

2025 DWIGHT TWP COM ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt. \sd/Adj. Sale	
31-009-006-50		04/17/23	\$50,000	WD	03-ARM'S LE	\$50,000		
36-003-007-10		11/01/23	\$50,000	WD	03-ARM'S LE	\$50,000		
32-031-210-261 MAIN		04/03/23	\$70,000	WD	03-ARM'S LE	\$70,000	\$30,800	44.00
Totals:			\$170,000			\$170,000	\$30,800	
							Sale. Ratio :	18.12

Due to the lack of density of COM sales within Dwight Twp, sales from competing markets were used.

2025 Dwight Twp COM ECF indicated = 0.544; Applied 0.544

2024 COM ECF = 0.560

OUTLIERS/NOT USED:

36-011-069-00		12/06/23	\$67,500	WD	03-ARM'S LE	\$67,500		
31-010-002-00		12/05/22	\$60,000	WD	03-ARM'S LE	\$60,000		
38-004-040-00		03/30/23	\$75,000	WD	03-ARM'S LE	\$75,000		
36-011-108-00		08/26/22	\$99,000	WD	03-ARM'S LE	\$99,000		
27-020-059-00		05/02/23	\$90,000	WD	03-ARM'S LE	\$90,000		
51-823-001-00		05/11/22	\$260,000	WD	03-ARM'S LE	\$260,000		

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Cur. Appraisal	Land + Yard	ldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	av. by Mean (
	\$5,179	\$44,821	\$92,282	0.486				
	\$4,952	\$45,048	\$85,896	0.524				
\$61,522	\$8,876	\$61,124	\$99,510	0.614	3,828	\$15.97	CR/S	0.0000
\$61,522		\$150,993	\$277,688			\$15.97		54.3750
			E.C.F. =>	0.544		Std. Deviation	0.1174129	

	\$4,002	\$63,498	\$73,788	0.861				
	\$3,795	\$56,205	\$67,053	0.838				
	\$11,411	\$63,589	\$94,425	0.673				
	\$4,614	\$94,386	\$142,068	0.664				
	\$26,637	\$63,363	\$100,463	0.631				
	\$132,441	\$127,559	\$29,042	0.431				

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Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	or Parcels in	Land Table	roperty Class	building Dept
RANCH		\$8,876	No	/ /			201	44

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Characteris	Access	Water Supply	Sewer	erty Restrict	striction No	Waterfont Vie	Waterfront	aterfront Na

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2025 DWIGHT TWP COM ECF

Front Owner	Front Influent	Bottom Character

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