

2025 DWIGHT TWP AG ECF STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
15-028-009-00		12/1/2023	300,000		
03-002-010-20		12/28/2022	120,000		
23-014-008-10		11/3/2023	155,000		
21-016-011-00		5/5/2022	690,000		
25-018-001-20		4/18/2022	275,000		
Totals:			1,540,000		

Due to the lack of Ag sales within Dwight Twp, it was necessary to use sales in competing markets.

2025 DWIGHT AG ECF INDICATED = 0.926 ; APPLIED = 0.926

2024 AG ECF = 0.834

OUTLIERS/NOT USED:

20-164-001-00	8/30/2022	870,000
22-003-013-00	10/20/2023	285,000
02-015-001-00&010-00	12/22/2022	1,000,000
01-003-011-00	7/6/2022	327,500
23-018-013-00	12/19/2022	824,250
24-020-005-00&&006-00,010-00	9/26/2022	184,670
21-027-007-10	12/12/2023	320,000
10-003-012-10	9/12/2023	391,000
01-008-015-50	4/15/2022	544,000
24-027-009-00&028-001-00	11/29/2023	950,000
04-001-007-20	4/28/2023	147,000

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Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual
300,000				\$22,428	277,572
120,000				\$18,226	101,774
155,000				\$17,722	137,278
690,000				\$626,720	63,280
275,000				\$44,418	230,582
1,540,000	#REF!		#REF!		810,486
	Sale. Ratio =>	#REF!			
	Std. Dev. =>	#REF!			

870,000				\$814,325	\$55,675
285,000				\$241,743	43,257
1,000,000				\$953,025	46,975
327,500				\$283,700	43,800
824,250				\$667,136	157,114
184,670				\$161,910	22,760
320,000				\$250,110	69,890
391,000				\$112,250	278,750
544,000				\$490,415	53,585
950,000				\$849,305	100,695
147,000				\$8,497	138,503

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Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area Dev. by Mean (%)
355,225	0.781			
127,428	0.799			
149,321	0.919			
55,157	1.147			
188,477	1.223			
875,608			#REF!	9.5851
E.C.F. =>	0.926		Std. Deviation=>	#REF!
Ave. E.C.F. =>	1.209		Ave. Variance=>	#REF! Coefficient of Va

\$176,950	0.315			
136,783	0.316			
113,000	0.416			
88,867	0.493			
310,784	0.506			
38,005	0.599			
114,404	0.611			
139,440	1.999			
36,278	1.477			
76,365	1.319			
113,993	1.215			

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Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sa

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#REF!

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Waterfront OwnersWaterfront InfluencerBottom Character