

CASNOVIA TOWNSHIP ECF ANALYSIS  
 PLATTED NEIGHBORHOODS  
 MONTGOMERY-BAILEY-HALF MOON-SLOCUM-MIDDLE LAKE-VILLAGE  
 ANALYSIS DATES: 4-1-2023 THRU 3-31-2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Value	Property Class
13-147-005-0001-00	1324 ELM ST	10/06/23	\$349,900	WD	\$349,900	\$184,400	52.70	\$368,722	\$37,800	\$312,100	\$233,044	1.339	PLATS	\$37,800	401
13-570-002-0006-00	1721 SOPHIA ST	05/02/23	\$212,500	WD	\$212,500	\$115,100	54.16	\$230,187	\$17,629	\$194,871	\$149,689	1.302	PLATS	\$16,000	401
44-845-001-0011-00	144 PROBASCO ST	09/23/24	\$190,000	WD	\$190,000	\$93,800	49.37	\$187,689	\$14,000	\$176,000	\$122,316	1.439	PLATS	\$14,000	401
44-845-002-0010-00	80 PROBASCO ST	07/26/24	\$190,700	WD	\$190,700	\$79,000	41.43	\$158,043	\$14,000	\$176,700	\$101,439	1.742	PLATS	\$14,000	401
44-845-003-0007-00	35 WATERLOO	01/15/25	\$260,000	WD	\$260,000	\$124,500	47.88	\$248,986	\$15,402	\$244,598	\$164,496	1.487	PLATS	\$14,000	401
44-846-000-0010-00	43 PROBASCO ST	07/18/23	\$146,000	WD	\$146,000	\$75,300	51.58	\$150,617	\$14,000	\$132,000	\$96,209	1.372	PLATS	\$14,000	401
<b>Totals:</b>			<b>\$1,349,100</b>		<b>\$1,349,100</b>	<b>\$672,100</b>		<b>\$1,344,244</b>		<b>\$1,236,269</b>	<b>\$867,192</b>				
						Sale. Ratio =>	49.82					E.C.F. =>	1.426	0.159347656	
						Std. Dev. =>	4.56					Ave. E.C.F. =>	1.447	#REF!	

The residential sales analysis supports an increase in the ECF from 1.34 to 1.42 for 2026

2026 ECF: 1.420

2025 ECF: 1.340