

2026 Casnovia Township
Residential Residual
Land Analysis

Analysis Dates: 4-1-2023 thru 3-31-2025

| Parcel Number | Street Address | Sale Date | Sale Price | Cur. Appraisal | Land Residual | Net Acres | Total Acres | Dollars/Acre | Liber/Page | Other Parcels in Sale | Land Table | Class |
|--------------------|-----------------------|-----------|------------|----------------|---------------|-----------|-------------|--------------|------------|--|------------------|-------|
| 44-845-001-0011-00 | 144 PROBASCO ST | 09/23/24 | \$190,000 | \$176,903 | \$26,097 | 0.13 | 0.13 | \$196,218 | 4366/918 | | | 401 |
| 44-845-003-0007-00 | 35 WATERLOO | 01/15/25 | \$260,000 | \$231,678 | \$41,322 | 0.24 | 0.24 | \$172,175 | 4375/197 | | | 401 |
| 13-570-002-0006-00 | 1721 SOPHIA ST | 05/02/23 | \$212,500 | \$204,175 | \$23,325 | 0.24 | 0.24 | \$96,784 | 4329/678 | | VILLAGE-SLOCUM-I | 401 |
| 13-017-400-0008-00 | 14980 HALL RD | 08/14/24 | \$114,000 | \$118,962 | \$15,038 | 0.88 | 0.88 | \$17,089 | 4364/749 | | RURAL RESIDENTIA | 401 |
| 13-022-100-0001-10 | 250 CANADA RD | 05/12/23 | \$210,000 | \$214,587 | \$15,413 | 1.00 | 1.00 | \$15,413 | 4331/071 | | RURAL RESIDENTIA | 401 |
| 13-022-300-0002-00 | 16096 APPLE AVE | 01/09/25 | \$271,500 | \$281,374 | \$8,126 | 1.00 | 1.00 | \$8,126 | 4375/103 | | RURAL RESIDENTIA | 401 |
| 13-009-200-0003-00 | 15805 BAILEY RD | 04/08/25 | \$260,000 | \$225,809 | \$52,191 | 1.12 | 1.12 | \$46,558 | 4384/021 | | RURAL RESIDENTIA | 401 |
| 13-003-200-0003-00 | 2161 PETERS RD | 09/16/24 | \$300,000 | \$319,687 | \$313 | 1.13 | 1.13 | \$278 | 4366/847 | | RURAL RESIDENTIA | 401 |
| 13-016-400-0006-00 | 83 CANADA RD | 06/30/23 | \$220,000 | \$227,555 | \$17,505 | 1.14 | 1.14 | \$15,355 | 4333/771 | | RURAL RESIDENTIA | 401 |
| 13-021-300-0005-20 | 952 SHAW RD | 12/06/24 | \$172,000 | \$184,806 | \$12,794 | 1.21 | 1.21 | \$10,574 | 4372/720 | | RURAL RESIDENTIA | 401 |
| 13-027-100-0001-00 | 16095 APPLE AVE | 05/28/25 | \$315,000 | \$266,444 | \$66,556 | 1.31 | 1.31 | \$50,767 | 4388/084 | | RURAL RESIDENTIA | 401 |
| 13-011-400-0003-00 | 965 NEWAYGO RD | 10/29/24 | \$215,000 | \$195,950 | \$44,068 | 1.32 | 1.32 | \$33,385 | 4370/467 | | RURAL RESIDENTIA | 401 |
| 13-008-300-0007-00 | 14680 WHITE RD | 08/14/23 | \$196,000 | \$197,501 | \$24,819 | 1.37 | 1.37 | \$18,116 | 4337/130 | | RURAL RESIDENTIA | 401 |
| 13-005-400-0003-20 | 1865 SHAW RD | 05/30/23 | \$210,000 | \$212,305 | \$24,885 | 1.50 | 1.50 | \$16,590 | 4331/318 | | RURAL RESIDENTIA | 401 |
| 13-008-300-0006-00 | 14650 WHITE RD | 10/27/23 | \$187,000 | \$165,302 | \$48,798 | 1.50 | 1.50 | \$32,532 | 4342/168 | | RURAL RESIDENTIA | 401 |
| 13-147-005-0001-00 | 1324 ELM ST | 10/06/23 | \$349,900 | \$371,398 | \$7,302 | 1.60 | 1.60 | \$4,564 | 4340/394 | | VILLAGE-SLOCUM-I | 401 |
| 13-014-400-0005-20 | 51 NEWAYGO RD | 09/12/23 | \$250,000 | \$235,592 | \$43,288 | 1.61 | 1.61 | \$26,887 | 4340/124 | | RURAL RESIDENTIA | 401 |
| 13-028-400-0004-00 | 1415 CANADA RD | 06/26/23 | \$280,000 | \$280,576 | \$26,416 | 1.68 | 1.68 | \$15,686 | 4332/943 | | RURAL RESIDENTIA | 401 |
| 13-011-200-0003-00 | 17295 BAILEY RD | 02/16/24 | \$279,900 | \$262,846 | \$45,934 | 1.72 | 1.72 | \$26,706 | 4348/847 | | RURAL RESIDENTIA | 401 |
| 13-017-300-0006-20 | 177 TRENT RD | 04/18/23 | \$147,500 | \$156,905 | \$34,115 | 1.79 | 1.79 | \$19,059 | 4328/148 | | RURAL RESIDENTIA | 401 |
| 13-027-100-0002-00 | 16159 APPLE AVE | 05/31/24 | \$287,000 | \$225,319 | \$87,001 | 2.58 | 2.58 | \$33,721 | 4358/769 | | RURAL RESIDENTIA | 401 |
| 13-027-100-0002-00 | 16159 APPLE AVE | 04/02/25 | \$310,000 | \$308,789 | \$33,431 | 2.58 | 2.58 | \$12,958 | 4383/342 | | RURAL RESIDENTIA | 401 |
| 13-025-300-0004-10 | LAKETON AVE | 03/18/24 | \$45,000 | \$26,160 | \$45,000 | 3.00 | 3.00 | \$15,000 | 4352/162 | | RURAL RESIDENTIA | 001 |
| 13-001-400-0004-00 | 18030 BAILEY RD | 10/25/24 | \$355,500 | \$315,213 | \$72,087 | 3.44 | 3.44 | \$20,956 | 4369/563 | | RURAL RESIDENTIA | 401 |
| 13-020-400-0010-20 | 785 SHAW RD | 05/22/23 | \$250,000 | \$264,601 | \$28,299 | 3.34 | 3.34 | \$8,473 | 4330/832 | | RURAL RESIDENTIA | 401 |
| 13-011-300-0006-20 | 16842 WHITE RD | 07/19/24 | \$270,000 | \$290,055 | \$12,855 | 3.52 | 3.52 | \$6,209 | 4362/326 | | RURAL RESIDENTIA | 401 |
| 13-018-100-0006-00 | 13849 GOODRICH RD | 11/03/23 | \$220,000 | \$216,149 | \$53,771 | 4.04 | 4.04 | \$13,310 | 4342/531 | | RURAL RESIDENTIA | 401 |
| 13-029-400-0003-40 | 1680 S TRENT RD | 02/23/24 | \$327,500 | \$347,781 | \$31,139 | 4.54 | 4.54 | \$6,859 | 4352/821 | | RURAL RESIDENTIA | 401 |
| 13-019-200-0012-00 | 415 BEHLER RD | 06/14/24 | \$252,500 | \$212,728 | \$90,712 | 4.78 | 4.78 | \$18,977 | 4359/800 | | RURAL RESIDENTIA | 401 |
| 13-011-300-0002-00 | 950 PETERS RD | 04/07/25 | \$75,000 | \$73,816 | \$41,034 | 4.90 | 4.90 | \$8,374 | 4384/711 | | RURAL RESIDENTIA | 401 |
| 13-003-400-0003-20 | 16522 BAILEY RD | 08/29/23 | \$263,000 | \$236,199 | \$77,301 | 5.00 | 5.00 | \$15,460 | 4337/708 | | RURAL RESIDENTIA | 401 |
| 13-008-400-0010-00 | 15024 WHITE RD | 05/02/23 | \$229,000 | \$253,298 | \$26,202 | 5.00 | 5.00 | \$5,240 | 4329/326 | | RURAL RESIDENTIA | 401 |
| 13-017-300-0009-00 | 231 TRENT RD | 03/08/24 | \$120,000 | \$124,899 | \$45,601 | 5.00 | 5.00 | \$9,120 | 4352/183 | | RURAL RESIDENTIA | 401 |
| 13-018-100-0005-20 | 370 JOHN KENT DR | 06/30/23 | \$262,000 | \$263,678 | \$48,742 | 5.00 | 5.00 | \$9,748 | 4333/516 | | RURAL RESIDENTIA | 401 |
| 13-034-200-0002-10 | 2055 PETERS RD | 06/07/24 | \$375,000 | \$404,846 | \$20,774 | 5.01 | 5.01 | \$4,147 | 4359/645 | | RURAL RESIDENTIA | 401 |
| 13-020-100-0001-50 | ARMSTRONG DR | 08/25/23 | \$60,000 | \$40,360 | \$60,000 | 5.08 | 5.08 | \$11,811 | 4337/575 | | RURAL RESIDENTIA | 402 |
| 13-020-100-0001-40 | ARMSTRONG DR | 07/02/24 | \$65,000 | \$42,925 | \$65,000 | 5.65 | 5.65 | \$11,504 | 4361/445 | | RURAL RESIDENTIA | 402 |
| 13-029-300-0005-10 | 1425 TRENT RD | 10/03/23 | \$220,000 | \$216,800 | \$58,456 | 5.98 | 5.98 | \$9,775 | 4340/309 | | RURAL RESIDENTIA | 401 |
| 13-017-200-0002-00 | 14915 WHITE RD | 08/30/24 | \$115,000 | \$112,736 | \$60,688 | 6.47 | 6.47 | \$9,380 | 4366/887 | | RURAL RESIDENTIA | 401 |
| 13-026-400-0001-00 | 1456 NEWAYGO RD | 01/23/24 | \$399,250 | \$463,402 | \$176 | 7.20 | 7.20 | \$24 | 4347/182 | | RURAL RESIDENTIA | 401 |
| 13-018-300-0008-50 | 13995 BRIDGE RD | 05/12/23 | \$37,000 | \$52,667 | \$37,000 | 8.00 | 8.00 | \$4,625 | 4330/103 | | RURAL RESIDENTIA | 402 |
| 13-020-100-0001-01 | BEHLER RD | 05/09/25 | \$125,000 | \$60,978 | \$125,000 | 8.59 | 8.59 | \$14,552 | 4386/879 | | RURAL RESIDENTIA | 402 |
| 13-002-100-0001-30 | 2000 PETERS RD | 08/06/24 | \$380,000 | \$376,109 | \$91,928 | 10.02 | 10.02 | \$9,174 | 4363/682 | | RURAL RESIDENTIA | 401 |
| 13-012-100-0012-00 | 1130 NEWAYGO RD | 03/07/25 | \$300,000 | \$342,024 | \$52,794 | 11.23 | 11.23 | \$4,701 | 4378/779 | | RURAL RESIDENTIA | 401 |
| 13-029-300-0005-20 | TRENT RD | 09/16/24 | \$100,000 | \$78,480 | \$100,000 | 12.29 | 12.29 | \$8,137 | 4367/696 | | RURAL RESIDENTIA | 401 |
| 13-017-200-0005-00 | 440 N TRENT RD | 10/02/23 | \$170,000 | \$96,259 | \$170,000 | 20.00 | 20.00 | \$8,500 | UNRECORD'D | | RURAL RESIDENTIA | 401 |
| 13-005-400-0001-10 | SHAW RD (NO FRONTAGE) | 12/12/23 | \$264,000 | \$108,000 | \$264,000 | 42.00 | 42.00 | \$6,286 | 4344/850 | 13-005-400-0001-00, 13-005-400-0002-00 | RURAL RESIDENTIA | 402 |
| 13-014-100-0003-20 | WHITE RD | 05/02/25 | \$200,000 | \$150,440 | \$200,000 | 30.37 | 30.37 | \$6,585 | 4385/997 | | RURAL RESIDENTIA | 402 |
| 13-011-100-0001-00 | PETERS RD | 04/11/25 | \$168,000 | \$168,100 | \$168,000 | 40.00 | 40.00 | \$4,200 | 4384/765 | | RURAL RESIDENTIA | 402 |

| | | | | | | | |
|---------------------------|--|--------------|--------------|-------------|----------------|----------|------------|
| Totals: | | \$10,885,050 | \$10,403,166 | \$2,754,296 | 298.11 | 298.11 | Average |
| Average per Acre @ \$8000 | | | | | per Net Acre=> | 9,239.35 | per SqFt=> |
| 10 Acre Equivalent | | | | | | | |

Land Residual and Vacant Land Sales support the land values for 2026