

**Casnovia Township
Mobile Manufactured Homes
4-1-2023 thru 3-31-2023**

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.	Building Style	Land Value
13-002-200-0010-00	1801 NEWAYGO RD	04/20/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$51,900	69.20	\$103,830	\$22,248	\$52,752	\$56,654	0.931	MODULAR/MOBILE	\$21,167
13-002-400-0004-00	1773 NEWAYGO RD	11/12/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$39,000	35.45	\$78,071	\$21,038	\$88,962	\$39,606	2.246	MODULAR/MOBILE	\$20,783
13-005-200-0001-40	14762 MOORE RD	12/29/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$85,000	44.74	\$170,009	\$63,764	\$126,236	\$73,942	1.707	MODULAR/MOBILE	\$62,610
13-005-400-0003-00	1845 SHAW RD	08/04/21	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$70,900	38.53	\$141,868	\$45,433	\$138,567	\$68,751	2.015	MODULAR/MOBILE	\$44,500
13-017-200-0002-00	14915 WHITE RD	12/12/22	\$100,000	LC	03-ARM'S LENGTH	\$100,000	\$45,000	45.00	\$90,011	\$47,105	\$52,895	\$30,260	1.748	MODULAR/MOBILE	\$44,086
13-017-300-0006-15	123 S TRENT RD	05/17/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$168,200	55.15	\$336,348	\$97,944	\$207,056	\$179,880	1.151	MODULAR/MOBILE	\$93,421
13-017-400-0003-20	14972 HALL RD	04/09/21	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$74,800	44.26	\$149,573	\$34,423	\$134,577	\$81,990	1.641	MODULAR/MOBILE	\$31,410
13-018-100-0003-00	13677 GOODRICH RD	06/10/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$73,400	54.37	\$146,831	\$39,876	\$95,124	\$75,180	1.265	MODULAR/MOBILE	\$37,960
13-018-100-0006-00	13849 GOODRICH RD	10/21/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$72,100	37.95	\$144,264	\$34,000	\$156,000	\$78,760	1.981	MODULAR/MOBILE	\$34,000
13-018-400-0001-40	327 JOHN KENT DR	10/05/21	\$155,500	WD	03-ARM'S LENGTH	\$155,500	\$59,000	37.94	\$118,027	\$60,600	\$94,900	\$39,880	2.380	MODULAR/MOBILE	\$60,600
13-020-200-0006-10	205 SHAW RD	10/03/22	\$50,000	LC	03-ARM'S LENGTH	\$50,000	\$25,600	51.20	\$51,258	\$16,600	\$33,400	\$24,068	1.388	MODULAR/MOBILE	\$16,600
13-029-100-0001-40	1376 BEHLER RD	11/19/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$86,800	43.40	\$173,656	\$44,444	\$155,556	\$90,330	1.722	MODULAR/MOBILE	\$40,000
13-030-100-0001-40	1070 SQUIRES RD	06/17/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$205,500	67.38	\$410,967	\$48,482	\$256,518	\$262,156	0.978	MODULAR/MOBILE	\$42,597
Totals:			\$2,168,500			\$2,168,500	\$1,057,200		\$2,114,713		\$1,592,543	\$1,101,459			
													E.C.F. =>	1.446	
													Ave. E.C.F. =>	1.627	

13 sales in the time frame with an indicated ECF of 1.446. Indicated ECF of 1.44 is utilized which is a slight increase from 1.40 in 2023