

2025 DWIGHT TWP RES 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
14-014-003-10	2601 E FILION	07/18/23	\$125,000	WD	03-ARM'S LENGTH
14-028-013-51	1707 MINNICK	07/21/23	\$465,000	WD	03-ARM'S LENGTH
14-036-015-00	2047 N VERONA	03/08/24	\$182,800	WD	03-ARM'S LENGTH
14-031-001-50	MINNICK	01/22/24	\$30,000	WD	03-ARM'S LENGTH
14-033-009-40	1929 RAPSON RO	09/26/22	\$175,000	WD	03-ARM'S LENGTH
Totals:			\$1,102,800		

Due to the lack of density of vacant land sales, improved parcels were used and the extraction method of land sales from adjacent Lincoln Township were utilized in the Dwight Township Res Land Studies due to similar sale prices. Sale prices ranged from \$6,000 to \$23,403 per acre. Mean sale price is \$9,223/ac ; median sale price is \$8,000/ac. As parcels increase in size, there are diminishing prices paid per acre.

2025 Dwight Twp RES Acreage applied:

<i>acreage table:</i>	<i>\$/ac:</i>
1 ac = \$9,150	\$9,150
1.5 ac = \$13,650	\$9,100
2 ac = \$18,000	\$9,000
2.5 ac = \$22,250	\$8,900
3 ac = \$26,400	\$8,800
4 ac = \$34,400	\$8,700
5 ac = \$43,000	\$8,600
7 ac = \$58,100	\$8,300
10 ac = \$80,000	\$8,000
15 ac = \$117,000	\$7,800
20 ac = \$152,000	\$7,600
25 ac = \$185,000	\$7,400
30 ac = \$216,000	\$7,200
40 ac = \$280,000	\$7,000
50 ac = \$340,000	\$6,800
100 ac = \$660,000	\$6,600

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 RO	02/14/23	\$85,500	WD	03-ARM'S LENGTH
14-001-003-00	KINDE	03/08/24	\$19,000	WD	03-ARM'S LENGTH

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07-028-006-00	HELLEMS	04/10/23	\$7,000	QC	03-ARM'S LENGTH
14-021-015-00	1851 CHURCH	10/13/23	\$113,000	WD	03-ARM'S LENGTH
07-029-002-00	5865 HELLEMS	06/23/23	\$142,900	WD	03-ARM'S LENGTH
14-030-011-00	2684 N VAN DYKE	04/05/23	\$116,000	WD	03-ARM'S LENGTH

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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
\$125,000	\$45,000	36.00	\$106,921	\$41,411	\$23,332
\$465,000	\$0	0.00	\$399,986	\$185,334	\$120,320
\$182,800	\$80,400	43.98	\$184,601	\$6,455	\$8,256
\$30,000	\$17,000	56.67	\$34,600	\$30,000	\$34,600
\$175,000	\$58,700	33.54	\$127,406	\$70,208	\$22,614
\$1,102,800	\$253,700		\$960,475	\$425,443	\$283,118
	Sale. Ratio =>	23.01		Average	
	Std. Dev. =>	19.12		per FF=>	

and value was applied.

r market appeal and proximity to linkages.

,443/ac. RES Acreage was applied at \$9,150/1 acre, which is rounded up from the median sale price and roi

\$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
\$19,000	\$19,900	104.74	\$40,216	\$19,000	\$40,216

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\$7,000	\$7,100	101.43	\$14,264	(\$2,264)	\$5,000
\$113,000	\$50,600	44.78	\$106,003	\$15,337	\$8,340
\$142,900	\$63,800	44.65	\$127,549	\$29,001	\$13,650
\$116,000	\$56,200	48.45	\$116,984	\$46,017	\$47,001

2025 DWIGHT TWP RES 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	3.04	3.04	#DIV/0!	\$13,622
0.0	0.0	24.13	24.13	#DIV/0!	\$7,681
0.0	0.0	0.96	0.96	#DIV/0!	\$6,724
0.0	0.0	5.00	5.00	#DIV/0!	\$6,000
0.0	0.0	3.00	3.00	#DIV/0!	\$23,403
0.0		46.13	46.13		
#DIV/0!		Average per Net Acre=>	9,222.70		Average per SqFt=>

unded down from mean 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
0.0	0.0	6.28	6.28	#DIV/0!	\$3,025

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0.0	0.0	0.50	0.50	#DIV/0!	(\$4,528)
0.0	0.0	1.00	1.00	#DIV/0!	\$15,337
0.0	0.0	0.91	0.91	#DIV/0!	\$31,869
0.0	0.0	7.50	7.50	#DIV/0!	\$6,136

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Dollars/SqFt	Actual Front	ECF Area	Liber/Page	ther Parcels in Sa	Land Table
\$0.21	0.00	400	1822/611		RESIDENTIAL
\$0.31	0.00	400	1822/772		RESIDENTIAL
\$0.18	0.00	400	1823/176		RESIDENTIAL
\$0.15	0.00	400	1840/668		RESIDENTIAL
\$0.14	0.00	400	1837/765		RESIDENTIAL
\$0.54	0.00	400	1796/621		RESIDENTIAL

\$0.21

(\$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
\$0.07	0.00	400	1840/692		RESIDENTIAL

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(\$0.10)	0.00	RESR 1812/45	RURAL RESIDENTI
\$0.35	0.00	400 1829/689	RESIDENTIAL
\$0.73	0.00	RESR 1820/721	RURAL RESIDENTI
\$0.14	0.00	400 1811/760	RESIDENTIAL

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Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
0		0 NOT INSPECTED		401	
0		0 10/2/2024		401	
0		0 NOT INSPECTED		401	
0		0 NOT INSPECTED		401	
0		0 11/13/2024		402	
0		0 12/11/2020		401	

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
0	0	0 NOT INSPECTED	402

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0	0	9/15/2023	401
0	0	10/23/2024	401
0	0	9/13/2023	401
0	0	10/2/2024	401