

Casnovia Township  
Commercial/Industrial ECF Analysis  
4-1-2021 thru 3-31-2023

White River Twp, Montague Twp, Whitehall Twp, Blue Lake Twp, Holton Twp, Fruitland Twp, Dalton Twp, Cedar Creek Twp, Laketon Twp, Muskegon Twp, Egelson Twp, Moorland Twp  
Casnovia Twp, Village of Casnovia, Ravenna Twp, Village of Ravenna, Fruitport Twp, Village of Fruitport, Fruitport Twp, Sullivan Twp, City of Whitehall, City of Montague, City of North Muskegon  
**DATES ANALYZED: APRIL 1, 2021 - MARCH 31, 2023**

PARCEL NUMBER	CLASS	ADDRESS	SALE DATE	SALE PRICE	ADJ SALE PRICE	PREV ASSESSMENT	PREV ASSESS/ADJ. SALE RATIO	CURRENT APPRAISAL	LAND + YARD IMPS	BUILDING RESIDUAL	CURRENT COST MANUAL	E.C.F.
21-161-013-0013-00	201	8725 WATER ST	01/26/23	\$120,000	\$120,000	\$50,400	42.00	\$127,773	\$44,259	\$75,741	\$105,714	0.716
15-111-200-0003-00	201	2901 HTS RAVENNA RD	10/07/22	\$127,000	\$127,000	\$64,500	50.79	\$121,035	\$34,065	\$92,935	\$110,089	0.844
09-012-200-0030-00	201	1343 WHITEHALL RD	08/29/22	\$140,000	\$140,000	\$70,800	50.57	\$149,067	\$46,973	\$93,027	\$129,233	0.720
10-005-400-0037-00	201	1509 HOLTON RD	08/05/22	\$357,250	\$357,250	\$155,000	43.39	\$330,853	\$98,212	\$259,038	\$294,482	0.880
15-123-100-0013-00	201	5200 SHORT ST	07/27/22	\$175,000	\$175,000	\$79,100	45.20	\$177,236	\$120,131	\$54,869	\$72,285	0.759
07-600-000-0012-00	201	3345 WHITEHALL RD	07/20/22	\$429,900	\$429,900	\$141,600	32.94	\$315,708	\$74,493	\$355,407	\$305,335	1.164
11-021-100-0015-00	201	420 S WOLF LAKE RD	07/15/22	\$135,000	\$135,000	\$72,200	53.48	\$153,346	\$25,022	\$109,978	\$162,435	0.677
11-029-100-0009-00	201	4993 E APPLE AVE	07/13/22	\$225,000	\$225,000	\$84,000	37.33	\$177,448	\$54,971	\$170,029	\$155,034	1.097
11-140-000-0003-00	201	5129 E APPLE AVE	06/17/22	\$115,000	\$115,000	\$54,400	47.30	\$103,717	\$36,976	\$78,024	\$84,482	0.924
09-001-200-0035-00	201	2165 WHITEHALL RD	06/15/22	\$290,000	\$290,000	\$86,100	29.69	\$241,903	\$46,977	\$243,023	\$216,011	1.125
23-168-072-0001-80	201	360 RUDDIMAN DR	06/14/22	\$350,000	\$350,000	\$174,900	49.97	\$368,708	\$185,539	\$164,461	\$231,859	0.709
10-007-100-0003-00	201	1362 WHITEHALL RD	06/07/22	\$235,000	\$235,000	\$146,600	62.38	\$254,380	\$82,932	\$152,068	\$217,023	0.701
15-101-200-0019-00	201	2926 S MILL IRON RD	04/19/22	\$150,000	\$150,000	\$75,400	50.27	\$163,078	\$75,466	\$74,534	\$110,901	0.672
22-570-052-0003-00	201	511 E COLBY ST	04/15/22	\$325,000	\$325,000	\$114,200	35.14	\$274,451	\$72,588	\$252,412	\$255,523	0.988
22-220-016-0010-00	201	115 E COLBY ST	04/13/22	\$275,000	\$275,000	\$108,900	39.60	\$317,740	\$52,810	\$222,190	\$335,354	0.663
07-030-400-0030-00	201	3000 WHITEHALL RD	03/31/22	\$250,000	\$250,000	\$125,700	50.28	\$274,577	\$88,573	\$161,427	\$235,448	0.686
10-880-000-0005-00	201	1492 HOLTON RD	03/18/22	\$115,000	\$115,000	\$62,500	54.35	\$151,516	\$36,219	\$78,781	\$116,299	0.677
11-030-200-0019-00	201	4775 E APPLE AVE	02/24/22	\$179,900	\$179,900	\$92,200	51.25	\$183,492	\$65,381	\$114,519	\$149,508	0.766
06-122-400-0006-00	201	4195 N WEBER RD	02/18/22	\$220,000	\$220,000	\$76,500	34.77	\$166,078	\$20,545	\$199,455	\$184,219	1.083
23-168-049-0002-10	201	702 HOLTON RD	06/29/21	\$200,000	\$200,000	\$88,000	44.00	\$203,173	\$79,184	\$120,816	\$156,948	0.770
23-585-017-0008-00	201	1906 MILLS AVE	04/19/21	\$130,000	\$130,000	\$49,500	38.08	\$119,853	\$50,684	\$79,316	\$87,556	0.906
22-220-023-0012-00	201	204 S ELIZABETH ST	04/01/21	\$145,000	\$145,000	\$69,100	47.66	\$144,837	\$23,000	\$122,000	\$154,224	0.791
43-725-001-0009-00	201	12521 CROCKERY CRK DR	12/15/22	\$276,500	\$276,500	\$85,500	30.92	\$170,620	\$15,197	\$261,303	\$194,279	1.345
11-029-200-0026-00	201	5329 E APPLE AVE	10/13/21	\$150,000	\$150,000	\$51,200	34.13	\$164,416	\$41,243	\$108,757	\$152,065	0.715
06-131-100-0002-00	201	2998 SCENIC DR	10/07/21	\$179,000	\$179,000	\$115,200	64.36	\$220,293	\$18,571	\$160,429	\$255,344	0.628
07-035-100-0037-00	201	2675 HOLTON RD	10/05/21	\$150,000	\$150,000	\$62,200	41.47	\$121,694	\$33,819	\$116,181	\$111,234	1.044
02-016-200-0005-00	201	10130 US 31	08/24/21	\$180,000	\$180,000	\$92,500	51.39	\$169,764	\$76,475	\$103,525	\$118,087	0.877
07-013-200-0011-10	201	5340 HOLTON RD	08/19/21	\$202,500	\$202,500	\$90,300	44.59	\$179,582	\$104,953	\$97,547	\$94,467	1.033
10-215-000-0006-00	201	1888 HOLTON RD	08/13/21	\$560,000	\$560,000	\$288,000	51.43	\$629,048	\$110,265	\$449,735	\$656,687	0.685
11-027-200-0012-00	201	1005 S MAPLE ISLAND RD	08/06/21	\$215,000	\$215,000	\$102,100	47.49	\$199,602	\$68,429	\$146,571	\$161,942	0.905
23-168-049-0002-10	201	702 HOLTON RD	06/29/21	\$200,000	\$200,000	\$88,000	44.00	\$200,719	\$75,468	\$124,532	\$154,631	0.805
11-360-016-0001-00	201	5581 WASHINGTON AVE	05/10/21	\$135,000	\$99,500	\$45,100	45.33	\$109,100	\$16,452	\$83,048	\$117,276	0.708
23-585-017-0008-00	201	1906 MILLS AVE	04/19/21	\$130,000	\$130,000	\$49,500	38.08	\$117,457	\$48,397	\$81,603	\$85,259	0.957
11-030-100-0011-00	201	4295 E APPLE AVE	04/16/21	\$140,000	\$140,000	\$50,400	36.00	\$122,595	\$71,035	\$68,965	\$63,654	1.083
<b>Totals</b>					<b>\$7,171,550</b>	<b>\$3,161,600</b>				<b>\$5,076,246</b>	<b>\$6,034,890</b>	
						<b>Sales Ratio</b>	<b>44.09</b>				<b>ECF</b>	<b>0.84</b>
											<b>AVG ECF</b>	<b>0.86</b>

PARCEL NUMBER	CLASS	ADDRESS	SALE DATE	SALE PRICE	ADJ SALE PRICE	PREV ASSESSMENT	PREV ASSESS/ADJ. SALE RATIO	CURRENT APPRAISAL	LAND + YARD IMPS	BUILDING RESIDUAL	CURRENT COST MANUAL	E.C.F.	
11-031-200-0020-00	301	4784 E EVANSTON AVE	12/29/22	\$350,000	\$350,000	\$127,600	36.46	\$263,206	\$74,000	\$276,000	\$220,007	1.255	
21-029-100-0014-00	301	8223 COOK ST	07/09/21	\$65,000	\$65,000	\$29,800	45.85	\$63,808	\$20,557	\$44,443	\$51,489	0.863	
<b>Totals</b>					<b>\$415,000</b>	<b>\$157,400</b>					<b>\$320,443</b>	<b>\$271,496</b>	
						<b>Sales Ratio</b>	<b>45.85</b>				<b>ECF</b>	<b>1.18</b>	
											<b>AVG ECF</b>	<b>1.06</b>	

RESULTS	CHANGE FROM 2023 TO 2024
Commercial	0.84 Change from .81 to .84
Industrial	0.77 Change from .825 to .77

46 commercial sales in time frame; Indicated Commercial ECF of .84 is utilized, which is a slight increase from .81 in 2023  
There were 2 industrial sales during time frame with inconsistent indicated ECF ratios. Therefore, an ECF of .77 (Decrease from .825 in 2023) is utilized.