\$16.76	400	32.6984	default	\$48,455	R/R DELTON	401
\$128.92	400	74.9872	default	\$37,009	R/R DELTON	401
\$90.26	400	69.6429	1 1/4 STORY	\$20,614	R/R DELTON	401
\$181.18	400	95.4311	1 STORY	\$39,991	R/R DELTON	401
\$82.79	400	31.1389	1 STORY	\$179,251	R/R DELTON	401
\$16.52	400	31.4235	default	\$22,129	R/R DELTON	401
\$148.21	400	59.6360	1 STORY	\$27,497	R/R DELTON	401
\$220.92	400	55.1145	default	\$85,527	R/R DELTON	401

Industrial Parcel Residential Building
ECF Study 2023

Building Depr.

	87
	80
	82
	73
	72
	78
	53

Reason Removed

	97
	97
	59
Land Division	
	50
	45
	42
	67
	52
	65
	76
	51
	60
	86

R/R Delton ECF Study 2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
03-005-121-00	9703 S BRICKYARD RD	05/15/20	\$182,000	WD	03-ARM'S LENGTH	\$182,000
03-006-015-00	6355 PINE LAKE RD	07/16/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000
03-007-035-25	11614 SPRAGUE RD	06/22/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000
03-011-001-00	11212 COBB RD	08/14/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000
03-016-003-21	4521 OSBORNE RD	01/19/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000
03-017-005-20	5780 OSBORNE RD	11/24/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000
03-017-009-50	5580 OSBORNE RD	06/30/21	\$179,900	WD	03-ARM'S LENGTH	\$179,900
03-021-013-00	13159 KELLOGG SCHOOL RD	09/03/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000
03-022-010-00	3280 BOYES RD	09/10/20	\$248,500	WD	03-ARM'S LENGTH	\$248,500
03-023-007-10	2763 W LEINAAR RD	01/26/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000
03-024-001-71	13684 STUCK RD	10/23/20	\$247,000	WD	03-ARM'S LENGTH	\$247,000
03-024-003-00	13111 STUCK RD	01/14/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000
03-024-012-00	1608 W LEINAAR RD	07/30/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000
03-145-003-00	6511 OSBORNE RD	08/03/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000
03-145-027-00	6919 OSBORNE RD	08/26/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000
Totals:			\$3,177,400			\$3,177,400

R/R Delton ECF = 1.017

Removed from Study

03-004-020-00	4395 ORCHARD RD	09/24/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000
03-004-020-00	4395 ORCHARD RD	04/03/20	\$84,000	WD	03-ARM'S LENGTH	\$84,000
03-002-006-01	2924 W PIFER RD	11/09/21	\$237,100	WD	03-ARM'S LENGTH	\$237,100
03-018-006-31	12065 S M-43 HWY	06/21/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000
03-025-008-00	14255 STUCK RD	12/10/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000
03-024-004-05	13011 STUCK RD	03/15/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000
03-005-046-00	5369 ORCHARD RD	11/12/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000
03-007-039-00	11749 SPRAGUE RD	02/09/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000
03-025-007-20	14220 STUCK RD	12/03/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000
03-003-003-10	3075 W PIFER RD	08/31/20	\$359,900	WD	03-ARM'S LENGTH	\$359,900
03-011-009-61	11812 COBB RD	08/31/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000

R/R Delton ECF Study 2023

03-022-007-06	13085 BROOKLODGE RD	10/06/21	\$139,500	WD	03-ARM'S LENGTH	\$139,500
03-001-024-01	10640 MANNING LAKE RD	02/05/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000
03-145-001-21	6753 OSBORNE RD	07/21/20	\$242,000	WD	03-ARM'S LENGTH	\$242,000
03-020-003-06	13371 KELLY RD	09/02/20	\$371,000	WD	03-ARM'S LENGTH	\$371,000

R/R Delton ECF Study 2023

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
\$76,800	42.20	\$156,015	\$24,485	\$157,515	\$169,062	0.932	1,436
\$87,500	35.00	\$178,778	\$33,819	\$216,181	\$186,323	1.160	2,232
\$64,500	40.31	\$127,734	\$24,154	\$135,846	\$136,289	0.997	2,464
\$55,100	31.49	\$139,834	\$52,398	\$122,602	\$112,386	1.091	1,784
\$116,400	39.46	\$231,851	\$27,258	\$267,742	\$260,628	1.027	1,488
\$48,900	27.94	\$160,015	\$72,457	\$102,543	\$112,542	0.911	1,152
\$64,200	35.69	\$124,455	\$33,431	\$146,469	\$119,768	1.223	2,704
\$73,900	47.68	\$148,935	\$24,740	\$130,260	\$159,634	0.816	1,786
\$107,300	43.18	\$244,506	\$102,822	\$145,678	\$182,113	0.800	1,888
\$93,800	34.74	\$196,989	\$41,775	\$228,225	\$197,725	1.154	1,673
\$112,300	45.47	\$230,400	\$41,931	\$205,069	\$242,248	0.847	2,196
\$48,800	48.80	\$100,635	\$57,096	\$42,904	\$53,096	0.808	1,232
\$111,400	31.83	\$236,274	\$43,470	\$306,530	\$247,820	1.237	3,272
\$56,500	36.45	\$115,091	\$36,639	\$118,361	\$100,838	1.174	1,118
\$93,600	39.83	\$196,230	\$46,041	\$188,959	\$193,045	0.979	1,374
\$1,211,000		\$2,587,742		\$2,514,884	\$2,473,517		
Sale. Ratio =>	38.11				E.C.F. =>	1.017	
Std. Dev. =>	6.12					1.010	

\$33,600	35.37	\$67,427	\$56,691	\$38,309	\$13,799	2.776	2,002
\$32,000	38.10	\$67,427	\$56,691	\$27,309	\$13,799	1.979	2,002
\$60,200	25.39	\$119,016	\$29,972	\$207,128	\$114,452	1.810	1,232
\$0	0.00	\$133,052	\$65,514	\$174,486	\$86,810	2.010	936
\$59,600	23.84	\$123,166	\$46,042	\$203,958	\$99,131	2.057	1,539
\$42,500	29.31	\$88,533	\$33,431	\$111,569	\$70,194	1.589	1,424
\$54,100	63.65	\$108,301	\$49,708	\$35,292	\$77,096	0.458	2,106
\$94,400	28.61	\$193,981	\$54,119	\$275,881	\$179,771	1.535	2,140
\$72,100	28.27	\$142,856	\$52,073	\$202,927	\$116,688	1.739	1,120
\$224,600	62.41	\$464,859	\$196,810	\$163,090	\$344,536	0.473	1,970
\$38,000	69.09	\$74,357	\$23,538	\$31,462	\$66,867	0.471	1,904

R/R Delton ECF Study 2023

\$90,800	65.09	\$179,876	\$28,988	\$110,512	\$193,943	0.570	2,240
\$119,100	58.10	\$245,133	\$39,593	\$165,407	\$264,190	0.626	1,488
\$0	0.00	\$254,359	\$66,592	\$175,408	\$241,346	0.727	1,528
\$183,400	49.43	\$371,364	\$65,610	\$305,390	\$393,000	0.777	3,040

R/R Delton ECF Study 2023

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class
\$109.69	400	7.8648	default	\$24,485	R/R DELTON	401
\$96.86	400	14.9901	default	\$31,940	R/R DELTON	401
\$55.13	400	1.3603	1 STORY	\$21,980	R/R DELTON	401
\$68.72	400	8.0555	2 STORY	\$51,025	R/R DELTON	401
\$179.93	400	1.6946	1 STORY	\$24,545	R/R DELTON	401
\$89.01	400	9.9200	1 STORY	\$69,513	R/R DELTON	401
\$54.17	400	21.2586	default	\$33,431	R/R DELTON	401
\$72.93	400	19.4356	default	\$21,503	R/R DELTON	401
\$77.16	400	21.0418	2 STORY	\$51,952	R/R DELTON	401
\$136.42	400	14.3906	default	\$24,485	R/R DELTON	401
\$93.38	400	16.3825	1 1/4 STORY	\$27,506	R/R DELTON	401
\$34.82	400	20.2309	default	\$33,431	R/R DELTON	401
\$93.68	400	22.6556	default	\$37,904	R/R DELTON	401
\$105.87	400	16.3424	default	\$33,000	R/R DELTON	401
\$137.52	400	3.1515	1 STORY	\$33,000	R/R DELTON	401
\$93.69		0.6374				
Std. Deviation=>	0.155885775					
Ave. Variance=>	13.2517	Coefficient of Var=>		13.11591629		

\$19.14	400	176.5768	2 STORY	\$56,691	R/R DELTON	401
\$13.64	400	96.8637	2 STORY	\$56,691	R/R DELTON	401
\$168.12	400	79.9380	1 STORY	\$29,972	R/R DELTON	401
\$186.42	400	99.9632	default	\$56,571	R/R DELTON	401
\$132.53	400	104.7108	1 1/2 STORY	\$34,027	R/R DELTON	401
\$78.35	400	57.9097	default	\$33,431	R/R DELTON	401
\$16.76	400	55.2583	default	\$48,455	R/R DELTON	401
\$128.92	400	52.4273	default	\$37,009	R/R DELTON	401
\$181.18	400	72.8712	1 STORY	\$39,991	R/R DELTON	401
\$82.79	400	53.6988	1 STORY	\$179,251	R/R DELTON	401
\$16.52	400	53.9834	default	\$22,129	R/R DELTON	401

R/R Delton ECF Study 2023

\$49.34	400	44.0534	1 STORY	\$28,988	R/R DELTON	401
\$111.16	400	38.4259	default	\$33,133	R/R DELTON	401
\$114.80	400	28.3558	1 STORY	\$33,000	R/R DELTON	401
\$100.46	400	23.3276	2 STORY	\$45,926	R/R DELTON	401

Building Depr.	
	87
	55
	72
	57
	87
	73
	65
	65
	72
	85
	78
	53
	65
	55
	85

	97
	97
	59
Land Division	
	50
	45
	42
	67
	65
	76
	51

R/R Delton ECF Study 2023

	80
	82
	97
	85

R/R Gull Lake ECF Study 2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
03-019-005-50	13550 ARBOR DR	02/10/22	\$390,705	WD	03-ARM'S LENGTH	\$390,705
03-019-017-00	6760 N BRITTANYWOOD DR	04/23/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000
03-021-005-50	13850 KELLOGG SCHOOL RD	02/09/21	\$452,000	WD	03-ARM'S LENGTH	\$452,000
03-027-200-05	14167 HEALY DR	01/28/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000
03-030-001-50	6355 W HICKORY RD	11/20/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000
03-035-007-00	15145 MANN RD	02/11/22	\$516,000	WD	03-ARM'S LENGTH	\$516,000
03-036-001-21	15900 LANG RD	08/18/20	\$164,000	WD	03-ARM'S LENGTH	\$164,000
03-036-005-02	1128 W SHEFFIELD RD	06/26/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000
03-040-005-00	2401 W HICKORY RD	07/09/21	\$209,000	WD	03-ARM'S LENGTH	\$209,000
03-097-007-00	15161 MARSHFIELD RD	12/22/21	\$705,000	WD	03-ARM'S LENGTH	\$705,000
03-135-010-00	15892 KELLOGG SCHOOL RD	08/09/21	\$178,500	WD	03-ARM'S LENGTH	\$178,500
Totals:			\$3,880,205			\$3,880,205

R/R Gull Lake ECF 0.990

Removed from Study

03-025-011-02	14712 MANNING LAKE RD	01/13/21	\$56,500	WD	03-ARM'S LENGTH	\$56,500
03-036-032-00	1925 W SHEFFIELD RD	12/10/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000
03-097-009-00	15226 MARSHFIELD RD	12/03/21	\$470,000	WD	03-ARM'S LENGTH	\$470,000
03-030-008-80	15100 MARSHFIELD RD	04/02/20	\$515,000	WD	03-ARM'S LENGTH	\$515,000
03-035-001-05	2279 W SHEFFIELD RD	08/05/20	\$155,540	WD	03-ARM'S LENGTH	\$155,540
03-033-013-50	12751 E BASELINE RD	09/30/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000
03-035-018-00	2300 W BASELINE RD	05/08/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000
03-135-001-00	12785 E BASELINE RD	08/14/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000

R/R Gull Lake ECF Study 2023

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
\$145,300	37.19	\$305,456	\$53,772	\$336,933	\$309,956	1.087	2,024
\$165,200	45.89	\$327,292	\$76,061	\$283,939	\$314,826	0.902	2,998
\$215,800	47.74	\$434,519	\$125,408	\$326,592	\$387,357	0.843	2,304
\$172,400	40.56	\$363,339	\$82,435	\$342,565	\$345,941	0.990	2,018
\$76,600	38.30	\$154,608	\$36,838	\$163,162	\$147,581	1.106	2,124
\$234,700	45.48	\$487,928	\$292,664	\$223,336	\$240,473	0.929	3,344
\$73,900	45.06	\$146,735	\$31,883	\$132,117	\$143,925	0.918	1,824
\$113,200	40.43	\$227,644	\$66,247	\$213,753	\$202,252	1.057	1,316
\$88,400	42.30	\$176,993	\$56,563	\$152,437	\$150,915	1.010	1,196
\$273,100	38.74	\$540,176	\$88,122	\$616,878	\$566,484	1.089	3,612
\$82,400	46.16	\$165,588	\$72,188	\$106,312	\$117,043	0.908	864
\$1,641,000		\$3,330,278		\$2,898,024	\$2,926,752		
Sale. Ratio =>	42.29				E.C.F. =>	0.990	
Std. Dev. =>	3.69				Ave. E.C.F. =>	0.985	

\$30,900	54.69	\$64,145	\$52,373	\$4,127	\$14,752	0.280	0
\$48,300	26.83	\$95,356	\$27,007	\$152,993	\$85,650	1.786	1,120
\$124,200	26.43	\$244,656	\$74,348	\$395,652	\$213,419	1.854	2,125
\$342,600	66.52	\$684,490	\$83,641	\$431,359	\$752,944	0.573	3,332
\$45,500	29.25	\$90,882	\$28,542	\$126,998	\$82,026	1.548	2,240
\$66,900	31.12	\$144,931	\$33,013	\$181,987	\$140,248	1.298	1,200
\$118,700	55.21	\$236,921	\$43,158	\$171,842	\$242,811	0.708	1,984
\$59,300	40.90	\$144,196	\$35,134	\$109,866	\$136,669	0.804	1,356

R/R Gull Lake ECF Study 2023

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
\$166.47	410	10.1691	default	\$45,812	R/R GULL LAKE	401	81
\$94.71	410	8.3453	default	\$51,776	R/R GULL LAKE	401	75
\$141.75	410	14.2216	default	\$70,772	R/R GULL LAKE	401	70
\$169.75	410	0.4896	default	\$48,407	R/R GULL LAKE	401	83
\$76.82	410	12.0227	default	\$25,535	R/R GULL LAKE	401	65
\$66.79	410	5.6609	default	\$260,218	R/R GULL LAKE	401	52
\$72.43	410	6.7387	1 STORY	\$30,902	R/R GULL LAKE	401	67
\$162.43	410	7.1520	default	\$50,882	R/R GULL LAKE	401	85
\$127.46	410	2.4741	default	\$44,000	R/R GULL LAKE	401	65
\$170.79	410	10.3615	2 STORY	\$57,900	R/R GULL LAKE	401	79
\$123.05	410	7.7026	1 STORY	\$52,754	R/R GULL LAKE	401	73
\$124.77		0.4839					
Std. Deviation=> 0.090637371							
Ave. Variance=> 7.7580 Coefficient of Var=> 7.873398116							

#DIV/0!	410	70.5584	default	\$52,373	R/R GULL LAKE	401	85
\$136.60	410	80.0905	1 STORY	\$24,640	R/R GULL LAKE	401	55
\$186.19	410	86.8533	default	\$50,236	R/R GULL LAKE	401	54
\$129.46	410	41.2448	default	\$51,776	R/R GULL LAKE	401	84
\$56.70	410	56.2914	1 STORY	\$25,147	R/R GULL LAKE	401	57
\$151.66	410	31.2262	1 STORY	\$27,622	R/R GULL LAKE	401	70
\$86.61	410	27.7625	1 STORY	\$28,845	R/R GULL LAKE	401	85
\$81.02	410	18.1462	1 STORY	\$35,134	R/R GULL LAKE	401	75

Lake Lots ECF Study 2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
03-005-060-00	5081 N SHORE DR	09/30/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000
03-055-002-00	11458 LOON CALL DR	10/29/20	\$283,000	WD	03-ARM'S LENGTH	\$283,000
03-055-017-00	11268 LOON ECHO DR	09/17/21	\$391,000	WD	03-ARM'S LENGTH	\$391,000
03-065-025-00	11029 E SHORE DR	03/10/21	\$123,500	WD	03-ARM'S LENGTH	\$123,500
03-090-009-00	11232 E SHORE DR	07/27/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000
03-105-006-00	11482 E SHORE DR	08/26/20	\$445,000	WD	03-ARM'S LENGTH	\$445,000
03-120-010-00	11803 SCOTT PARK RD	11/17/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000
Totals:			\$1,842,500			\$1,842,500

Lake Lots ECF = 1.131

removed from study

03-060-005-00	10894 E SHORE DR	06/03/20	\$40,000	WD	03-ARM'S LENGTH	\$40,000
03-007-048-00	11383 E SHORE DR	03/25/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000
03-080-002-00	11975 CARGILL LN	07/24/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000
03-080-049-00	2707 PANAMA DR	04/30/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000
03-105-010-00	6918 SHORELINE DR	03/08/21	\$347,500	WD	03-ARM'S LENGTH	\$347,500
03-006-022-00	10684 STONEY POINT RD	08/26/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000
03-006-005-70	10641 STONEY POINT RD	08/06/21	\$442,900	WD	03-ARM'S LENGTH	\$442,900
03-060-020-01	10805 E SHORE DR	06/19/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000
03-007-230-00	11410 E SHORE DR	05/28/21	\$137,000	WD	03-ARM'S LENGTH	\$137,000
03-080-054-00	11815 CARGILL LN	03/12/21	\$211,000	WD	03-ARM'S LENGTH	\$211,000
03-120-027-00	11619 SCOTT PARK RD	05/15/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000

Lake Lots ECF Study 2023

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
\$79,800	32.57	\$226,931	\$59,941	\$185,059	\$178,599	1.036	1,424
\$124,700	44.06	\$255,902	\$95,407	\$187,593	\$171,652	1.093	1,978
\$169,300	43.30	\$335,967	\$59,232	\$331,768	\$295,973	1.121	1,532
\$61,600	49.88	\$126,318	\$14,992	\$108,508	\$119,065	0.911	856
\$64,100	45.79	\$131,510	\$50,475	\$89,525	\$86,668	1.033	1,068
\$174,600	39.24	\$356,532	\$118,582	\$326,418	\$254,492	1.283	1,838
\$87,300	40.60	\$173,285	\$84,258	\$130,742	\$95,216	1.373	1,480
\$761,400		\$1,606,445		\$1,359,613	\$1,201,666		
Sale. Ratio =>	41.32				E.C.F. =>	1.131	
Std. Dev. =>	9.44						

\$10,700	26.75	\$99,609	\$13,990	\$26,010	\$91,571	0.284	1,034
\$41,800	28.83	\$87,031	\$27,365	\$117,635	\$63,542	1.851	1,120
\$64,400	25.25	\$164,158	\$56,813	\$198,187	\$114,807	1.726	1,216
\$94,500	34.36	\$187,516	\$69,310	\$205,690	\$126,424	1.627	1,628
\$123,600	35.57	\$251,385	\$96,841	\$250,659	\$165,288	1.517	972
\$79,400	36.09	\$157,051	\$48,145	\$171,855	\$116,477	1.475	1,584
\$154,400	34.86	\$305,547	\$58,442	\$384,458	\$264,283	1.455	1,825
\$124,200	73.06	\$261,469	\$35,481	\$134,519	\$241,698	0.557	1,602
\$76,600	55.91	\$152,784	\$102,459	\$34,541	\$53,824	0.642	1,046
\$66,500	31.52	\$135,605	\$38,316	\$172,684	\$104,052	1.660	1,700
\$100,300	64.71	\$205,415	\$82,368	\$72,632	\$131,601	0.552	1,016

Lake Lots ECF Study 2023

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
\$129.96	420	103.6171	1 STORY	\$54,282
\$94.84	420	109.2866	default	\$93,897
\$216.56	420	112.0939	default	\$59,232
\$126.76	420	91.1332	1 STORY	\$14,236
\$83.82	420	103.2960	default	\$47,594
\$177.59	420	128.2626	default	\$103,096
\$88.34	420	137.3109	default	\$79,495
\$131.13		113.1440		
Std. Deviation=>	0.1578			
Ave. Variance=>	112.1429			

\$25.15	420	28.4042	1 STORY	\$13,990
\$105.03	420	185.1293	1 STORY	\$24,125
\$162.98	420	172.6255	1 STORY	\$52,983
\$126.35	420	162.6991	default	\$60,750
\$257.88	420	151.6501	1 STORY	\$78,882
\$108.49	420	147.5441	default	\$45,885
\$210.66	420	145.4718	default	\$47,864
\$83.97	420	55.6557	default	\$35,481
\$33.02	420	64.1745	default	\$101,739
\$101.58	420	165.9587	default	\$38,070
\$71.49	420	55.1910	1 STORY	\$77,766

Lake Lots ECF Study 2023

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	LAKE LOTS	401	94
	LAKE LOTS	401	65
	LAKE LOTS	401	85
	LAKE LOTS	401	80
	LAKE LOTS	401	65
	LAKE LOTS	401	63
	LAKE LOTS	401	52

	LAKE LOTS	401	55
	LAKE LOTS	401	45
	LAKE LOTS	401	67
	LAKE LOTS	401	55
	LAKE LOTS	401	81
	LAKE LOTS	401	55
	LAKE LOTS	401	74
	LAKE LOTS	401	81
	LAKE LOTS	401	52
	LAKE LOTS	401	52
	LAKE LOTS	401	75

Villages ECF Study for 2023 Roll
Hickory Delton

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
03-005-020-00	203 SCRIBNER ST	09/22/21	\$183,000	WD	03-ARM'S LENGTH	\$183,000
03-006-034-00	612 S GROVE ST	04/30/21	\$129,900	WD	03-ARM'S LENGTH	\$129,900
03-045-012-10	10226 S BRICKYARD RD	09/10/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000
03-045-015-00	10450 S BRICKYARD RD	11/05/21	\$138,000	WD	03-ARM'S LENGTH	\$138,000
Totals:			\$605,900			\$605,900

ECF Villages = 0.909

Outliers removed from study

03-125-002-20	11345 SPRAGUE RD	09/28/20	\$126,000	WD	03-ARM'S LENGTH	\$126,000
03-006-457-00	221 W ORCHARD ST	05/13/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000
03-045-009-17	10318 S BRICKYARD RD	10/08/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000
03-045-012-10	10226 S BRICKYARD RD	12/04/20	\$60,000	WD	03-ARM'S LENGTH	\$60,000
03-005-008-00	320 E ORCHARD	11/05/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000
03-005-006-00	332 E ORCHARD ST	07/08/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000

Villages ECF Study for 2023 Roll

Hickory Delton

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
\$75,500	41.26	\$149,156	\$33,821	\$149,179	\$164,061	0.909	2,078
\$47,300	36.41	\$93,550	\$25,932	\$103,968	\$96,185	1.081	1,290
\$48,600	31.35	\$131,454	\$38,749	\$116,251	\$131,871	0.882	1,224
\$62,900	45.58	\$124,271	\$33,060	\$104,940	\$129,745	0.809	1,172
\$234,300		\$498,431		\$474,338	\$521,862		
Sale. Ratio =>	38.67				E.C.F. =>	0.909	
Std. Dev. =>	8.40						

\$33,600	26.67	\$71,519	\$23,116	\$102,884	\$68,852	1.494	884
\$46,100	76.83	\$90,878	\$19,763	\$40,237	\$101,159	0.398	1,586
\$38,800	31.04	\$76,615	\$23,745	\$101,255	\$75,206	1.346	850
\$45,200	75.33	\$131,454	\$38,749	\$21,251	\$131,871	0.161	1,224
\$38,900	59.85	\$77,852	\$28,276	\$36,724	\$70,521	0.521	1,566
\$59,500	54.09	\$123,423	\$33,340	\$76,660	\$128,141	0.598	2,533

Villages ECF Study for 2023 Roll

Hickory Delton

\$/Sq.Ft.	ECF Area	Building Style	Land Value	Land Table	Property Class	Building Depr.
\$71.79	430	default	\$29,040	VILLAGES DELTON & HICKORY	401	57
\$80.60	430	default	\$24,313	VILLAGES DELTON & HICKORY	401	59
\$94.98	430	1 STORY	\$38,500	VILLAGES DELTON & HICKORY	401	80
\$89.54	430	default	\$24,112	VILLAGES DELTON & HICKORY	401	60
\$84.23						

\$116.38	430	1 STORY	\$22,000	VILLAGES DELTON & HICKORY	401	54
\$25.37	430	2 STORY	\$18,263	VILLAGES DELTON & HICKORY	401	52
\$119.12	430	default	\$22,000	VILLAGES DELTON & HICKORY	401	55
\$17.36	430	1 STORY	\$38,500	VILLAGES DELTON & HICKORY	401	80
\$23.45	430	2 STORY	\$28,118	VILLAGES DELTON & HICKORY	401	45
\$30.26	430	2 STORY	\$28,118	VILLAGES DELTON & HICKORY	401	47

Gull Lake ECF Study 2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
03-005-060-00	5081 N SHORE DR	09/30/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000
03-055-002-00	11458 LOON CALL DR	10/29/20	\$283,000	WD	03-ARM'S LENGTH	\$283,000
03-055-017-00	11268 LOON ECHO DR	09/17/21	\$391,000	WD	03-ARM'S LENGTH	\$391,000
03-105-006-00	11482 E SHORE DR	08/26/20	\$445,000	WD	03-ARM'S LENGTH	\$445,000
Totals:			\$1,364,000			\$1,364,000

Lake Lots ECF = 1.144

removed from study

03-060-005-00	10894 E SHORE DR	06/03/20	\$40,000	WD	03-ARM'S LENGTH	\$40,000
03-007-048-00	11383 E SHORE DR	03/25/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000
03-080-002-00	11975 CARGILL LN	07/24/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000
03-080-049-00	2707 PANAMA DR	04/30/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000
03-060-020-01	10805 E SHORE DR	06/19/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000

Gull Lake ECF Study 2023

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
\$79,800	32.57	\$226,931	\$59,941	\$185,059	\$178,599	1.036	1,424
\$124,700	44.06	\$255,902	\$95,407	\$187,593	\$171,652	1.093	1,978
\$169,300	43.30	\$335,967	\$59,232	\$331,768	\$295,973	1.121	1,532
\$174,600	39.24	\$356,532	\$118,582	\$326,418	\$254,492	1.283	1,838
\$548,400		\$1,175,332		\$1,030,838	\$900,717		
Sale. Ratio =>	40.21				E.C.F. =>	1.144	
Std. Dev. =>	5.26						

\$10,700	26.75	\$99,609	\$13,990	\$26,010	\$91,571	0.284	1,034
\$41,800	28.83	\$87,031	\$27,365	\$117,635	\$63,542	1.851	1,120
\$64,400	25.25	\$164,158	\$56,813	\$198,187	\$114,807	1.726	1,216
\$94,500	34.36	\$187,516	\$69,310	\$205,690	\$126,424	1.627	1,628
\$124,200	73.06	\$261,469	\$35,481	\$134,519	\$241,698	0.557	1,602

Gull Lake ECF Study 2023

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
\$129.96	420	103.6171	1 STORY	\$54,282
\$94.84	420	109.2866	default	\$93,897
\$216.56	420	112.0939	default	\$59,232
\$177.59	420	128.2626	default	\$103,096
\$154.74		114.4464		

\$25.15	420	28.4042	1 STORY	\$13,990
\$105.03	420	185.1293	1 STORY	\$24,125
\$162.98	420	172.6255	1 STORY	\$52,983
\$126.35	420	162.6991	default	\$60,750
\$83.97	420	55.6557	default	\$35,481

Gull Lake ECF Study 2023

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	LAKE LOTS	401	94
	LAKE LOTS	401	65
	LAKE LOTS	401	85
	LAKE LOTS	401	63

	LAKE LOTS	401	55
	LAKE LOTS	401	45
	LAKE LOTS	401	67
	LAKE LOTS	401	55
	LAKE LOTS	401	81