

Residential Sales
 4/1/2020 thru 3/31/2022
 Plats of Casnovia, Bailey, Squires, Half Moon, Slocum

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	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	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
13-147-002-0003-00	1352 ELM ST	03/11/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$85,300	51.70	\$170,518	\$16,405	\$148,595	\$128,163	1.159	1,498	\$99.20	BALY	4.2038	1 STORY		\$13,510	No	/ /		BAILEY	401	55	
13-147-003-0001-00	1353 ELM ST	11/16/21	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$63,900	45.32	\$127,791	\$9,742	\$131,258	\$98,290	1.335	1,176	\$111.61	BALY	13.3962	1 STORY		\$5,610	No	/ /		BAILEY	401	55	
13-570-001-0012-00	1680 SQUIRES RD	08/10/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$71,600	53.04	\$143,285	\$9,749	\$125,251	\$111,280	1.126	1,440	\$86.98	SLOC	7.5910	1 STORY		\$8,100	No	/ /		SLOCUM	401	66	
44-824-400-0007-00	161 PROBASCO ST	12/31/20	\$212,500	WD	03-ARM'S LENGTH	\$212,500	\$109,600	51.58	\$219,100	\$10,936	\$201,564	\$173,470	1.162	1,856	\$108.60	CAS	3.9505	1 STORY		\$7,760	No	/ /		CASNOVIA	401	77	
44-845-001-0002-00	40 RAILROAD ST	11/12/20	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$72,700	53.07	\$145,397	\$5,610	\$131,390	\$116,489	1.128	1,456	\$90.24	CAS	7.3542	1 STORY		\$5,610	No	/ /		CASNOVIA	401	60	
44-846-000-0007-00	73 PROBASCO ST	11/13/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$60,400	46.46	\$120,728	\$7,760	\$122,240	\$94,140	1.298	1,374	\$88.97	CAS	9.7033	1 STORY		\$7,760	No	/ /		CASNOVIA	401	55	
Totals:			\$920,500			\$920,500	\$463,500		\$926,819		\$860,298	\$721,832			\$97.60												
								Sale. Ratio =>	50.35					E.C.F. =>	1.192	Std. Deviation 0.091498577											
								Std. Dev. =>	3.41					Ave. E.C.F. =>	1.201	Ave. Variance: 7.6998		Coefficient of 6.408753229									

Based on sales analysis used an ecf of 1.20 for the above neighborhoods