

Village of Casnovia Commercial ECF Analysis
Dates Analyzed: April 1, 2023 - March 31, 2025
Village of Ravenna, Village of Fruitport

PARCEL NUMBER	CLASS	ADDRESS	SALE DATE	SALE PRICE	ADJ SALE PRICE	PREV ASSESSMENT	LAND + YARD IMPS	BUILDING RESIDUAL	CURRENT COST MANUAL	E.C.F.
41-150-027-0007-00	201	50 W PARK ST	03/14/25	\$315,000	\$315,000	\$279,700	\$143,444	\$171,556	\$382,196	0.449
41-150-003-0007-00	201	376 N 3RD AVE	11/25/24	\$250,000	\$250,000	\$94,000	\$73,887	\$176,113	\$143,802	1.225
43-725-008-0001-50	201	3805 S RAVENNA RD	10/14/24	\$145,000	\$145,000	\$63,200	\$98,434	\$46,566	\$37,509	1.241
43-725-002-0010-30	201	12392 STAFFORD ST	07/26/24	\$78,000	\$78,000	\$30,900	\$24,701	\$53,299	\$66,580	0.801
43-725-002-0001-30	201	12434 STAFFORD ST	07/16/24	\$45,000	\$45,000	\$19,000	\$13,506	\$31,494	\$41,502	0.759
41-150-017-0011-00	201	28 N 3RD AVE	03/21/24	\$385,000	\$385,000	\$127,300	\$65,939	\$319,061	\$253,836	1.257
43-725-011-0004-00	201	12379 STAFFORD ST	03/15/24	\$322,000	\$322,000	\$132,400	\$72,349	\$249,651	\$394,231	0.633
43-725-002-0009-20	201	12412 STAFFORD ST	02/21/24	\$88,000	\$88,000	\$47,800	\$26,307	\$61,693	\$74,858	0.824
41-150-004-0001-00	201	425 N 3RD AVE	11/28/23	\$475,000	\$475,000	\$182,300	\$76,846	\$398,154	\$379,342	1.050
41-150-028-0002-00	201	24 S 3RD AVE	05/16/23	\$120,000	\$120,000	\$59,700	\$21,903	\$98,097	\$105,147	0.933
Totals					\$2,223,000	\$1,036,300		\$1,605,684	\$1,879,005	
						Sales Ratio			ECF	0.85
								AVG ECF		0.92

2026 RESULTS		CHANGE FROM 2025 TO 2026
Commercial	0.85	Change from .82 to .85

10 commercial sales in time frame; indicated Commercial ECF of .85 is utilized for 2026, which is a change from .82 in 2025.

