

Casnovia Township  
 Agricultural Improved Sales

4/01/2019 thru 3/31/2021

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	
13-009-100-0003-00	15555 BAILEY RD	02/25/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$169,700	52.22	\$339,310	\$257,295	\$67,705	\$80,407	0.842	1,615	\$41.92	AG	10.3853	1 STORY	\$255,106	AGRIGULTURAL	101	
13-016-300-0002-10	BROWN RD	01/20/20	\$36,400	WD	03-ARM'S LENGTH	\$36,400	\$20,300	55.77	\$40,573	\$13,440	\$22,960	\$26,340	0.872	1,230	\$18.67	AG	7.4205	1 STORY	\$13,440	AGRIGULTURAL	101	
13-029-100-0008-00	1321 TRENT RD	05/11/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$151,300	47.28	\$302,610	\$131,957	\$188,043	\$167,307	1.124	1,688	\$111.40	AG	17.8058	1 STORY	\$127,301	AGRIGULTURAL	101	
<b>Totals:</b>			<b>\$681,400</b>			<b>\$681,400</b>	<b>\$341,300</b>		<b>\$682,493</b>		<b>\$278,708</b>	<b>\$274,054</b>			<b>\$57.33</b>		<b>7.1100</b>					
								Sale. Ratio =>	50.09			E.C.F. =>	1.017	Std. Deviation=>		0.15491343						
								Std. Dev. =>	4.26			Ave. E.C.F. =>	0.946	Ave. Variance=>		11.8705	Coefficient of Var=> 12.54967					