

## 2025 DWIGHT TWP IND LAND STUDY

Parcel Number	Street Address	Sale Date	Sale Price
39-008-206-00	M-25/7TH	06/08/23	\$180,000
32-031-079-00	65 MAIN	10/17/22	\$99,000
14-031-001-50	MINNICK	01/22/24	\$30,000
14-030-011-00	2684 N VAN DYKE	04/05/23	\$116,000
15-025-100-010-00	M-25	05/31/23	\$520,000
<b>Totals:</b>			<b>\$945,000</b>

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Due to the lack of density of Industrial sales within Dwight Twp, sales from competing markets were used. Price/SF ranged from \$0.14/SF to \$0.51/SF. Median price per SF is \$0.26, mean price/SF is \$0.21. 2025 Dwight Twp Ind Land Value applied = \$0.21/SF, which is the mean price/SF, rounded down from 2024 = \$0.21/SF

## 2025 DWIGHT TWP IND LAND STUDY

Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
WD	03-ARM'S LENGTH	\$180,000	\$263,700
WD	03-ARM'S LENGTH	\$99,000	\$53,300
WD	03-ARM'S LENGTH	\$30,000	\$17,000
WD	03-ARM'S LENGTH	\$116,000	\$56,200
WD	03-ARM'S LENGTH	\$520,000	\$208,700
		<b>\$945,000</b>	<b>\$598,900</b>
			<b>Sale. Ratio =&gt;</b>
			<b>Std. Dev. =&gt;</b>

1. Neither sale is vacant; therefore, the extraction method was used to isolate the value of land.

1 the median price/SF.

## 2025 DWIGHT TWP IND LAND STUDY

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value
1.47	\$273,400	\$36,000	\$36,000
53.84	\$106,536	\$8,964	\$16,500
56.67	\$34,600	\$30,000	\$34,600
48.45	\$116,984	\$46,017	\$47,001
40.13	\$239,900	\$130,000	\$130,000
	<b>\$771,420</b>	<b>\$250,981</b>	<b>\$264,101</b>
<b>63.38</b>		<b>Average</b>	
<b>22.50</b>		<b>per FF=&gt;</b>	

## 2025 DWIGHT TWP IND LAND STUDY

Effec. Front	Depth	Net Acres	Total Acres
220.0	548.0	2.77	2.77
132.0	132.0	0.40	0.40
0.0	0.0	5.00	5.00
0.0	0.0	7.50	7.50
190.0	2640.0	11.30	11.30
<b>542.0</b>		<b>26.97</b>	<b>26.97</b>
		<b>Average</b>	
<b>\$463</b>		<b>per Net Acre=&gt;</b>	<b>9,305.93</b>

## 2025 DWIGHT TWP IND LAND STUDY

Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
\$164	\$12,996	\$0.30	220.00
\$68	\$22,410	\$0.51	132.00
#DIV/0!	\$6,000	\$0.14	0.00
#DIV/0!	\$6,136	\$0.14	0.00
\$684	\$11,504	\$0.26	190.00

Average  
per SqFt=>

**\$0.21**

## 2025 DWIGHT TWP IND LAND STUDY

ECF Area	Liber/Page	Other Parcels in Sale	Land Table
			INDUSTRIAL
RES.K	1798.517		
400 1837/765			RESIDENTIAL
400 1811/760			RESIDENTIAL
			INDUSTRIAL

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## 2025 DWIGHT TWP IND LAND STUDY

Gravel	Paved	Inspected Date	Use Code
0		0 NOT INSPECTED	
0		0	11/13/2024
0		0	10/2/2024

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# 2025 DWIGHT TWP IND LAND STUDY

Class	Rate Group 1	Rate Group 2	Rate Group 3
301			
401	IN TOWN	IN TOWN	
402			
401			
301			

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# 2025 DWIGHT TWP IND LAND STUDY

Site Characteristics	Access	Water Supply	Sewer
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# 2025 DWIGHT TWP IND LAND STUDY

Property Restrictions	Restriction Notes	Waterfont View	Waterfront
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## 2025 DWIGHT TWP IND LAND STUDY

Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
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