

Casnovia Township
 Residential Sales Study Plats/Village
 4-1-2021 thru 3-31-2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	Land Value	Other Parcels in Sale
13-014-200-0019-00	291 MOON CT	06/17/22	\$250,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$250,000	\$73,800	\$147,516	\$8,951	\$241,049	\$102,641	2.348	1 STORY	\$5,019	13-014-200-0017-00, 13-014-200-0018-00
13-147-002-0003-00	1352 ELM ST	03/11/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$102,100	\$204,187	\$16,598	\$148,402	\$151,227	0.981	1 STORY	\$13,510	
13-147-003-0001-00	1353 ELM ST	11/16/21	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$75,700	\$151,383	\$10,043	\$130,957	\$113,967	1.149	1 STORY	\$5,610	
13-147-003-0007-00	17735 BAILEY RD	08/22/22	\$75,000	LC	03-ARM'S LENGTH	\$75,000	\$55,000	\$110,032	\$6,468	\$68,532	\$83,519	0.821	1 STORY	\$5,610	
44-824-400-0002-00	373 MAIN ST	10/05/22	\$211,100	WD	03-ARM'S LENGTH	\$211,100	\$109,500	\$219,083	\$16,088	\$195,012	\$163,706	1.191	1 STORY	\$11,289	
44-846-000-0003-00	105 PROBASCO ST	09/23/22	\$207,500	WD	03-ARM'S LENGTH	\$207,500	\$82,600	\$165,154	\$10,064	\$197,436	\$153,554	1.286	1 STORY	\$7,760	
44-846-000-0011-00	33 PROBASCO ST	04/25/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$73,400	\$146,893	\$10,448	\$139,552	\$110,036	1.268	1 STORY	\$5,610	
Totals:			\$1,199,600			\$1,199,600	\$572,100	\$1,144,248		\$1,120,940	\$878,650				
												E.C.F. =>	1.276		
												Ave. E.C.F. =>	1.292		

Sales Study indicates an ECF of 1.276. ECF of 1.24 was used, up from 1.20 for the 2024 Assessment Roll