

Casnovia Township  
Rural Residential Sales  
4-1-2021 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.	Land Value	Other Parcels in Sale
13-002-300-0005-00	16980 BAILEY RD	10/21/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$71,700	51.21	\$143,454	\$21,577	\$118,423	\$89,946	1.317	\$20,000	
13-002-400-0018-00	1471 NEWAYGO RD	07/29/22	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$60,000	40.03	\$119,922	\$25,919	\$123,981	\$69,576	1.782	\$23,440	
13-004-400-0004-00	15970 BAILEY RD	07/19/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$114,100	57.05	\$228,189	\$36,204	\$163,796	\$143,001	1.145	\$30,780	
13-006-400-0003-00	1683 BEHLER RD	08/19/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$161,500	52.95	\$323,059	\$27,432	\$277,568	\$219,302	1.266	\$20,750	
13-007-400-0005-00	675 BEHLER RD	12/15/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$131,000	52.40	\$261,928	\$46,506	\$203,494	\$159,448	1.276	\$44,500	
13-008-400-0003-00	792 TRENT RD	12/10/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$83,300	37.86	\$166,556	\$23,344	\$196,656	\$106,084	1.854	\$20,000	
13-009-200-0003-00	15805 BAILEY RD	07/16/21	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$101,000	50.53	\$201,997	\$20,360	\$179,540	\$134,163	1.338	\$20,360	
13-010-200-0002-00	16525 BAILEY RD	09/14/21	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$146,500	53.08	\$292,996	\$31,229	\$244,771	\$193,186	1.267	\$24,600	
13-011-200-0013-00	1209 NEWAYGO RD	03/16/22	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$82,400	49.34	\$164,792	\$20,708	\$146,292	\$106,335	1.376	\$20,708	
13-013-200-0005-00	365 KENOWA	07/19/21	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$95,000	40.08	\$189,933	\$19,940	\$217,060	\$125,456	1.730	\$19,940	
13-014-100-0003-00	17205 WHITE RD	01/24/23	\$332,000	WD	03-ARM'S LENGTH	\$332,000	\$114,700	34.55	\$229,434	\$28,829	\$303,171	\$148,048	2.048	\$26,320	
13-015-400-0001-10	5 N PETERS RD	05/04/21	\$137,500	WD	03-ARM'S LENGTH	\$137,500	\$68,500	49.82	\$143,993	\$17,915	\$119,585	\$94,433	1.266	\$14,800	
13-016-300-0001-00	52 SHAW RD	08/10/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$58,100	46.48	\$116,247	\$26,200	\$98,800	\$66,455	1.487	\$26,200	
13-017-200-0008-00	355 N SHAW RD	06/24/22	\$359,900	WD	03-ARM'S LENGTH	\$359,900	\$185,300	51.49	\$370,562	\$37,634	\$322,266	\$245,703	1.312	\$26,120	
13-018-300-0008-10	270 JOHN KENT DR	06/29/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$117,100	46.84	\$234,189	\$43,600	\$206,400	\$140,870	1.465	\$43,600	
13-019-200-0004-00	325 BEHLER RD	11/13/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$188,200	50.19	\$376,482	\$55,051	\$319,949	\$238,400	1.342	\$53,143	
13-020-100-0001-30	398 S BEHLER RD	06/24/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$98,400	54.67	\$196,750	\$29,477	\$150,523	\$123,821	1.216	\$28,260	
13-020-300-0010-00	14710 APPLE AVE	07/29/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$97,800	41.62	\$195,504	\$27,703	\$207,297	\$132,440	1.565	\$27,703	13-020-300-0013-00
13-022-300-0002-00	16096 APPLE AVE	08/19/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$131,500	51.57	\$262,942	\$20,562	\$234,438	\$178,878	1.311	\$20,000	
13-025-100-0002-10	17775 APPLE AVE	08/24/21	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$125,700	51.10	\$251,474	\$27,910	\$218,090	\$165,438	1.318	\$22,880	
13-028-100-0002-00	15315 APPLE AVE	11/10/21	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$112,200	46.77	\$224,359	\$61,500	\$178,400	\$120,191	1.484	\$61,500	
13-028-300-0001-00	15290 LAKETON AVE	05/27/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$206,200	49.10	\$412,491	\$54,329	\$365,671	\$264,326	1.383	\$43,915	
13-028-400-0003-00	1365 CANADA RD	07/22/21	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$112,900	50.40	\$225,717	\$20,000	\$204,000	\$151,981	1.342	\$20,000	
13-030-100-0001-23	1306 SQUIRES RD	02/10/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$241,500	56.16	\$483,049	\$56,389	\$373,611	\$315,842	1.183	\$52,043	
13-030-200-0003-00	13963 APPLE AVE	09/17/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$108,600	51.71	\$217,112	\$35,471	\$174,529	\$134,688	1.296	\$27,000	
13-034-200-0002-10	2055 PETERS RD	08/30/22	\$324,000	WD	03-ARM'S LENGTH	\$324,000	\$177,600	54.81	\$355,292	\$42,744	\$281,256	\$230,663	1.219	\$40,063	
13-036-100-0001-00	17725 LAKETON AVE	09/13/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$146,400	53.24	\$292,842	\$20,480	\$254,520	\$201,826	1.261	\$20,480	
13-036-200-0002-01	17965 LAKETON AVE	03/08/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$91,500	50.83	\$183,056	\$25,880	\$154,120	\$117,472	1.312	\$25,880	
13-225-000-0011-00	1286 PAIGE LANE	08/12/21	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$138,800	55.74	\$277,679	\$27,010	\$221,990	\$188,473	1.178	\$24,000	

Totals: \$7,192,100 \$7,192,100 \$3,567,500 \$7,142,000 \$6,260,197 \$4,606,446  
E.C.F. => 1.359  
Ave. E.C.F. => 1.391

Sales Study indicates an ECF of 1.359, used an ECF of 1.355 for the 2024 Assessment Cycle