

Ag Land Value Delton and Gull Lake Study 2023

Barry Township

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Sale Price	Asd. when Sold
15-020-400-02	Barnum Rd	05/11/20	WD	03-ARM'S LENGTH	\$409,000	\$194,800
03-012-011-00	1300 W BRISTOL RD	02/08/22	WD	03-ARM'S LENGTH	\$850,000	\$442,200
03-013-001-04	MANNING LAKE RD	08/25/20	WD	03-ARM'S LENGTH	\$35,750	\$18,400
15-033-100-04	Wellman RD	12/07/20	WD	03-ARM'S LENGTH	\$210,000	\$109,200
Totals:					\$1,504,750	\$764,600
						Sale. Ratio =>
						Std. Dev. =>

Average per acre tillable **\$5,410**

outliers

03-036-036-05	W SHEFFIELD RD	05/07/21	WD	03-ARM'S LENGTH	\$110,000	\$78,500
03-002-017-00	COBB RD	08/07/21	WD	03-ARM'S LENGTH	\$350,000	\$39,900

Building Site value from value determined by Rural Residential Gull lake = \$31,662

Ag Land Value Delton and Gull Lake Study 2023

Barry Township

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
47.63	\$389,630	\$409,000	\$389,630	69.41	69.41	\$5,893
52.02	\$845,862	\$659,729	\$655,591	123.40	126.40	\$5,346
51.47	\$40,877	\$35,750	\$40,877	6.94	6.94	\$5,151
52.00	\$218,326	\$210,000	\$218,326	40.00	40.00	\$5,250
	\$1,494,695	\$1,314,479	\$1,304,424	239.75	242.75	\$21,640
50.81				Average		
2.12				per Net Acre=>	5,482.71	

71.36	\$157,027	\$110,000	\$157,027	30.30	30.30	\$3,630
11.40	\$215,419	\$350,000	\$215,419	90.10	90.10	\$3,885

Ag Land Value Delton and Gull Lake Study 2023
Barry Township

ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
100		AGRICULTURE DELTON	101	
100		AGRICULTURE DELTON	102	
100		AGRICULTURAL GULL LAKE	102	
100 with 002-015-00 combined		AGRICULTURE DELTON	102	

Ag Land study Delton and Gull Lake 2023
woods ave, trees brush, steep, low/ wet, swamp, consevation

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual
03-001-019-50	10645 GURD RD	09/02/20	WD	\$71,000	\$36,800	51.83	\$78,161	\$71,000
03-001-025-00	GURD RD	09/11/20	WD	\$180,000	\$86,900	48.28	\$184,171	\$180,000
03-004-008-00	KINGSBURY RD	11/19/21	WD	\$175,000	\$78,000	44.57	\$156,869	\$175,000
03-004-020-00	4395 ORCHARD RD	04/03/20	WD	\$84,000	\$32,000	38.10	\$67,427	\$73,264
03-010-004-00	KINGSBURY RD	12/10/20	WD	\$220,000	\$97,900	44.50	\$207,580	\$220,000
03-017-005-20	5780 OSBORNE RD	11/24/20	WD	\$175,000	\$48,900	27.94	\$160,015	\$84,498
Totals:				\$905,000	\$380,500		\$854,223	\$803,762
						Sale. Ratio =>	42.04	
						Std. Dev. =>	8.49	

Parcels in Stud 6

Ave \$ per acre \$3,026

Ag Land study Delton and Gull Lake 2023
woods ave, trees brush, steep, low/ wet, swamp, consevation

1st Acre Value	Extra Acre Value	Est. Land Value	Total Acres	Acres over 1	\$ per Extra Acre
\$26,617	\$44,383	\$78,161	20.00	19.00	\$2,336
\$26,617	\$153,383	\$184,171	55.55	54.55	\$2,812
\$26,617	\$148,383	\$156,869	66.00	65.00	\$2,283
\$26,617	\$46,647	\$56,691	12.80	11.80	\$3,953
\$26,617	\$193,383	\$207,580	61.90	60.90	\$3,175
\$26,617	\$57,881	\$69,513	17.10	16.10	\$3,595
		\$752,985	233.35	\$18,154	

Commercial Land Value Study 2023

Barry Township

Parcel Number	Sale Date	Instr.	Terms of Sale	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
022-200-015-02	07/08/21	WD	03-ARM'S LENGTH	\$79,000	\$62,400	78.99	\$81,936
61-190-001-025	10/29/20	WD	03-ARM'S LENGTH	\$175,000	\$106,000	60.57	\$180,828
022-200-015-02	07/08/21	WD	03-ARM'S LENGTH	\$79,000	\$62,400	78.99	\$81,936
				\$333,000	\$230,800		\$344,700
					Sale. Ratio =>	69.31	
					Std. Dev. =>	10.63	

Dollars per front ft \$0.73

Rural Commercial over 2 acres based on AG Rate of 5,513 = \$0.13

This is land that would be ag if not on a commercial property

Commercial Land Value Study 2023

Barry Township

Land Residual	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Land Table
\$36,136	1.14	1.14	\$31,698	\$0.73	201	COMERICAL
\$12,129	0.39	0.39	\$31,100	\$0.71		
\$36,136	1.14	1.14	\$31,698	\$0.73	201	COMERICAL
\$84,401	2.67	2.67				
Average		Average				
per Net Acre=>		31,610.86	per SqFt=>	\$0.73		

Industrial Land Value Study 2023

Barry Township

Parcel Number	Sale Date	Instr.	Terms of Sale	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
022-200-015-02	07/08/21	WD	03-ARM'S LENGTH	\$79,000	\$62,400	78.99	\$81,936
61-190-001-025	10/29/20	WD	03-ARM'S LENGTH	\$175,000	\$106,000	60.57	\$180,828
30-022-200-015-02	07/08/21	WD	03-ARM'S LENGTH	\$79,000	\$62,400	78.99	\$81,936
				\$333,000	\$230,800		\$344,700
					Sale. Ratio =>	69.31	
					Std. Dev. =>	10.63	

Dollars per acre = \$31,611

Industrial non site acre uses AG Tillable Rate \$5,513

Consumers Energy land rented for farming & land that would otherwise be ag

Industrial non site 2 acres use Residential rate \$3,611

Consumers Energy & other land in Industrial class that would otherwise be residential

Industrial Land Value Study 2023
Barry Township

Land Residual	Net Acres	Total Acres	Dollars/Acre
\$36,136	1.14	1.14	\$31,698
\$12,129	0.39	0.39	\$31,100
\$36,136	1.14	1.14	\$31,698
\$84,401	2.67	2.67	
Average per Net Acre=>		31,611	

R/R Delton 1st Acre 2023

Barry Twp Land Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
03-021-013-00	13159 KELLOGG SCHOOL RD	09/03/20	\$155,000	WD	\$155,000	\$73,900	47.68
03-024-001-71	13684 STUCK RD	10/23/20	\$247,000	WD	\$247,000	\$112,300	45.47
03-145-001-01	OSBORNE RD	05/14/21	\$25,000	WD	\$25,000	\$10,700	42.80
03-145-001-08	6690 OSBORNE RD	07/24/20	\$24,900	WD	\$24,900	\$15,300	61.45
03-145-001-21	6753 OSBORNE RD	07/21/20	\$242,000	WD	\$242,000	\$127,900	52.85
03-145-001-22	OSBORNE RD	12/28/21	\$25,500	WD	\$25,500	\$16,000	62.75
03-145-001-26	6881 OSBORNE RD	04/13/21	\$25,000	WD	\$25,000	\$16,000	64.00
Totals:			\$744,400		\$744,400	\$372,100	
						Sale. Ratio =>	49.99
						Std. Dev. =>	8.86

Parcels in Study = 7

Average 1st Acre value = \$26,617

Water Lots = \$60,250

Water lots Value is determined based on a 50 foot lot at the \$1,205 per foot determined in Lake Lot Study

R/R Delton 1st Acre 2023

Barry Twp Land Study

Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	acres over 1	Extra Acre \$	1st acre value
\$148,935	\$27,568	\$21,503	1.00	0.00	0	\$27,568
\$230,400	\$44,106	\$27,506	3.01	2.01	6,003	\$38,103
\$21,503	\$25,000	\$21,503	1.00	0.00	0	\$25,000
\$33,000	\$24,900	\$33,000	1.03	0.03	98	\$24,802
\$254,359	\$20,641	\$33,000	1.03	0.03	98	\$20,543
\$33,000	\$25,500	\$33,000	1.03	0.03	98	\$25,402
\$33,000	\$25,000	\$33,000	1.03	0.03	98	\$24,902
\$754,197	\$192,715	\$202,512	9.15	2.15		\$186,319

R/R Delton 1st Acre 2023
Barry Twp Land Study

Other Parcels in Sale		Class
		401
		401
		402
		401
		401
		402
		401

RR Delton Value of Extra acres after 1st acre
Barry Twp 2023 Land Study

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual
03-001-019-50	10645 GURD RD	06/17/21	WD	\$125,000	\$38,800	31.04	\$78,161	\$125,000
03-001-025-00	GURD RD	09/11/20	WD	\$180,000	\$86,900	48.28	\$184,171	\$180,000
03-003-014-00	W PIFER RD	11/15/21	WD	\$33,500	\$14,000	41.79	\$27,974	\$33,500
03-004-008-00	KINGSBURY RD	11/19/21	WD	\$175,000	\$78,000	44.57	\$156,869	\$175,000
03-004-020-00	4395 ORCHARD RD	04/03/20	WD	\$84,000	\$32,000	38.10	\$67,427	\$73,264
03-010-004-00	KINGSBURY RD	12/10/20	WD	\$220,000	\$97,900	44.50	\$207,580	\$220,000
03-011-001-00	11212 COBB RD	08/14/20	WD	\$175,000	\$55,100	31.49	\$139,834	\$86,191
03-017-005-20	5780 OSBORNE RD	11/24/20	WD	\$175,000	\$48,900	27.94	\$160,015	\$84,498
03-020-003-06	13371 KELLY RD	09/02/20	WD	\$371,000	\$183,400	49.43	\$371,364	\$45,562
Totals:				\$1,538,500	\$635,000		\$1,393,395	\$1,023,015
						Sale. Ratio =>	41.27	
						Std. Dev. =>	7.93	

Parcels in Stud 9

Ave \$ acre afte \$3,611

Outliers

03-003-003-10	3075 W PIFER RD	08/31/20	WD	\$359,900	\$224,600	62.41	\$464,859	\$74,292
03-022-010-00	3280 BOYES RD	09/10/20	WD	\$248,500	\$107,300	43.18	\$244,506	\$55,946
03-024-001-71	13684 STUCK RD	10/23/20	WD	\$247,000	\$112,300	45.47	\$230,400	\$44,106
03-008-028-00	PLEASANT LAKE RD	07/20/20	WD	\$37,200	\$22,300	59.95	\$47,437	\$37,200

RR Delton Value of Extra acres after 1st acre
Barry Twp 2023 Land Study

1st Acre Value	Extra Acre Value	Est. Land Value	Total Acres	Acres over 1	\$ per Extra Acre	Class
\$26,617	\$98,383	\$78,161	20.00	19.00	\$5,178	402
\$26,617	\$153,383	\$184,171	55.55	54.55	\$2,812	402
\$26,617	\$6,883	\$27,974	3.17	2.17	\$3,172	402
\$26,617	\$148,383	\$156,869	66.00	65.00	\$2,283	402
\$26,617	\$46,647	\$56,691	12.80	11.80	\$3,953	401
\$26,617	\$193,383	\$207,580	61.90	60.90	\$3,175	402
\$26,617	\$59,574	\$51,025	10.90	9.90	\$6,018	401
\$26,617	\$57,881	\$69,513	17.10	16.10	\$3,595	401
\$26,617	\$18,945	\$45,926	9.19	8.19	\$2,313	401
		\$877,910	256.61			\$32,499

\$26,617	\$47,675	\$179,251	53.90	52.90	\$901	401
\$26,617	\$29,329	\$51,952	5.00	4.00	\$7,332	401
\$26,617	\$17,489	\$27,506	3.01	2.01	\$8,688	401
\$26,617	\$10,583	\$47,437	9.70	8.70	\$1,217	402

R/R Delton Swamp Wet
Barry Twp 2023 Land Study

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual
03-004-008-00	KINGSBURY RD	11/20/20	\$150,000	\$150,000	\$98,200	65.47	\$156,869	\$150,000
03-004-008-00	KINGSBURY RD	11/19/21	\$175,000	\$175,000	\$78,000	44.57	\$156,869	\$175,000
03-014-011-00	OSBORNE RD	01/28/21	\$13,000	\$13,000	\$17,500	134.62	\$14,314	\$13,000
Totals:			\$338,000	\$338,000	\$193,700		\$328,052	\$338,000
Sale. Ratio =>						57.31		

Parcels in Study **3**

Ave Wet Acre **\$1,398**

R/R Delton Swamp Wet
Barry Twp 2023 Land Study

Est. Land Value	Net Acres	Acreage A	Swamp Acres	Wet Acres	Dollars/Acre	Acreage A Value	Swamp/Wet \$	Land Table swamp wet per acre
\$156,869	66.00	38.00	28.00		\$2,273	\$131,837	\$18,163 Swamp	\$649
\$156,869	66.00	38.00	28.00		\$2,652	\$131,837	\$43,163 Swamp	\$1,542
\$14,314	6.30	3.30		3.00	\$2,063	\$2,982	\$10,018 Wet	\$2,004
\$328,052	138.30	79.30					\$71,344	\$4,194

R/R Gull Lake 1sty Acre value 2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold
03-027-200-06	14220 HEALY DR	03/09/21	\$57,000	WD	\$57,000	\$25,000
03-036-001-21	15900 LANG RD	08/18/20	\$164,000	WD	\$164,000	\$73,900
03-133-006-00	4656 W SHEFFIELD RD	10/27/20	\$36,000	WD	\$36,000	\$12,300
03-135-001-00	12785 E BASELINE RD	08/14/20	\$145,000	WD	\$145,000	\$59,300
03-135-002-00	12791 E BASELINE RD	09/17/20	\$20,000	WD	\$20,000	\$17,600
03-135-002-00	12791 E BASELINE RD	04/30/21	\$25,361	WD	\$25,361	\$20,300
Totals:			\$447,361		\$447,361	\$208,400
						Sale. Ratio =>
						Std. Dev. =>

Parcel in Study = 6
 1st Acre Value = \$31,662

Water Lots = \$60,250

Water lots value is determined based on a 50 ft lot at the \$1,205 rate per foot determined in Lake Lot Study

R/R Gull Lake 1sty Acre value 2023

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Acres over 1	Extra Acre value	1st Acre Value
43.86	\$52,164	\$57,000	\$52,164	10.23	9.23	\$27,524	\$29,476
45.06	\$146,735	\$48,167	\$30,902	3.10	2.10	\$6,262	\$41,905
34.17	\$25,565	\$36,000	\$25,565	1.04	0.04	\$119	\$35,881
40.90	\$144,196	\$35,938	\$35,134	0.84	(0.16)	(\$471)	\$36,409
88.00	\$35,134	\$20,000	\$35,134	0.84	(0.16)	(\$471)	\$20,471
80.04	\$20,698	\$25,361	\$20,698	0.84	(0.16)	(\$471)	\$25,832
	\$424,492	\$222,466	\$199,597	16.90			\$189,974
46.58							
22.68							

R/R Gull Lake 1sty Acre value 2023

Land Table	Class
R/R GULL LAKE	401
R/R GULL LAKE	401
R/R GULL LAKE	402
R/R GULL LAKE	401
R/R GULL LAKE	402
R/R GULL LAKE	402

R/R Gull Lake value per acre after 1st acre 2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
03-021-005-50	13850 KELLOGG SCHOOL RD	02/09/21	\$452,000	WD	\$452,000	\$215,800	47.74
03-025-010-51	W HICKORY RD	02/04/22	\$58,500	WD	\$58,500	\$20,300	34.70
03-027-020-00	W HICKORY RD	11/20/20	\$490,000	WD	\$490,000	\$208,400	42.53
03-035-007-00	15145 MANN RD	02/11/22	\$516,000	WD	\$516,000	\$234,700	45.48
Totals:			\$1,516,500		\$1,516,500	\$679,200	
Sale. Ratio =>							44.79
Std. Dev. =>							5.69

Parcel in Study = 4
1st Acre Value = \$3,798

R/R Gull Lake value per acre after 1st acre 2023

Cur. Appraisal	Land Residual	1st acre \$	extra acre \$	Est. Land Value	Total Acres	Acres over 1	\$ per acre after 1st
\$434,519	\$88,253	\$31,662	\$56,591	\$70,772	16.47	15.47	\$3,658
\$41,041	\$58,500	\$31,662	\$26,838	\$41,041	6.50	5.50	\$4,880
\$434,077	\$483,893	\$31,662	\$452,231	\$427,970	133.80	132.80	\$3,405
\$487,928	\$288,290	\$31,662	\$256,628	\$260,218	80.00	79.00	\$3,248
\$1,397,565	\$918,936			\$800,001	236.77		\$15,192

R/R Gull Lake value per acre after 1st acre 2023

Land Table	Class
R/R GULL LAKE	401
R/R GULL LAKE	402
R/R GULL LAKE	401
R/R GULL LAKE	001

R/R Gull Lake Swamp
Barry Twp 2023 Land Study

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual
03-004-008-00	KINGSBURY RD	11/20/20	\$150,000	\$150,000	\$98,200	65.47	\$156,869	\$150,000
03-004-008-00	KINGSBURY RD	11/19/21	\$175,000	\$175,000	\$78,000	44.57	\$156,869	\$175,000
03-014-011-00	OSBORNE RD	01/28/21	\$13,000	\$13,000	\$17,500	134.62	\$14,314	\$13,000
Totals:			\$338,000	\$338,000	\$193,700		\$328,052	\$338,000
Sale. Ratio =>						57.31		

Parcels in Study 3

Ave Wet Acre \$1,398

R/R Gull Lake Swamp
Barry Twp 2023 Land Study

Est. Land Value	Net Acres	Acreage A	Swamp Acres	Wet Acres	Dollars/Acre	Acreage A Value	Swamp/Wet \$	Land Table swamp wet per acre
\$156,869	66.00	38.00	28.00		\$2,273	\$131,837	\$18,163 Swamp	\$649
\$156,869	66.00	38.00	28.00		\$2,652	\$131,837	\$43,163 Swamp	\$1,542
\$14,314	6.30	3.30		3.00	\$2,063	\$2,982	\$10,018 Wet	\$2,004
\$328,052	138.30	79.30					\$71,344	\$4,194

Lake Lots, Back lots channel
Barry Township 2023 Study

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual
03-065-025-00	11029 E SHORE DR	03/10/21	WD	\$123,500	\$61,600	49.88	\$126,318	\$11,418
03-080-040-00	FAIR LAKE DR	06/22/20	WD	\$49,000	\$23,300	47.55	\$53,237	\$22,081
03-105-021-00	SHORELINE DR	06/29/21	WD	\$20,000	\$11,700	58.50	\$24,467	\$20,000
Totals:				\$192,500	\$96,600		\$204,022	\$53,499
						Sale. Ratio =>	50.18	
						Std. Dev. =>	5.77	

Parcels in Study : 3

Average Front Foot = \$302

Lake Lots, Back lots channel
Barry Township 2023 Study

Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group
\$14,236	41.0	85.0	\$278	47.00	420		LAKE LOTS	401	CROOKED BACK
\$26,318	75.0	157.0	\$294	75.00	420		LAKE LOTS	401	FAIR BACK
\$24,467	60.0	109.0	\$333	60.00	420		LAKE LOTS	402	CROOKED BACK
\$65,021	176.0		\$906						

Lake Lot Sales 2023 Roll
Pleasant, Fair, Gilkey Balker, Crooked

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual
03-005-060-00	5081 N SHORE DR	09/30/20	WD	\$245,000	\$79,800	32.57	\$226,931	\$72,351
03-055-002-00	11458 LOON CALL DR	10/29/20	WD	\$283,000	\$124,700	44.06	\$255,902	\$120,995
03-055-017-00	11268 LOON ECHO DR	09/17/21	WD	\$391,000	\$169,300	43.30	\$335,967	\$114,265
03-090-009-00	11232 E SHORE DR	07/27/20	WD	\$140,000	\$64,100	45.79	\$131,510	\$56,084
03-110-011-25	11119 PENNOCK LN	03/31/21	WD	\$127,500	\$37,500	29.41	\$75,418	\$127,500
Totals:				\$1,186,500	\$475,400		\$1,025,728	\$491,195
						Sale. Ratio =>	40.07	
						Std. Dev. =>	7.47	

parcels in study 5

Front foot \$1,205

Lake Lot Sales 2023 Roll
Pleasant, Fair, Gilkey Balker, Crooked

Est. Land Value	Front	Depth	\$/ Front Foot	ECF Area	Class	Rate Group 1
\$54,282	68.00	144.0	\$1,064	420	401	PLEASANT FRT
\$93,897	97.00	121.0	\$1,247	420	401	FAIR LAKE FRONT
\$59,232	86.00	99.4	\$1,329	420	401	FAIR LAKE FRONT
\$47,594	50.00	156.0	\$1,122	420	401	CROOKED FRONT
\$75,418	101.00	126.0	\$1,262	420	401	PLEASANT FRT
\$330,423			\$6,024			

Lake Lots and Gull Lake Acreage Table
Barry Twp 2023 Land Study

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
03-001-019-50	10645 GURD RD	06/17/21	WD	\$125,000	\$38,800	31.04	\$78,161
03-001-025-00	GURD RD	09/11/20	WD	\$180,000	\$86,900	48.28	\$184,171
03-003-014-00	W PIFER RD	11/15/21	WD	\$33,500	\$14,000	41.79	\$27,974
03-004-008-00	KINGSBURY RD	11/19/21	WD	\$175,000	\$78,000	44.57	\$156,869
03-004-020-00	4395 ORCHARD RD	04/03/20	WD	\$84,000	\$32,000	38.10	\$67,427
03-010-004-00	KINGSBURY RD	12/10/20	WD	\$220,000	\$97,900	44.50	\$207,580
03-017-005-20	5780 OSBORNE RD	11/24/20	WD	\$175,000	\$48,900	27.94	\$160,015
03-027-020-00	W Hickory RD	11/20/20	WD	\$490,000	\$208,400	42.53	\$434,077
03-025-010-51	W Hickory RD	02/04/22	WD	\$58,500	\$20,300	34.70	\$41,041
Totals:				\$1,541,000	\$625,200		\$1,357,315
						Sale. Ratio =>	40.57
						Std. Dev. =>	6.82

Parcels in Study 9

Ave \$ acre after \$3,606

Rural Residential Gull Lake and Delton Parcels Studied for Lake Lots and Gull Lake Acreage Table
These sale are the best indication of Value for land in these tables

Lake Lots and Gull Lake Acreage Table
Barry Twp 2023 Land Study

Land Residual	1st Acre Value	Extra Acre Value	Est. Land Value	Total Acres	Acres over 1
\$125,000	\$26,617	\$98,383	\$78,161	20.00	19.00
\$180,000	\$26,617	\$153,383	\$184,171	55.55	54.55
\$33,500	\$26,617	\$6,883	\$27,974	3.17	2.17
\$175,000	\$26,617	\$148,383	\$156,869	66.00	65.00
\$73,264	\$26,617	\$46,647	\$56,691	12.80	11.80
\$220,000	\$26,617	\$193,383	\$207,580	61.90	60.90
\$84,498	\$26,617	\$57,881	\$69,513	17.10	16.10
\$483,893	\$31,662	\$452,231	\$427,870	133.80	132.80
\$58,500	\$31,662	\$26,838	\$41,041	6.50	5.50
\$1,433,655			\$1,249,870	376.82	

Lake Lots and Gull Lake Acreage Table
Barry Twp 2023 Land Study

\$ per Extra Acre	Class
\$5,178	402
\$2,812	402
\$3,172	402
\$2,283	402
\$3,953	401
\$3,175	402
\$3,595	401
\$3,405	401
\$4,880	401
\$32,453	

Villages Land Value Study
Barry Township 2023 Roll

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
03-005-006-00	332 E ORCHARD ST	07/08/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$59,500	54.09
03-005-008-00	320 E ORCHARD	11/05/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$38,900	59.85
03-045-012-10	10226 S BRICKYARD RD	09/10/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$48,600	31.35
03-045-015-00	10450 S BRICKYARD RD	11/05/21	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$62,900	45.58
03-070-074-00	117 THOMAS ST	07/30/20	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$44,300	33.06
Totals:			\$602,000			\$602,000	\$254,200	
Sale. Ratio =>								42.23
Std. Dev. =>								12.57

Parcels in Study = 5

Average Front Ft Value= \$259

Villages Land Value Study
Barry Township 2023 Roll

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
\$123,423	\$14,695	\$28,118	66.0	495.0	\$223	66.00
\$77,852	\$15,266	\$28,118	66.0	495.0	\$231	66.00
\$131,454	\$62,046	\$38,500	175.0	183.0	\$355	175.00
\$124,271	\$37,841	\$24,112	200.0	183.0	\$189	200.00
\$124,013	\$39,105	\$29,118	132.0	126.0	\$296	132.00
\$581,013	\$168,953	\$147,966	639.0		\$1,294	639.00
		Average per FF=>	\$264			

Villages Land Value Study
Barry Township 2023 Roll

ECF Area	Other Parcels in Sale	Land Table	Use Code	Class	Rate Group 1
430		VILLAGES DELTON & HICKORY	401	VILLAGE	
430		VILLAGES DELTON & HICKORY	401	VILLAGE	
430		VILLAGES DELTON & HICKORY	401	VILLAGE	
430		VILLAGES DELTON & HICKORY	401	VILLAGE	
430		VILLAGES DELTON & HICKORY	401	VILLAGE	

Gull Lake Back Lot
Land Value Front Foot Study 2023

Parcel Number	Street Address	Sales Price	Asd. when Sold	Asd/Adj. Sale
03-031-313-00	WOODLAWN BEACH DR	\$350,000	\$51,000	14.57
03-140-001-00	15983 WOODLAWN BEACH DR	\$462,000	\$86,000	18.61
03-140-003-10	WOODLAWN BEACH DR VACANT	\$483,000	\$152,100	31.49
Totals:		\$1,295,000	\$289,100	
Sale. Ratio =>				22.32
Std. Dev. =>				8.84

parcels in study = 3
Average dollar per FF back Lot = \$1,786

Gull Lake Back Lot
Land Value Front Foot Study 2023

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars per FF	Actual Front
\$99,726	\$350,000	\$99,726	66.0	200.0	\$1,750	66.00
\$86,000	\$462,000	\$108,810	110.0	262.0	\$1,763	110.00
\$108,810	\$483,000	\$108,810	110.0	262.0	\$1,844	110.00
\$294,536	\$1,295,000	\$317,346	286.0		5,356.87	
			\$0			

Gull Lake Back Lot
Land Value Front Foot Study 2023

ECF Area	Land Table	Use Code	Class	Rate Group 1	Rate Group 2
442	GULL LAKE	401			
442	GULL LAKE	401		BACK LOT	
442	GULL LAKE	402		BACK LOT	

Gull Back Lot Front Foot
Land value study for 2023 Roll

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
03-031-034-00	15650 NORTHWOOD LN	09/17/21	\$3,350,000	WD	03-ARM'S LENGTH	\$3,350,000	\$843,900	25.19
04-17-354-050	635 S Gull Lk Dr	08/07/20	\$945,000	WD	03-ARM'S LENGTH	\$945,000	\$376,300	39.82
04-17-380-030	742 E Gull Lk Dr	09/07/20	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$336,200	43.38
04-08-390-130	1536 Burlington Dr	06/30/21	\$860,000	WD	03-ARM'S LENGTH	\$860,000	\$319,800	37.19
04-18-102-141	Idlewood Dr	05/14/21	\$1,177,000	WD	03-ARM'S LENGTH	\$1,177,000	\$495,400	42.09
Totals:			\$7,107,000			\$7,107,000	\$2,371,600	
Sale. Ratio =>								33.37
Std. Dev. =>								7.29

Parcels in study = 5
Average Front Ft = \$12,088

Gull Back Lot Front Foot
Land value study for 2023 Roll

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	non frnt land value	Dollars/FF
\$2,844,350	\$3,019,446	\$2,513,796	170.0	462.0	\$411,236	\$15,342
\$795,600	\$611,400	\$426,056	56.1	127.1		\$10,906
\$679,400	\$566,800	\$471,200	62.0	200.0		\$9,142
\$639,600	\$557,000	\$380,000	50.0	90.0		\$11,140
\$990,800	\$917,400	\$501,220	66.0	157.7		\$13,911
\$5,949,750	\$5,672,046	\$4,292,272	404.0			\$60,441

Gull Back Lot Front Foot
Land value study for 2023 Roll

Actual Front	ECF Area	Liber/Page	Land Table	Use Code	Class
436.00	442		GULL LAKE	401	
56.10	442		GULL LAKE	401	
62.00	442		GULL LAKE	401	
50.00					
66.00					

Gull Back Lot Front Foot
Land value study for 2023 Roll

Rate Group 1	Rate Group 2
LAKE FRT	Back lot
LAKE FRT	
LAKE FRT	
LAKE FRT	

Gull Lake Back Lot
Land Value Front Foot Study 2023

Parcel Number	Street Address	Sales Price	Asd. when Sold	Asd/Adj. Sale
03-031-313-00	WOODLAWN BEACH DR	\$350,000	\$51,000	14.57
03-140-001-00	15983 WOODLAWN BEACH DR	\$462,000	\$86,000	18.61
03-140-003-10	WOODLAWN BEACH DR VACANT	\$483,000	\$152,100	31.49
Totals:		\$1,295,000	\$289,100	
Sale. Ratio =>				22.32
Std. Dev. =>				8.84

parcels in study = 3
Average dollar per FF back Lot = \$1,786

Gull Lake Back Lot
Land Value Front Foot Study 2023

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars per FF	Actual Front
\$99,726	\$350,000	\$99,726	66.0	200.0	\$1,750	66.00
\$86,000	\$462,000	\$108,810	110.0	262.0	\$1,763	110.00
\$108,810	\$483,000	\$108,810	110.0	262.0	\$1,844	110.00
\$294,536	\$1,295,000	\$317,346	286.0		5,356.87	
	Average per FF=>		\$4,528			

Gull Lake Back Lot
Land Value Front Foot Study 2023

ECF Area	Land Table	Use Code	Class	Rate Group 1	Rate Group 2
442 GULL LAKE		401			
442 GULL LAKE		401		BACK LOT	
442 GULL LAKE		402		BACK LOT	