

2025 DWIGHT TWP RURAL RES/N VAN DYKE/VAN DYKE NEAR TOWN ECF STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
07-018-014-00	6720 N VAN DYKE	07/13/23	\$185,400	WD	03-ARM'S LENGTH
14-021-015-00	1851 CHURCH	10/13/23	\$113,000	WD	03-ARM'S LENGTH
14-006-017-60	4621 CROCKARD F	06/22/22	\$125,000	WD	03-ARM'S LENGTH
07-029-002-00	5865 HELLEMS	06/23/23	\$142,900	WD	03-ARM'S LENGTH
Totals:			\$566,300		

Sales from adjacent Lincoln Township were utilized in the Dwight Township Res ECF Studies due to similar market conditions.

2025 Dwight Twp. RES ECF indicated = 0.598 ; Applied = 0.598

2024 ECF for SF = 0.575 ; ECF for MH = 0.602

Outliers/Not Used:

14-035-003-10	2780 MINNICK ROAD	11/17/22	\$50,000	WD	03-ARM'S LENGTH
14-017-016-00	3790 CROCKARD F	10/14/22	\$50,000	WD	03-ARM'S LENGTH
14-028-013-51	1707 MINNICK	07/21/23	\$465,000	WD	03-ARM'S LENGTH
14-036-014-55	3433 RAPSON ROAD	02/14/23	\$85,500	WD	03-ARM'S LENGTH
14-017-014-00	3699 HELLEMS ROAD	09/02/22	\$130,000	WD	03-ARM'S LENGTH
14-016-009-50	1551 E FILION	03/07/24	\$186,000	WD	03-ARM'S LENGTH
14-005-001-00	1400 KINDE	06/13/23	\$254,500	WD	03-ARM'S LENGTH
14-010-005-50	4400 CARPENTER	07/14/23	\$125,000	WD	03-ARM'S LENGTH
14-004-006-00	1696 KINDE ROAD	10/12/22	\$305,000	WD	03-ARM'S LENGTH
14-014-003-10	2601 E FILION	07/18/23	\$125,000	WD	03-ARM'S LENGTH
14-031-005-00	2334 N VAN DYKE	05/20/22	\$244,500	WD	03-ARM'S LENGTH
14-033-009-40	1929 RAPSON ROAD	09/26/22	\$175,000	WD	03-ARM'S LENGTH
14-025-002-50	2917 N VERONA	12/22/23	\$95,500	WD	03-ARM'S LENGTH
14-036-015-00	2047 N VERONA	03/08/24	\$182,800	WD	03-ARM'S LENGTH

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Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual
\$185,400	\$87,500	47.20	\$174,954	\$13,646	\$171,754
\$113,000	\$50,600	44.78	\$106,003	\$8,340	\$104,660
\$125,000	\$89,700	71.76	\$194,467	\$25,886	\$99,114
\$142,900	\$63,800	44.65	\$127,549	\$13,650	\$129,250
\$566,300	\$291,600		\$602,973		\$504,778
Sale. Ratio =>		51.49			
Std. Dev. =>		11.96			

ket appeal and proximity to linkages.

\$50,000	\$68,200	136.40	\$147,001	\$25,863	\$24,137
\$50,000	\$44,000	88.00	\$93,832	\$35,670	\$14,330
\$465,000	\$0	0.00	\$399,986	\$120,320	\$344,680
\$85,500	\$19,500	22.81	\$47,149	\$11,189	\$74,311
\$130,000	\$29,000	22.31	\$62,350	\$8,824	\$121,176
\$186,000	\$50,300	27.04	\$116,933	\$13,541	\$172,459
\$254,500	\$78,300	30.77	\$156,609	\$26,680	\$227,820
\$125,000	\$52,600	42.08	\$106,961	\$73,996	\$51,004
\$305,000	\$87,700	28.75	\$191,583	\$17,465	\$287,535
\$125,000	\$45,000	36.00	\$106,921	\$23,332	\$101,668
\$244,500	\$76,400	31.25	\$165,409	\$25,470	\$219,030
\$175,000	\$58,700	33.54	\$127,406	\$23,163	\$151,837
\$95,500	\$54,800	57.38	\$129,405	\$12,840	\$82,660
\$182,800	\$80,400	43.98	\$184,601	\$8,256	\$174,544

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Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$280,536	0.612	2,487	\$69.06	VAN	13.2368
\$120,318	0.870	1,232	\$84.95	400	18.3033
\$245,301	0.404	3,305	\$29.99	400	28.2780
\$198,085	0.652	1,232	\$104.91	RESR	17.2629
\$844,239			\$72.23		3.3102
E.C.F. =>	0.598		Std. Deviation=>	0.202332784	
Ave. E.C.F. =>	0.687		Ave. Variance=>	19.5897	Coefficient of Var:

\$174,200	0.139	2,477	\$9.74	400	54.8272
\$85,532	0.168	2,787	\$5.14	400	51.9292
\$304,530	1.132	2,220	\$155.26	400	44.5013
\$44,286	1.678	1,088	\$68.30	400	99.1159
\$78,715	1.539	1,274	\$95.11	400	85.2602
\$114,498	1.506	1,559	\$110.62	400	81.9383
\$160,011	1.424	1,464	\$155.61	400	73.6946
\$41,705	1.223	980	\$52.04	400	53.6134
\$247,311	1.163	1,500	\$191.69	400	47.5815
\$88,992	1.142	1,092	\$93.10	400	45.5603
\$202,704	1.081	1,599	\$136.98	400	39.3710
\$146,614	1.036	1,156	\$131.35	400	34.8791
\$126,411	0.654	1,162	\$71.14	400	3.2932
\$194,911	0.896	1,304	\$133.85	400	20.8676

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Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
BILEVEL		\$9,660	No	/ /	
STANDARD		\$8,340	No	/ /	
OLD FARM HOUSE		\$24,066	No	/ /	
RANCH		\$13,650	No	/ /	

28.52189005

STANDARD		\$25,863	No	/ /	
OLD FARM HOUSE		\$35,670	No	/ /	
STANDARD		\$120,320	No	/ /	
STANDARD		\$9,312	No	/ /	
STANDARD		\$8,824	No	/ /	
STANDARD		\$13,080	No	/ /	
OLD FARM HOUSE		\$20,410	No	/ /	
STANDARD		\$73,996	No	/ /	
STANDARD		\$17,465	No	/ /	
STANDARD		\$23,332	No	/ /	
STANDARD		\$22,402	No	/ /	
STANDARD		\$22,614	No	/ /	
STANDARD		\$12,840	No	/ /	
STANDARD		\$8,256	No	/ /	

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Land Table	Property Class	Building Depr.	Site Characteristic	Access	Water Supply
WOODED/RECREA	401	76			
RESIDENTIAL	401	57			
RESIDENTIAL	401	78			
RURAL RESIDENTI/	401	72			

RESIDENTIAL	401	47			
RESIDENTIAL	401	43			
RESIDENTIAL	401	75			
RESIDENTIAL	401	46			
RESIDENTIAL	401	50			
RESIDENTIAL	401	45			
RESIDENTIAL	401	65			
RESIDENTIAL	401	46			
RESIDENTIAL	401	63			
RESIDENTIAL	401	45			
RESIDENTIAL	401	63			
RESIDENTIAL	401	60			
RESIDENTIAL	401	57			
RESIDENTIAL	401	71			

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Waterfront Ownership Waterfront Influence Bottom Character

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