

**Casnovia Township/Village of Casnovia  
Industrial ECF Analysis  
DATES ANALYZED: APRIL 1, 2023 - MARCH 31, 2025  
Muskegon Heights, City of Muskegon, Norton Shores, Norton Shores, Egelston Twp**

PARCEL NUMBER	CLASS	ADDRESS	SALE DATE	SALE PRICE	ADJ SALE PRICE	PREV ASSESSMENT	CURRENT APPRAISAL	LAND + YARD IMPS	BUILDING RESIDUAL	CURRENT COST MANUAL	E.C.F.
26-185-082-0006-00	301	2221 LEMUEL ST	08/04/23	\$335,000	\$335,000	\$165,300	\$347,334	\$67,457	\$267,543	\$430,580	0.621
26-185-128-0006-00	301	2441 NINTH ST	04/26/24	\$51,000	\$51,000	\$22,300	\$62,442	\$16,042	\$34,958	\$71,385	0.490
24-128-300-0022-00	301	1734 S GETTY ST	05/17/23	\$285,000	\$285,000	\$185,300	\$389,484	\$58,468	\$226,532	\$290,365	0.780
27-440-000-0029-00	301	1004 E BROADWAY	10/29/24	\$189,542	\$189,542	\$86,600	\$236,983	\$25,990	\$163,552	\$185,082	0.884
27-002-100-0025-00	301	2875 LEON ST	07/02/24	\$199,000	\$199,000	\$70,800	\$150,424	\$71,670	\$127,330	\$69,082	1.843
24-694-000-0041-00	301	2304 OLTHOFF DR	11/22/23	\$375,000	\$375,000	\$181,000	\$435,305	\$110,630	\$264,370	\$284,803	0.928
11-031-100-0006-00	301	4350 E EVANSTON AVE	07/11/24	\$260,000	\$260,000	\$127,600	\$386,985	\$52,240	\$207,760	\$293,636	0.708
24-370-001-0002-01	301	1860 HENRY ST	11/27/24	\$500,000	\$500,000	\$0	\$478,113	\$275,995	\$224,005	\$177,296	1.263
<b>Totals</b>				<b>\$2,194,542</b>	<b>\$838,900</b>				<b>\$1,516,050</b>	<b>\$1,802,229</b>	
						<b>Sales Ratio</b>				<b>ECF</b>	<b>0.84</b>
									<b>AVG ECF</b>		<b>0.94</b>

RESULTS	CHANGE FROM 2025 TO 2026
Industrial	0.84 Change to .84

Analysis of sales throughout Muskegon County resulted in an ECF of .84 in Casnovia Twp/Village of Casnovia for 2026