

2025 DWIGHT TWP RES SMALL LOT/VAN DYKE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
32-031-207-50	5340 N VAN DYKE	11/17/22	\$125,000	WD	03-ARM'S LENGTI
32-031-100-00	5166 N VAN DYKE	06/28/22	\$99,000	WD	03-ARM'S LENGTI
33-006-116-01	4926 N VAN DYKE	09/12/23	\$74,450	WD	03-ARM'S LENGTI
33-006-092-00	4980 VAN DYKE F	08/22/22	\$31,000	LC	03-ARM'S LENGTI
Totals:			\$329,450		

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 \$18 to \$411 per Front Foot. Mean sale price is \$209/FF ; median sale price is \$95

Applied for 2025 RES Small Lots/Village Van Dyke = \$125/FF, rounded down from mean
2024 = \$95/FF for Van Dyke

2025 DWIGHT TWP RES SMALL LOT/VAN DYKE

Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value
\$125,000	\$41,200	32.96	\$82,451	\$59,098	\$16,549
\$99,000	\$55,800	56.36	\$111,566	\$2,390	\$14,956
\$74,450	\$34,200	45.94	\$72,040	\$19,523	\$17,113
\$31,000	\$13,100	42.26	\$27,861	\$11,314	\$8,175
\$329,450	\$144,300		\$293,918	\$92,325	\$56,793
Sale. Ratio =>		43.80	Average		
Std. Dev. =>		9.68	per FF=>		

of land value was applied.

ilar market appeal and proximity to linkages.

3/FF.

n price/FF and rounded up from median price/FF.

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Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
143.9	280.0	1.48	1.48	\$411	\$39,985
130.1	660.0	2.00	2.00	\$18	\$1,195
109.0	172.0	0.46	0.46	\$179	\$42,441
58.0	132.5	0.17	0.17	\$195	\$66,553
440.9		4.11	4.11		
		Average			Average
\$209		per Net Acre=>	22,474.44		per SqFt=>

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Dollars/SqFt	Actual Front	ECF Area	Liber/Page	ther Parcels in Sa	Land Table
\$0.92	230.00	VDR	1801.39		
\$0.03	132.00	VDR	1788.34		
\$0.97	133.00	410	1827/565		
\$1.53	56.00	410	1794/107		

\$0.52

2025 DWIGHT TWP RES SMALL LOT/VAN DYKE

Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
0	0	12/20/2023		401	VAN DYKE
0	0	12/20/2023		401	VAN DYKE
0	0	10/1/2024		401	Group A
0	0	12/7/2022		401	GROUP 'C'
