**Casnovia Township Commercial ECF Study**
**Dates Analyzed: April, 2023 - March 31, 2025**
**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**
**City of North Muskegon, City of Montague, City of Whitehall Ravenna Twp,Sullivan Twp,Fruitport Twp,Moorland Twp**

| PARCEL NUMBER | CLASS | ADDRESS | SALE DATE | SALE PRICE | ADJ SALE PRICE | PRIOR ASSESSMENT | PRIOR ASSESS/ADJ SALE RATIO | CURRENT APPRAISAL | LAND + YARD 50% | BUILDING REGIONAL | CURRENT COST MANUAL | E.C.F. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 21-161-015-0009-00 | 201 | 8603 WATER ST | 03/17/25 | $184,000 | $184,000 | $80,300 | 43.64 | $187,884 | $93,845 | $90,155 | $113,300 | 0.796 |
| 12-030-400-0001-00 | 201 | 10380 E APPLE AVE | 02/25/25 | $150,000 | $150,000 | $89,200 | 59.47 | $156,767 | $41,676 | $108,124 | $138,664 | 0.781 |
| 21-185-001-0010-00 | 201 | 8030 WATER ST | 01/13/25 | $150,000 | $150,000 | $64,600 | 43.07 | $153,621 | $62,905 | $87,095 | $109,296 | 0.797 |
| 10-004-200-0006-00 | 201 | 2112 N ROBERTS RD | 01/01/25 | $170,000 | $170,000 | $67,800 | 39.88 | $134,950 | $50,190 | $119,810 | $202,130 | 1.173 |
| 22-230-012-0005-10 | 201 | 306 E COLBY ST | 11/14/24 | $186,000 | $186,000 | $69,000 | 37.10 | $173,424 | $41,054 | $144,946 | $159,482 | 0.909 |
| 07-012-400-0013-00 | 201 | 5576 HOLTON RD | 11/07/24 | $150,000 | $150,000 | $75,800 | 50.53 | $179,074 | $48,139 | $101,461 | $157,271 | 0.645 |
| 10-007-100-0002-00 | 201 | 761 W GILES RD | 10/11/24 | $200,000 | $200,000 | $70,500 | 35.25 | $222,090 | $38,843 | $161,157 | $220,780 | 0.730 |
| 05-031-400-0006-00 | 201 | 6951 HOLTON RD | 10/11/24 | $154,000 | $154,000 | $70,600 | 45.84 | $142,594 | $31,193 | $122,807 | $134,218 | 0.915 |
| 11-026-200-0017-00 | 201 | 7815 E APPLE AVE | 08/29/24 | $115,000 | $115,000 | $45,200 | 39.30 | $86,911 | $11,397 | $103,603 | $90,981 | 1.139 |
| 23-570-004-0010-10 | 201 | 2450 RUDDIMAN DR | 08/27/24 | $221,000 | $221,000 | $119,100 | 53.89 | $263,927 | $63,590 | $157,410 | $241,370 | 0.652 |
| 06-112-400-0003-15 | 201 | 5706 WHITEHALL RD | 08/08/24 | $50,000 | $50,000 | $24,700 | 49.40 | $52,308 | $12,750 | $37,250 | $47,540 | 0.784 |
| 43-725-002-0001-40 | 201 | 12432 STAFFORD ST | 07/16/24 | $50,000 | $50,000 | $38,900 | 77.80 | $81,163 | $13,975 | $36,025 | $85,769 | 0.420 |
| 05-380-037-0001-00 | 201 | 8740 MAIN ST | 06/26/24 | $160,000 | $160,000 | $87,900 | 54.94 | $185,766 | $29,193 | $130,807 | $160,297 | 0.816 |
| 05-380-027-0001-10 | 201 | 8748 HOLTON DUCK LAKE RD | 06/26/24 | $100,000 | $100,000 | $32,900 | 32.90 | $71,544 | $10,854 | $89,146 | $73,120 | 1.219 |
| 22-270-000-0014-20 | 201 | 819 E COLBY ST | 06/07/24 | $175,000 | $175,000 | $84,700 | 48.40 | $152,211 | $66,502 | $108,498 | $103,264 | 1.051 |
| 11-002-400-0017-00 | 201 | 1547 NEWAYGO RD | 03/15/24 | $300,000 | $300,000 | $100,900 | 33.63 | $214,053 | $35,062 | $264,938 | $207,046 | 1.280 |
| 22-220-010-0001-00 | 201 | 115 N MEARS AVE | 03/08/24 | $385,000 | $385,000 | $121,000 | 31.43 | $298,406 | $111,103 | $273,897 | $225,690 | 1.214 |
| 15-140-000-0013-00 | 201 | 4482 AIRLINE RD | 01/02/24 | $440,000 | $440,000 | $162,100 | 37.07 | $406,596 | $175,313 | $264,687 | $275,546 | 0.961 |
| 11-020-400-0033-00 | 201 | 5490 E APPLE AVE | 10/17/23 | $255,000 | $255,000 | $107,600 | 50.05 | $237,386 | $78,526 | $176,474 | $191,398 | 0.713 |
| 11-022-300-0027-00 | 201 | 6660 E APPLE AVE | 09/29/23 | $164,000 | $164,000 | $68,700 | 41.89 | $184,709 | $44,139 | $119,861 | $157,052 | 0.763 |
| 11-021-100-0015-00 | 201 | 4201 S WOLF LAKE RD | 09/19/23 | $175,000 | $175,000 | $71,700 | 40.97 | $165,017 | $14,663 | $160,337 | $169,101 | 0.889 |
| 15-017-200-0007-00 | 201 | 4289 S WOLF LAKE RD | 09/14/23 | $315,000 | $315,000 | $102,300 | 32.48 | $272,878 | $48,612 | $266,388 | $270,200 | 0.986 |
| 22-033-100-0036-00 | 201 | 115 W LEWIS ST | 08/30/23 | $155,000 | $155,000 | $56,800 | 36.65 | $185,290 | $26,548 | $128,456 | $186,441 | 0.689 |
| 15-112-100-0026-00 | 201 | 3523 HTS RAVENNA RD | 08/04/23 | $269,000 | $269,000 | $146,900 | 54.61 | $297,924 | $160,150 | $108,850 | $165,993 | 0.656 |
| 21-161-011-0013-00 | 201 | 8875 WATER ST | 07/20/23 | $150,000 | $150,000 | $86,100 | 57.40 | $238,829 | $92,124 | $57,876 | $176,753 | 0.327 |
| 10-007-100-0001-00 | 201 | 1390 WHITEHALL RD | 06/20/23 | $269,000 | $269,000 | $61,900 | 23.01 | $279,953 | $86,583 | $180,417 | $230,566 | 0.782 |
| 11-020-300-0012-00 | 201 | 4970 E APPLE AVE | 06/08/23 | $350,000 | $350,000 | $92,900 | 26.54 | $302,581 | $168,485 | $181,515 | $161,561 | 1.124 |
| 15-130-000-0009-00 | 201 | 3032 HTS RAVENNA RD | 06/08/23 | $260,000 | $360,000 | $95,300 | 36.65 | $239,323 | $34,250 | $225,750 | $222,980 | 1.012 |
| 23-168-051-0014-40 | 201 | 435 WHITEHALL RD | 05/18/23 | $197,500 | $197,500 | $80,500 | 40.76 | $168,307 | $71,077 | $126,423 | $117,145 | 1.079 |
| 07-681-011-0001-00 | 201 | 6110 HOLTON RD | 05/12/23 | $90,000 | $90,000 | $48,405 | 54.89 | $134,903 | $28,997 | $61,003 | $128,682 | 0.481 |
| | | | Totals | $5,949,500 | $6,424,300 | | | | | $4,146,700 | $4,823,425 | |
| | | | | | Sales Ratio | 40.78 | | | | | ECF | 0.86 |
| | | | | | | | | | | | AVG ECF | 0.86 |

| RESULTS | CHANGE FROM 2025 TO 2026 |
|---|---|
| Commercial 0.86 | Change from .82 to .86 |

**Analysis of sales around Muskegon County resulted in establishing an ECF from the**
**30 commercial sales in time frame; indicated Commercial ECF of .86 is utilized for 2026, which is a change from .82 in 2025**