

## 2025 DWIGHT TWP KINDE VILLAGE/SMALL LOTS RES LAND STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
32-031-015-10	307 O'DELL	07/26/22	\$62,400	WD	03-ARM'S LENGTI
32-031-129-00	513 E MAIN	05/04/22	\$80,000	WD	03-ARM'S LENGTI
32-031-079-00	65 MAIN	10/17/22	\$99,000	WD	03-ARM'S LENGTI
32-031-085-00	103 MAIN	12/30/22	\$115,000	WD	03-ARM'S LENGTI
32-031-183-00	5115 KINDE	01/17/23	\$65,000	MLC	03-ARM'S LENGTI
32-031-159-50	498 BRUCE	09/29/23	\$112,000	WD	03-ARM'S LENGTI
32-031-136-00	611 E MAIN	11/07/23	\$150,000	WD	03-ARM'S LENGTI
33-006-066-00	157 JOHN STREE	01/13/23	\$75,000	WD	03-ARM'S LENGTI
<b>Totals:</b>			<b>\$758,400</b>		

Due to the lack of density of vacant land sales, improved parcels were used and the extraction method of Sales from adjacent Lincoln Township were utilized in the Dwight Township Res Land Studies due to sim Sale prices ranged from \$68 to \$292 per Front Foot. Mean sale price is \$196/FF ; median sale price is \$2

Applied for 2025 RES Small Lots/Village = \$225/FF, rounded up from mean sale price a  
2024 = \$125/FF for Village Lots

### OUTLIERS/NOT USED:

33-006-047-00	175 JOHN STREE	10/04/22	\$35,000	WD	03-ARM'S LENGTI
32-031-174-00	5139 DWIGHT	08/15/23	\$442,000	WD	19-MULTI PARCE
32-031-174-00	5139 DWIGHT	08/15/23	\$442,000	WD	19-MULTI PARCE
32-031-117-10	306 O'DELL	08/08/22	\$92,000	WD	03-ARM'S LENGTI
32-031-160-00	490 BRUCE	12/07/23	\$6,000	WD	03-ARM'S LENGTI
32-031-010-00	437 E MAIN	02/28/24	\$110,000	WD	03-ARM'S LENGTI
32-031-076-00	MICHIGAN	12/30/22	\$115,000	WD	03-ARM'S LENGTI
32-031-198-00	243 WOOSTER	01/23/24	\$80,000	WD	03-ARM'S LENGTI

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Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value
\$62,400	\$26,400	42.31	\$52,774	\$20,512	\$10,886
\$80,000	\$36,100	45.13	\$72,143	\$18,743	\$10,886
\$99,000	\$53,300	53.84	\$106,536	\$8,964	\$16,500
\$115,000	\$58,300	50.70	\$116,601	\$11,599	\$13,200
\$65,000	\$26,900	41.38	\$53,869	\$19,481	\$8,350
\$112,000	\$49,600	44.29	\$99,283	\$22,330	\$9,613
\$150,000	\$65,300	43.53	\$130,571	\$38,383	\$18,954
\$75,000	\$31,500	42.00	\$68,004	\$16,302	\$9,306
<b>\$758,400</b>	<b>\$347,400</b>		<b>\$699,781</b>	<b>\$156,314</b>	<b>\$97,695</b>
Sale. Ratio =>		<b>45.81</b>		Average	
Std. Dev. =>		<b>5.41</b>		per FF=>	

of land value was applied.

ilar market appeal and proximity to linkages.

42/FF.

and rounded down from median sale price.

\$35,000	\$21,600	61.71	\$45,817	(\$1,511)	\$9,306
\$442,000	\$247,500	56.00	\$494,911	\$355,139	\$408,050
\$442,000	\$235,300	53.24	\$470,567	\$366,773	\$395,340
\$92,000	\$61,300	66.63	\$122,523	(\$16,159)	\$14,364
\$6,000	\$13,800	230.00	\$27,523	(\$9,642)	\$11,881
\$110,000	\$30,200	27.45	\$60,400	\$55,852	\$6,252
\$115,000	\$56,000	48.70	\$13,200	\$115,000	\$13,200
\$80,000	\$41,800	52.25	\$83,514	\$12,867	\$16,381

2025 DWIGHT TWP KINDE VILLAGE/SMALL LOTS RES LAND STUDY

Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
87.1	264.0	0.40	0.40	\$236	\$51,280
87.1	264.0	0.40	0.40	\$215	\$46,858
132.0	132.0	0.40	0.40	\$68	\$22,410
132.0	264.0	0.40	0.20	\$88	\$28,998
66.8	132.0	0.20	0.20	\$292	\$95,966
76.9	146.0	0.26	0.26	\$290	\$87,569
151.6	264.0	0.80	0.80	\$253	\$47,979
66.0	132.0	0.20	0.20	\$247	\$81,510
799.5		3.06	2.86		
		Average			Average
\$196		per Net Acre=>	51,116.42		per SqFt=>

66.0	132.0	0.20	0.20	(\$23)	(\$7,555)
0.0	0.0	58.63	43.13	#DIV/0!	\$6,057
0.0	0.0	58.63	43.13	#DIV/0!	\$6,256
114.9	132.0	0.40	0.40	(\$141)	(\$40,398)
95.0	146.0	0.33	0.33	(\$101)	(\$29,042)
50.0	66.0	0.10	0.10	\$1,117	\$558,520
66.0	132.0	0.40	0.20	\$1,742	\$287,500
131.0	264.0	0.80	0.80	\$98	\$16,084

2025 DWIGHT TWP KINDE VILLAGE/SMALL LOTS RES LAND STUDY

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	ther Parcels in Sa	Land Table
\$1.18	66.00	RES.K	1791.22		
\$1.08	66.00	RES.K	1783.269		
\$0.51	132.00	RES.K	1798.517		
\$0.67	132.00	RES.K	1804.576	32-031-076-00	
\$2.20	67.00	RES.K	1806.1		
\$2.01	75.97	RES.K	1828/787		
\$1.10	132.00	RES.K	1832/152		
\$1.87	66.00	410	1805/352		

\$1.17

(\$0.17)	66.00	410	1797/375		
\$0.14	0.00	RES.K	1825/517	32-031-197-10	FARMLAND
\$0.14	0.00	RES.K	1825/489	32-031-197-10	
(\$0.93)	132.00	RES.K	1732.216		
(\$0.67)	99.00	RES.K	1834/560		
\$12.82	66.00	RES.K	1840/323		
\$6.60	66.00	RES.K	1804.576	32-031-085-00	
\$0.37	66.00	RES.K	1837;550		

2025 DWIGHT TWP KINDE VILLAGE/SMALL LOTS RES LAND STUDY

Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
0	0	8/22/2024		401	IN TOWN
0	0	8/22/2024		401	IN TOWN
0	0	NOT INSPECTED		401	IN TOWN
0	0	NOT INSPECTED		401	IN TOWN
0	0	12/20/2023		401	IN TOWN
0	0	12/20/2023		401	IN TOWN
0	0	12/20/2023		401	IN TOWN
0	0	10/11/2024		401	GROUP 'C'

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0	0	10/30/2022		401	GROUP 'C'
0	0	9/27/2023		101	
0	0	9/27/2023		101	
0	0	9/18/2018		401	IN TOWN
0	0	5/15/2024		401	IN TOWN
0	0	9/15/2023		401	IN TOWN
0	0	NOT INSPECTED		402	IN TOWN
0	0	5/15/2024		401	IN TOWN