

2025 DWIGHT TWP KINDE VILLAGE RES ECF STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
32-031-015-10	307 O'DELL	07/26/22	\$62,400	WD
32-031-129-00	513 E MAIN	05/04/22	\$80,000	WD
32-031-198-00	243 WOOSTER	01/23/24	\$80,000	WD
32-031-079-00	65 MAIN	10/17/22	\$99,000	WD
33-006-092-00	4980 VAN DYKE RO	08/22/22	\$31,000	LC
33-006-066-00	157 JOHN STREET	01/13/23	\$75,000	WD
32-031-159-50	498 BRUCE	09/29/23	\$112,000	WD
Totals:			\$539,400	

Sales from adjacent Lincoln Township were utilized in the Dwight Township Res ECF Studies du
2025 Dwight Twp. RES Kinde Village ECF indicated = 0.576 ; Applied = 0.576
2024 ECF = .542 for SF ; 0.602 for MH

Outliers/Not Used:

32-031-160-00	490 BRUCE	12/07/23	\$6,000	WD
32-031-117-10	306 O'DELL	08/08/22	\$92,000	WD
33-006-047-00	175 JOHN STREET	10/04/22	\$35,000	WD
32-031-183-00	5115 KINDE	01/17/23	\$65,000	MLC
32-031-010-00	437 E MAIN	02/28/24	\$110,000	WD
32-031-085-00	103 MAIN	12/30/22	\$115,000	WD

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Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
03-ARM'S LENGTH	\$62,400	\$26,400	42.31	\$52,774
03-ARM'S LENGTH	\$80,000	\$36,100	45.13	\$72,143
03-ARM'S LENGTH	\$80,000	\$41,800	52.25	\$83,514
03-ARM'S LENGTH	\$99,000	\$53,300	53.84	\$106,536
03-ARM'S LENGTH	\$31,000	\$13,100	42.26	\$27,861
03-ARM'S LENGTH	\$75,000	\$31,500	42.00	\$68,004
03-ARM'S LENGTH	\$112,000	\$49,600	44.29	\$99,283
	\$539,400	\$251,800		\$510,115
		Sale. Ratio =>	46.68	
		Std. Dev. =>	4.96	

ie to similar market appeal and proximity to linkages.

03-ARM'S LENGTH	\$6,000	\$13,800	230.00	\$27,523
03-ARM'S LENGTH	\$92,000	\$61,300	66.63	\$122,523
03-ARM'S LENGTH	\$35,000	\$21,600	61.71	\$45,817
03-ARM'S LENGTH	\$65,000	\$26,900	41.38	\$53,869
03-ARM'S LENGTH	\$110,000	\$30,200	27.45	\$60,400
03-ARM'S LENGTH	\$115,000	\$58,300	50.70	\$116,601

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Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
\$18,656	\$43,744	\$62,948	0.695	902
\$10,886	\$69,114	\$113,020	0.612	1,400
\$19,205	\$60,795	\$118,651	0.512	1,144
\$22,426	\$76,574	\$155,185	0.493	1,209
\$8,175	\$22,825	\$38,004	0.601	576
\$12,269	\$62,731	\$107,597	0.583	1,338
\$12,119	\$99,881	\$160,819	0.621	1,024
\$435,664		\$756,224		
E.C.F. =>			0.576	
Ave. E.C.F. =>			0.588	

\$12,469	(\$6,469)	\$25,007	(0.259)	720
\$15,558	\$76,442	\$197,352	0.387	1,512
\$12,931	\$22,069	\$63,486	0.348	1,103
\$8,350	\$56,650	\$83,983	0.675	880
\$8,560	\$101,440	\$95,646	1.061	800
\$14,501	\$100,499	\$227,394	0.442	1,962

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\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code
\$48.50	RES.K	10.6783	1900 FRAME	
\$49.37	RES.K	2.3382	RANCH	
\$53.14	RES.K	7.5752	MANUFACTURED	
\$63.34	RES.K	9.4698	BUNGALOW	
\$39.63	410	6.8253	STANDARD	
\$46.88	410	5.0677	STANDARD	
\$97.54	RES.K	3.2940	RANCH	
\$56.91		1.2032		
Std. Deviation=> =STDEV(N2:N9)				
Ave. Variance=>		15.4261	Coefficient of Var=	26.228766

(\$8.98)	RES.K	84.6827	MOBILE	
\$50.56	RES.K	20.0799	RANCH	
\$20.01	410	18.4727	STANDARD	
\$64.38	RES.K	8.6402	RANCH	
\$126.80	RES.K	47.2444	RANCH	
\$51.22	RES.K	14.6177	COLONIAL	

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Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sal	Land Table
\$10,886	No	/ /		
\$10,886	No	/ /		
\$16,381	No	/ /		
\$16,500	No	/ /		
\$8,175	No	/ /		
\$9,306	No	/ /		
\$9,613	No	/ /		

\$11,881	No	/ /		
\$14,364	No	/ /		
\$9,306	No	/ /		
\$8,350	No	/ /		
\$6,252	No	/ /		
\$13,200	No	/ /	32-031-076-00	

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Property Class	Building Depr.	Site Characteristics	Access	Water Supply
401		50		
401		60		
401		84		
401		70		
401		45		
401		63		
401		89		

401		40		
401		75		
401		45		
401		64		
401		74		
401		68		

2025 DWIGHT TWP KINDE VILLAGE RES ECF STUDY

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Waterfront Name	Waterfront Ownersh	Waterfront Influence	Bottom Character
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