

**Casnovia Township**

**Commercial/Industrial Sales Study**

**DATES ANALYZED: APRIL 1, 2019 - MARCH 31, 2021**

PARCEL NUMBER	CLASS	ADDRESS	SALE DATE	SALE PRICE	ADJ SALE PRICE	PREV ASSESSMENT	PREV ASSESS/ADJ. SALE RATIO	CURRENT APPRAISAL	LAND + YARD IMPS	BUILDING RESIDUAL	CURRENT COST MANUAL	E.C.F.
07-035-100-0037-10	201	2669 HOLTON RD	02/22/21	\$147,000	\$147,000	\$78,200	53.20	\$159,516	\$20,630	\$126,370	\$158,763	0.796
15-123-100-0018-00	201	5232 AIRLINE RD	12/18/20	\$130,000	\$130,000	\$53,100	40.85	\$128,667	\$49,813	\$80,187	\$99,815	0.803
07-031-200-0012-00	201	2925 WHITEHALL RD	11/18/20	\$42,000	\$42,000	\$21,000	50.00	\$34,355	\$14,000	\$28,000	\$25,766	1.087
15-101-200-0027-00	201	3985 E BROADWAY AVE	11/16/20	\$125,000	\$125,000	\$55,400	44.32	\$112,516	\$37,105	\$87,895	\$95,457	0.921
23-134-000-0009-00	201	440 WHITEHALL RD	10/30/20	\$310,000	\$310,000	\$172,900	55.77	\$297,540	\$80,761	\$229,239	\$274,404	0.835
12-024-400-0003-10	201	13240 E APPLE AVE	09/11/20	\$411,000	\$411,000	\$287,900	70.05	\$410,146	\$132,278	\$278,722	\$351,732	0.792
11-030-200-0001-00	201	4319 E APPLE AVE	09/08/20	\$149,000	\$149,000	\$77,000	51.68	\$152,096	\$53,143	\$95,857	\$125,257	0.765
15-123-100-0016-00	201	5223 SHORT ST	05/15/20	\$210,000	\$210,000	\$95,100	45.29	\$204,824	\$100,594	\$109,406	\$131,937	0.829
03-693-000-0045-00	201	7468 WHITEHALL RD	04/30/20	\$159,900	\$159,900	\$66,600	41.65	\$140,122	\$46,902	\$112,998	\$118,000	0.958
<b>13-001-100-0001-10</b>	<b>201</b>	<b>17615 MOORE RD</b>	<b>04/29/20</b>	<b>\$729,500</b>	<b>\$729,500</b>	<b>\$286,200</b>	<b>39.23</b>	<b>\$615,985</b>	<b>\$97,510</b>	<b>\$631,990</b>	<b>\$656,297</b>	<b>0.963</b>
11-015-200-0007-10	201	571 N MAPLE ISLAND RD	04/21/20	\$37,000	\$37,000	\$13,200	35.68	\$30,583	\$19,938	\$17,062	\$13,475	1.266
06-122-400-0006-00	201	4195 N WEBER RD	02/06/20	\$142,000	\$142,000	\$74,500	52.46	\$136,493	\$18,471	\$123,529	\$145,706	0.848
11-030-200-0019-00	201	4775 E APPLE AVE	01/14/20	\$169,900	\$169,900	\$85,700	50.44	\$170,396	\$65,199	\$104,701	\$129,873	0.806 *
21-161-025-0005-00	201	8794 SPRING ST	01/14/20	\$140,000	\$140,000	\$72,000	51.43	\$137,538	\$61,222	\$78,778	\$94,217	0.836 **
10-004-100-0025-00	201	1871 HOLTON RD	10/02/20	\$550,000	\$550,000	\$257,600	46.84	\$521,743	\$62,022	\$487,978	\$581,925	0.839
21-161-025-0008-00	201	8789 FERRY ST	10/03/19	\$95,000	\$95,000	\$45,000	47.37	\$93,908	\$48,250	\$46,750	\$56,368	0.829 ***
22-675-001-0011-00	201	817 E SLOCUM ST	07/10/19	\$125,000	\$125,000	\$63,100	50.48	\$114,940	\$19,922	\$105,078	\$120,276	0.874
21-021-100-0015-10	201	9219 WATER ST	06/21/19	\$170,000	\$170,000	\$105,600	62.12	\$169,387	\$36,528	\$133,472	\$164,023	0.814
<b>Totals</b>				<b>\$3,842,300</b>	<b>\$1,910,100</b>					<b>\$2,878,012</b>	<b>\$3,343,291</b>	
						<b>Sales Ratio</b>	<b>49.71</b>				<b>ECF</b>	<b>0.86</b>
											<b>AVG ECF</b>	<b>0.88</b>

PARCEL NUMBER	CLASS	ADDRESS	SALE DATE	SALE PRICE	ADJ SALE PRICE	PREV ASSESSMENT	PREV ASSESS/ADJ. SALE RATIO	CURRENT APPRAISAL	LAND + YARD IMPS	BUILDING RESIDUAL	CURRENT COST MANUAL	E.C.F.
01-001-200-0001-00	301	6200 W OLD CHANNEL TR	12/30/19	\$96,500	\$96,500	\$66,300	68.70	\$132,656	\$38,748	\$57,752	\$106,506	0.542
11-023-100-0002-00	301	7265 HALL RD	10/07/19	\$115,000	\$115,000	\$55,900	48.61	\$113,565	\$42,287	\$72,713	\$86,924	0.837
21-305-000-0001-00	301	5145 INDUSTRIAL PARK DR	09/23/19	\$259,900	\$259,900	\$125,900	48.44	\$223,390	\$41,741	\$218,159	\$221,523	0.985
<b>Totals</b>				<b>\$471,400</b>	<b>\$248,100</b>					<b>\$348,624</b>	<b>\$414,954</b>	
						<b>Sales Ratio</b>	<b>52.63</b>				<b>ECF</b>	<b>0.84</b>
											<b>AVG ECF</b>	<b>0.79</b>

- \* 11-030-200-0019-20
- \*\* 21-161-025-0006-00
- \*\*\* 21-161-025-0009-00 &  
21-161-025-0010-00

RESULTS	
Commercial	0.865
Industrial	0.850