

2025 DWIGHT TOWNSHIP COM ACREAGE LAND STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
14-010-005-50	4400 CARPENTER	07/14/23	\$125,000	WD	03-ARM'S LENGTH
14-028-013-51	1707 MINNICK	07/21/23	\$465,000	WD	03-ARM'S LENGTH
14-014-003-10	2601 E FILION	07/18/23	\$125,000	WD	03-ARM'S LENGTH
14-001-003-00	KINDE	03/08/24	\$19,000	WD	03-ARM'S LENGTH
14-030-011-00	2684 N VAN DYKE	04/05/23	\$116,000	WD	03-ARM'S LENGTH
14-031-001-50	MINNICK	01/22/24	\$30,000	WD	03-ARM'S LENGTH
14-036-015-00	2047 N VERONA	03/08/24	\$182,800	WD	03-ARM'S LENGTH
Totals:			\$1,062,800		

Due to the lack of density of vacant land sales, improved parcels were used and the extraction method of l

Sale prices ranged from \$3,025 to \$13,622 per acre. Mean sale price is \$7,385/ac ; median sale price is \$6,
As parcels increase in size, there are diminishing prices paid per acre.

2025 Dwight Twp COM Acreage applied:

<i>acreage table:</i>	<i>\$/ac:</i>
1 ac = \$7,000	\$7,000
1.5 ac = \$10,350	\$6,900
2 ac = \$13,600	\$6,800
2.5 ac = \$16,750	\$6,700
3 ac = \$19,800	\$6,600
4 ac = \$26,000	\$6,500
5 ac = \$32,000	\$6,400
7 ac = \$44,100	\$6,300
10 ac = \$60,000	\$6,000
15 ac = \$85,500	\$5,700
20 ac = \$106,000	\$5,300
25 ac = \$125,000	\$5,000
30 ac = \$141,000	\$4,700
40 ac = \$172,000	\$4,300
50 ac = \$200,000	\$4,000
100 ac = \$370,000	\$3,700

OUTLIERS/NOT USED:

14-017-016-00	3790 CROCKARD	10/14/22	\$50,000	WD	03-ARM'S LENGTH
14-025-002-50	2917 N VERONA	12/22/23	\$95,500	WD	03-ARM'S LENGTH
14-035-003-10	2780 MINNICK RC	11/17/22	\$50,000	WD	03-ARM'S LENGTH
14-004-006-00	1696 KINDE ROAD	10/12/22	\$305,000	WD	03-ARM'S LENGTH
14-005-001-00	1400 KINDE	06/13/23	\$254,500	WD	03-ARM'S LENGTH
14-016-009-50	1551 E FILION	03/07/24	\$186,000	WD	03-ARM'S LENGTH
14-017-014-00	3699 HELLEMS RC	09/02/22	\$130,000	WD	03-ARM'S LENGTH
14-031-005-00	2334 N VAN DYKE	05/20/22	\$244,500	WD	03-ARM'S LENGTH
14-036-014-55	3433 RAPSON ROAD	02/14/23	\$85,500	WD	03-ARM'S LENGTH

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07-028-006-00	HELLEMS	04/10/23	\$7,000	QC	03-ARM'S LENGTH
07-029-002-00	5865 HELLEMS	06/23/23	\$142,900	WD	03-ARM'S LENGTH
14-033-009-40	1929 RAPSON RO	09/26/22	\$175,000	WD	03-ARM'S LENGTH
14-021-015-00	1851 CHURCH	10/13/23	\$113,000	WD	03-ARM'S LENGTH
33-006-047-00	175 JOHN STREET	10/04/22	\$35,000	WD	03-ARM'S LENGTH
32-031-174-00	5139 DWIGHT	08/15/23	\$442,000	WD	19-MULTI PARCEL
32-031-174-00	5139 DWIGHT	08/15/23	\$442,000	WD	19-MULTI PARCEL
32-031-117-10	306 O'DELL	08/08/22	\$92,000	WD	03-ARM'S LENGTH
32-031-160-00	490 BRUCE	12/07/23	\$6,000	WD	03-ARM'S LENGTH
32-031-079-00	65 MAIN	10/17/22	\$99,000	WD	03-ARM'S LENGTH
32-031-198-00	243 WOOSTER	01/23/24	\$80,000	WD	03-ARM'S LENGTH
32-031-109-00	249 MAIN	11/02/22	\$30,000	QC	03-ARM'S LENGTH
33-006-066-00	157 JOHN STREET	01/13/23	\$75,000	WD	03-ARM'S LENGTH
32-031-015-10	307 O'DELL	07/26/22	\$62,400	WD	03-ARM'S LENGTH
32-031-159-50	498 BRUCE	09/29/23	\$112,000	WD	03-ARM'S LENGTH
32-031-010-00	437 E MAIN	02/28/24	\$110,000	WD	03-ARM'S LENGTH
32-031-183-00	5115 KINDE	01/17/23	\$65,000	MLC	03-ARM'S LENGTH
32-031-136-00	611 E MAIN	11/07/23	\$150,000	WD	03-ARM'S LENGTH
32-031-076-00	MICHIGAN	12/30/22	\$115,000	WD	03-ARM'S LENGTH

2025 DWIGHT TOWNSHIP COM ACREAGE LAND STUDY

Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value
\$125,000	\$52,600	42.08	\$106,961	\$92,035	\$73,996
\$465,000	\$0	0.00	\$399,986	\$185,334	\$120,320
\$125,000	\$45,000	36.00	\$106,921	\$41,411	\$23,332
\$19,000	\$19,900	104.74	\$40,216	\$19,000	\$40,216
\$116,000	\$56,200	48.45	\$116,984	\$46,017	\$47,001
\$30,000	\$17,000	56.67	\$34,600	\$30,000	\$34,600
\$182,800	\$80,400	43.98	\$184,601	\$6,455	\$8,256
\$1,062,800	\$271,100		\$990,269	\$420,252	\$347,721
Sale. Ratio =>		25.51	Average		
Std. Dev. =>		19.79	per FF=>		

and value was applied. Parcels from competing Lincoln Twp were used due to the lack of Dwight COM Acre
,724/ac. 2025 COM Acreage applied at \$7,000/acre, rounded down from mean sale price, rounded up from

\$50,000	\$44,000	88.00	\$93,832	(\$8,162)	\$35,670
\$95,500	\$54,800	57.38	\$129,405	(\$21,065)	\$12,840
\$50,000	\$68,200	136.40	\$147,001	(\$71,138)	\$25,863
\$305,000	\$87,700	28.75	\$191,583	\$130,882	\$17,465
\$254,500	\$78,300	30.77	\$156,609	\$118,301	\$20,410
\$186,000	\$50,300	27.04	\$116,933	\$82,147	\$13,080
\$130,000	\$29,000	22.31	\$62,350	\$76,474	\$8,824
\$244,500	\$76,400	31.25	\$165,409	\$101,493	\$22,402
\$85,500	\$19,500	22.81	\$47,149	\$47,663	\$9,312

2025 DWIGHT TOWNSHIP COM ACREAGE LAND STUDY

\$7,000	\$7,100	101.43	\$14,264	(\$2,264)	\$5,000
\$142,900	\$63,800	44.65	\$127,549	\$29,001	\$13,650
\$175,000	\$58,700	33.54	\$127,406	\$70,208	\$22,614
\$113,000	\$50,600	44.78	\$106,003	\$15,337	\$8,340
\$35,000	\$21,600	61.71	\$45,817	(\$1,511)	\$9,306
\$442,000	\$247,500	56.00	\$494,911	\$355,139	\$408,050
\$442,000	\$235,300	53.24	\$470,567	\$366,773	\$395,340
\$92,000	\$61,300	66.63	\$122,523	(\$16,159)	\$14,364
\$6,000	\$13,800	230.00	\$27,523	(\$9,642)	\$11,881
\$99,000	\$53,300	53.84	\$106,536	\$8,964	\$16,500
\$80,000	\$41,800	52.25	\$83,514	\$12,867	\$16,381
\$30,000	\$24,200	80.67	\$48,473	(\$4,036)	\$14,437
\$75,000	\$31,500	42.00	\$68,004	\$16,302	\$9,306
\$62,400	\$26,400	42.31	\$52,774	\$20,512	\$10,886
\$112,000	\$49,600	44.29	\$99,283	\$22,330	\$9,613
\$110,000	\$30,200	27.45	\$60,400	\$55,852	\$6,252
\$65,000	\$26,900	41.38	\$53,869	\$19,481	\$8,350
\$150,000	\$65,300	43.53	\$130,571	\$38,383	\$18,954
\$115,000	\$56,000	48.70	\$13,200	\$115,000	\$13,200

2025 DWIGHT TOWNSHIP COM ACREAGE LAND STUDY

Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
0.0	0.0	10.00	10.00	#DIV/0!	\$9,204
0.0	0.0	24.13	24.13	#DIV/0!	\$7,681
0.0	0.0	3.04	3.04	#DIV/0!	\$13,622
0.0	0.0	6.28	6.28	#DIV/0!	\$3,025
0.0	0.0	7.50	7.50	#DIV/0!	\$6,136
0.0	0.0	5.00	5.00	#DIV/0!	\$6,000
0.0	0.0	0.96	0.96	#DIV/0!	\$6,724
0.0		56.91	56.91		
#DIV/0!		Average per Net Acre=>	7,384.50		Average per SqFt=>

age sales.

median sale price.

0.0	0.0	1.00	5.00	#DIV/0!	(\$8,162)
0.0	0.0	1.53	1.53	#DIV/0!	(\$13,768)
0.0	0.0	3.47	3.47	#DIV/0!	(\$20,501)
0.0	0.0	2.27	2.27	#DIV/0!	\$57,657
0.0	0.0	2.64	2.64	#DIV/0!	\$44,811
0.0	0.0	1.56	1.56	#DIV/0!	\$52,658
0.0	0.0	1.10	1.10	#DIV/0!	\$69,522
0.0	0.0	2.97	2.97	#DIV/0!	\$34,173
0.0	0.0	1.12	1.12	#DIV/0!	\$42,556

2025 DWIGHT TOWNSHIP COM ACREAGE LAND STUDY

0.0	0.0	0.50	0.50	#DIV/0!	(\$4,528)
0.0	0.0	0.91	0.91	#DIV/0!	\$31,869
0.0	0.0	3.00	3.00	#DIV/0!	\$23,403
0.0	0.0	1.00	1.00	#DIV/0!	\$15,337
66.0	132.0	0.20	0.20	(\$23)	(\$7,555)
0.0	0.0	58.63	43.13	#DIV/0!	\$6,057
0.0	0.0	58.63	43.13	#DIV/0!	\$6,256
114.9	132.0	0.40	0.40	(\$141)	(\$40,398)
95.0	146.0	0.33	0.33	(\$101)	(\$29,042)
132.0	132.0	0.40	0.40	\$68	\$22,410
131.0	264.0	0.80	0.80	\$98	\$16,084
126.8	145.5	0.40	0.40	(\$32)	(\$9,990)
66.0	132.0	0.20	0.20	\$247	\$81,510
87.1	264.0	0.40	0.40	\$236	\$51,280
76.9	146.0	0.26	0.26	\$290	\$87,569
50.0	66.0	0.10	0.10	\$1,117	\$558,520
66.8	132.0	0.20	0.20	\$292	\$95,966
151.6	264.0	0.80	0.80	\$253	\$47,979
66.0	132.0	0.40	0.20	\$1,742	\$287,500

2025 DWIGHT TOWNSHIP COM ACREAGE LAND STUDY

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	ther Parcels in Sa	Land Table
\$0.21	0.00	400	1822/611		RESIDENTIAL
\$0.18	0.00	400	1823/176		RESIDENTIAL
\$0.31	0.00	400	1822/772		RESIDENTIAL
\$0.07	0.00	400	1840/692		RESIDENTIAL
\$0.14	0.00	400	1811/760		RESIDENTIAL
\$0.14	0.00	400	1837/765		RESIDENTIAL
\$0.15	0.00	400	1840/668		RESIDENTIAL

\$0.17

(\$0.19)	0.00	400	1798/373		RESIDENTIAL
(\$0.32)	0.00	400	1836/231		RESIDENTIAL
(\$0.47)	0.00	400	1801/339		RESIDENTIAL
\$1.32	0.00	400	1798/071		RESIDENTIAL
\$1.03	0.00	400	1818/322		RESIDENTIAL
\$1.21	0.00	400	1840/701		RESIDENTIAL
\$1.60	0.00	400	1794/712		RESIDENTIAL
\$0.78	0.00	400	1784/708		RESIDENTIAL
\$0.98	0.00	400	1807/477		RESIDENTIAL

2025 DWIGHT TOWNSHIP COM ACREAGE LAND STUDY

(\$0.10)	0.00	RESR 1812/45	RURAL RESIDENTI
\$0.73	0.00	RESR 1820/721	RURAL RESIDENTI
\$0.54	0.00	400 1796/621	RESIDENTIAL
\$0.35	0.00	400 1829/689	RESIDENTIAL
(\$0.17)	66.00	410 1797/375	
\$0.14	0.00	RES.K 1825/517	32-031-197-10 FARMLAND
\$0.14	0.00	RES.K 1825/489	32-031-197-10
(\$0.93)	132.00	RES.K 1732.216	
(\$0.67)	99.00	RES.K 1834/560	
\$0.51	132.00	RES.K 1798.517	
\$0.37	66.00	RES.K 1837;550	
(\$0.23)	121.00	CTRD 1812/23	
\$1.87	66.00	410 1805/352	
\$1.18	66.00	RES.K 1791.22	
\$2.01	75.97	RES.K 1828/787	
\$12.82	66.00	RES.K 1840/323	
\$2.20	67.00	RES.K 1806.1	
\$1.10	132.00	RES.K 1832/152	
\$6.60	66.00	RES.K 1804.576	32-031-085-00

2025 DWIGHT TOWNSHIP COM ACREAGE LAND STUDY

Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
0		0 NOT INSPECTED		401	
0		0 NOT INSPECTED		401	
0		0 10/2/2024		401	
0		0 NOT INSPECTED		402	
0		0 10/2/2024		401	
0		0 11/13/2024		402	
0		0 NOT INSPECTED		401	

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0	0	10/30/2022	401
0	0	10/8/2024	401
0	0	12/29/2022	401
0	0	10/30/2022	401
0	0	9/8/2018	401
0	0	10/3/2024	401
0	0	10/30/2022	401
0	0	8/5/2024	401
0	0	8/5/2024	401

2025 DWIGHT TOWNSHIP COM ACREAGE LAND STUDY

0	0	9/15/2023	401	
0	0	9/13/2023	401	
0	0	12/11/2020	401	
0	0	10/23/2024	401	
0	0	10/30/2022	401	GROUP 'C'
0	0	9/27/2023	101	
0	0	9/27/2023	101	
0	0	9/18/2018	401	IN TOWN
0	0	5/15/2024	401	IN TOWN
0	0	NOT INSPECTED	401	IN TOWN
0	0	5/15/2024	401	IN TOWN
0	0	11/18/2024	201	KINDE MAIN ST
0	0	10/11/2024	401	GROUP 'C'
0	0	8/22/2024	401	IN TOWN
0	0	12/20/2023	401	IN TOWN
0	0	9/15/2023	401	IN TOWN
0	0	12/20/2023	401	IN TOWN
0	0	12/20/2023	401	IN TOWN
0	0	NOT INSPECTED	402	IN TOWN