

CASNOVIA TOWNSHIP AG ECF

04/01/2021-03/31/2023

MOORLAND, SULLIVAN, RAVENNA, FRUITPORT, FRUITLAND, DALTON

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Value	Property Class
13-004-200-0001-10	2085 CANADA RD	08/19/21	\$519,000	\$519,000	\$140,300	\$485,847	\$328,993	\$190,007	\$142,595	1.332	\$281,104	101
13-028-300-0001-00	15290 LAKETON AVE	05/27/22	\$420,000	\$420,000	\$117,600	\$438,584	\$169,681	\$250,319	\$253,682	0.987	\$164,714	101
15-034-300-0007-00	6620 WILSON RD	07/11/22	\$579,900	\$579,900	\$168,100	\$421,746	\$134,670	\$445,230	\$269,082	1.655	\$127,928	101
17-024-400-0003-00	5120 S RAVENNA RD	02/07/22	\$280,000	\$280,000	\$131,500	\$306,560	\$94,897	\$185,103	\$225,173	0.822		101
16-035-200-0004-00	6925 S SULLIVAN RD	11/05/21	\$310,000	\$310,000	\$127,500	\$289,844	\$145,962	\$164,038	\$134,319	1.221	\$145,962	101
Totals:			\$2,108,900	\$2,108,900	\$685,000	\$1,942,581		\$1,234,697	\$1,024,850			
										E.C.F. =>	1.205	
										Ave. E.C.F. =>	1.203	

4 sales in time frame. Indicated ECF of 1.205, however used ECF of 1.14 to keep values reasonable due to limited number of sales