

2025 DWIGHT TWP IND ECF STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
39-008-206-00	M-25/7TH	06/08/23	\$180,000	MULTI-ARM'SLENGTH
15-025-100-010-00	M-25	06/10/45	\$520,000	WD
Totals:			\$700,000	

Due to the lack of density of Industrial sales within Lincoln Twp, sales from competing markets were used. Nei

2025 Lincoln Twp IND ECF indicated = 0.356; Applied 0.356

2024 IND ECF = .860

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Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
03-ARM'S LENGTH	\$180,000	\$273,400	151.89	\$546,800
03-ARM'S LENGTH	\$520,000	\$239,900	46.13	\$479,800
	\$700,000	\$513,300		\$1,026,600

Sale. Ratio => 73.33

ther sale is vacant; therefore, the extraction method was used to isolate the value of land.

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Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
\$76,592	\$103,408	\$504,700	0.200	48,550
\$68,894	\$451,106	\$1,054,281	0.430	53,700
	\$554,514	\$1,558,981		
	E.C.F. =>		0.356	

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\$/Sq.Ft.					ECF Area	Dev. by Mean (%)	Building Style	Use Code
\$2.18								
\$8.40								
\$5.29					35.5690			
Std. Deviation=>					0.11737501			

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Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
			39-008-233-00;39-008-235-00;39-00

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Land Table	Property Class	Building Depr.	Site Characteristics	Access
08-237-00;39-008-23	301			
	301			

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Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View

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Waterfront	Waterfront Name	Waterfront Ownershi	Waterfront Influence	Bottom Character