

Casnovia Township Agricultural ECF Analysis
 Ravenna Twp, Casnovia Twp, Sullivan Twp
 4-1-2020 thru 3-31-2022

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	
17-024-100-0003-00	5120 S RAVENNA RD	02/07/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$131,500	46.96	\$306,560	\$94,897	\$185,103	\$225,173	0.822	1,878	\$98.56	AGR	48.2415	MULTI LEVEL	\$67,809	AGRICULTURAL	101	
17-028-200-0003-00	11176 PATTERSON RD	05/04/20	\$257,300	WD	03-ARM'S LENGTH	\$257,300	\$72,200	28.06	\$197,860	\$132,342	\$124,958	\$69,700	1.793	1,048	\$119.23	AGR	48.8337	1 STORY	\$132,342	AGRICULTURAL	101	
13-029-100-0008-00	1321 TRENT RD	05/11/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$132,300	41.34	\$165,900	\$134,050	\$185,950	\$190,092	1.245			EQA	5.0129		\$115,376	AGRICULTURAL	101	
16-035-200-0004-00	6925 S SULLIVAN RD	11/05/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$127,500	41.13	\$272,793	\$140,556	\$169,444	\$124,752	1.358			EQA	6.2881		\$140,556	AGRICULTURAL	101	
Totals:			\$1,167,300			\$1,167,300	\$463,500		\$943,113		\$665,455	\$609,717			\$108.90		21.3046					
								Sale. Ratio =>	39.71				E.C.F. =>	1.091	Std. Deviation=>		0.39899814					
								Std. Dev. =>	8.01				Ave. E.C.F. =>	1.304	Ave. Variance=>		27.0940	Coefficient of Var=>		20.77028748		

RESULTS	USED	COMMENTS
AG BUILDINGS	FROM 1.02 to 1.04	4 SALES IN TIME FRAME WITH INDICATED ECF OF 1.091. HOWEVER USED ECF OF 1.04 TO KEEP VALUES REASONABLE
AG RESIDENTIAL	FROM 1.02 to 1.04	
MOBILE HOMES	FROM 1.02 to 1.04	
COM/IND	FROM 1.02 to 1.04	