

2026 Casnovia Township Vacant Land Analysis
4/1/2023-3-31-2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	Assd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area	Libers/Page	Other Parcels in Sale	Land Table	Inspected Date	Class
13-025-300-0004-10	LAKETON AVE	03/18/24	\$45,000	WD	03-ARMS LENGTH	\$45,000	\$13,100	29.11	\$26,160	\$45,000	\$26,160	3.00	3.00	\$15,000	RES 4352162			RURAL RESIDENTIAL	7/19/2024	401
13-020-100-0001-50	ARMSTRONG DR	08/25/23	\$60,000	WD	03-ARMS LENGTH	\$60,000	\$20,200	33.67	\$40,360	\$60,000	\$40,360	5.08	5.08	\$11,811	RES 4337675			RURAL RESIDENTIAL	8/31/2022	402
13-020-100-0001-40	ARMSTRONG DR	07/03/24	\$65,000	WD	03-ARMS LENGTH	\$65,000	\$21,500	33.09	\$44,925	\$65,000	\$44,925	5.65	5.65	\$11,504	RES 4351445			RURAL RESIDENTIAL	8/31/2022	402
13-018-300-0008-50	13995 BRIDGE RD	05/12/23	\$37,000	MLC	03-ARMS LENGTH	\$37,000	\$26,300	71.08	\$52,667	\$37,000	\$52,667	8.00	8.00	\$4,625	REVAC 4330103			RURAL RESIDENTIAL	9/16/2024	402
13-020-100-0001-01	BEHLER RD	05/09/25	\$125,000	WD	03-ARMS LENGTH	\$125,000	\$30,500	24.40	\$60,978	\$125,000	\$60,978	8.59	8.59	\$14,552	REVAC 4386879			RURAL RESIDENTIAL	12/13/2024	402
13-029-300-0005-20	TRENT RD	09/16/24	\$100,000	WD	03-ARMS LENGTH	\$100,000	\$38,200	39.20	\$78,480	\$100,000	\$78,480	12.29	12.29	\$8,137	RES 4367696			RURAL RESIDENTIAL	7/2/2024	402
13-017-200-0005-00	440 N TRENT RD	10/02/23	\$170,000	LC	03-ARMS LENGTH	\$170,000	\$48,100	29.29	\$96,250	\$170,000	\$96,000	20.00	20.00	\$8,500	RES UNRECORDD			RURAL RESIDENTIAL	9/19/2024	401
13-014-100-0003-20	WHITE RD	05/02/25	\$200,000	WD	03-ARMS LENGTH	\$200,000	\$75,200	37.60	\$150,440	\$200,000	\$150,440	30.37	30.37	\$6,585	RES 4385987			RURAL RESIDENTIAL	5/25/2022	402
13-011-100-0001-00	PETERS RD	04/11/25	\$168,000	WD	03-ARMS LENGTH	\$168,000	\$84,100	50.06	\$168,100	\$168,000	\$168,100	40.00	40.00	\$4,200	REVAC 4384785			RURAL RESIDENTIAL	5/1/2025	402
13-005-400-0001-10	SHAW RD (NO FRONTAGE)	12/12/23	\$264,000	WD	03-ARMS LENGTH	\$264,000	\$54,000	20.45	\$108,000	\$264,000	\$108,000	42.00	42.00	\$6,286	REVAC 4344850		13-005-400-0001-00, 13-005-400-0002-00	RURAL RESIDENTIAL	11/5/2010	402
Totals:			\$1,234,000			\$412,200		33.40	\$94,369	\$1,234,000	\$94,110	174.98	174.98	7,052.23						
					Sale. Ratio =>			33.40			Average			Average						
					Std. Dev. =>			14.66			per FF=>			per Net Acre=>						

Vacant land sales support current land values for 2026