

## 2025 DWIGHT TWP COM FF LAND STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
32-031-085-00	103 MAIN	12/30/22	\$115,000	WD	03-ARM'S LENGTH
32-031-079-00	65 MAIN	10/17/22	\$99,000	WD	03-ARM'S LENGTH
32-031-198-00	243 WOOSTER	01/23/24	\$80,000	WD	03-ARM'S LENGTH
33-006-116-01	4926 N VAN DYKE	09/12/23	\$74,450	WD	03-ARM'S LENGTH
<b>Totals:</b>			<b>\$368,450</b>		

Due to the lack of density of vacant land sales, improved RES parcels located on main roads in areas with commercial sales from adjacent Lincoln Township were utilized in the Dwight Township COM Land Studies due to similar market conditions. Sale prices ranged from \$68 to \$179 per Front Foot. Mean sale price is \$105/FF ; median sale price is \$83/FF.

Applied for 2025 COM = \$95/FF, rounded up from median sale price and rounded down from residential rates  
2024 = \$150/FF for Kinross Main; \$75/FF for Commercial

### OUTLIERS/NOT USED:

33-006-047-00	175 JOHN STREET	10/04/22	\$35,000	WD	03-ARM'S LENGTH
32-031-174-00	5139 DWIGHT	08/15/23	\$442,000	WD	19-MULTI PARCEL
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32-031-117-10	306 O'DELL	08/08/22	\$92,000	WD	03-ARM'S LENGTH
32-031-160-00	490 BRUCE	12/07/23	\$6,000	WD	03-ARM'S LENGTH
32-031-109-00	249 MAIN	11/02/22	\$30,000	QC	03-ARM'S LENGTH
33-006-066-00	157 JOHN STREET	01/13/23	\$75,000	WD	03-ARM'S LENGTH
32-031-015-10	307 O'DELL	07/26/22	\$62,400	WD	03-ARM'S LENGTH
32-031-159-50	498 BRUCE	09/29/23	\$112,000	WD	03-ARM'S LENGTH
32-031-010-00	437 E MAIN	02/28/24	\$110,000	WD	03-ARM'S LENGTH
32-031-076-00	MICHIGAN	12/30/22	\$115,000	WD	03-ARM'S LENGTH
32-031-183-00	5115 KINDE	01/17/23	\$65,000	MLC	03-ARM'S LENGTH
32-031-136-00	611 E MAIN	11/07/23	\$150,000	WD	03-ARM'S LENGTH
32-031-129-00	513 E MAIN	05/04/22	\$80,000	WD	03-ARM'S LENGTH

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Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value
\$115,000	\$58,300	50.70	\$116,601	\$11,599	\$13,200
\$99,000	\$53,300	53.84	\$106,536	\$8,964	\$16,500
\$80,000	\$41,800	52.25	\$83,514	\$12,867	\$16,381
\$74,450	\$34,200	45.94	\$72,040	\$19,523	\$17,113
<b>\$368,450</b>	<b>\$187,600</b>		<b>\$378,691</b>	<b>\$52,953</b>	<b>\$63,194</b>
Sale. Ratio =>		<b>50.92</b>	Average		
Std. Dev. =>		<b>#DIV/0!</b>	per FF=>		

ercial buildings were used and the extraction method of land value was applied.

rket appeal and proximity to linkages.

mean 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
<b>\$30,000</b>	<b>\$24,200</b>	<b>80.67</b>	<b>\$48,473</b>	<b>(\$4,036)</b>	<b>\$14,437</b>
\$75,000	\$31,500	42.00	\$68,004	\$16,302	\$9,306
\$62,400	\$26,400	42.31	\$52,774	\$20,512	\$10,886
\$112,000	\$49,600	44.29	\$99,283	\$22,330	\$9,613
\$110,000	\$30,200	27.45	\$60,400	\$55,852	\$6,252
\$115,000	\$56,000	48.70	\$13,200	\$115,000	\$13,200
\$65,000	\$26,900	41.38	\$53,869	\$19,481	\$8,350
\$150,000	\$65,300	43.53	\$130,571	\$38,383	\$18,954
\$80,000	\$36,100	45.13	\$72,143	\$18,743	\$10,886

## 2025 DWIGHT TWP COM FF LAND STUDY

Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
132.0	264.0	0.40	0.20	\$88	\$28,998
132.0	132.0	0.40	0.40	\$68	\$22,410
131.0	264.0	0.80	0.80	\$98	\$16,084
109.0	172.0	0.46	0.46	\$179	\$42,441
<b>504.0</b>		<b>2.06</b>	<b>1.86</b>		
<b>\$105</b>	<b>Average per Net Acre=&gt;</b>		<b>25,705.34</b>	<b>Average per SqFt=&gt;</b>	

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)
126.8	145.5	0.40	0.40	(\$32)	(\$9,990)
66.0	132.0	0.20	0.20	\$247	\$81,510
87.1	264.0	0.40	0.40	\$236	\$51,280
76.9	146.0	0.26	0.26	\$290	\$87,569
50.0	66.0	0.10	0.10	\$1,117	\$558,520
66.0	132.0	0.40	0.20	\$1,742	\$287,500
66.8	132.0	0.20	0.20	\$292	\$95,966
151.6	264.0	0.80	0.80	\$253	\$47,979
87.1	264.0	0.40	0.40	\$215	\$46,858

## 2025 DWIGHT TWP COM FF LAND STUDY

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sal	Land Table
\$0.67	132.00	RES.K	1804.576	32-031-076-00	
\$0.51	132.00	RES.K	1798.517		
\$0.37	66.00	RES.K	1837;550		
\$0.97	133.00	410	1827/565		

**\$0.59**

(\$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		
(\$0.23)	121.00	CTRD	1812/23		
\$1.87	66.00	410	1805/352		
\$1.18	66.00	RES.K	1791.22		
\$2.01	75.97	RES.K	1828/787		
\$12.82	66.00	RES.K	1840/323		
\$6.60	66.00	RES.K	1804.576	32-031-085-00	
\$2.20	67.00	RES.K	1806.1		
\$1.10	132.00	RES.K	1832/152		
\$1.08	66.00	RES.K	1783.269		

## 2025 DWIGHT TWP COM FF LAND STUDY

Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
0	0	NOT INSPECTED	401		IN TOWN
0	0	NOT INSPECTED	401		IN TOWN
0	0	5/15/2024	401		IN TOWN
0	0	10/1/2024	401		Group A

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	11/18/2024	201		KINDE MAIN ST
0	0	10/11/2024	401		GROUP 'C'
0	0	8/22/2024	401		IN TOWN
0	0	12/20/2023	401		IN TOWN
0	0	9/15/2023	401		IN TOWN
0	0	NOT INSPECTED	402		IN TOWN
0	0	12/20/2023	401		IN TOWN
0	0	12/20/2023	401		IN TOWN
0	0	8/22/2024	401		IN TOWN