

CASNOVIA TOWNSHIP RESIDENTIAL SALES STUDY
 4/01/2019 THRU 3/31/2021
 MOBILE/MANUFACTURED HOMES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj.		Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor		ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	
								Sale							Area	\$/Sq.Ft.							
13-005-200-0001-40	14762 MOORE RD	09/09/20	\$118,600	WD	03-ARM'S LENGTH	\$118,600	\$63,400	53.46		\$126,704	\$54,129	\$64,471	\$51,954	1.241	1,248		\$51.66	RES	18.0227	MODULAR/MOBILE	\$53,254	RESIDENTIAL	401
13-005-200-0001-65	15075 MOORE RD	03/09/21	\$150,500	WD	03-ARM'S LENGTH	\$150,500	\$70,800	47.04		\$141,507	\$54,146	\$96,354	\$63,362	1.521	1,404		\$68.63	RES	9.9541	MODULAR/MOBILE	\$50,337	RESIDENTIAL	401
13-010-200-0005-10	1167 PETERS RD	09/18/20	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$65,500	61.21		\$131,094	\$54,203	\$52,797	\$55,937	0.944	1,296		\$40.74	RES	47.7287	MODULAR/MOBILE	\$50,000	RESIDENTIAL	401
13-017-100-0009-20	272 BEHLER RD	07/13/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$60,400	38.97		\$120,729	\$28,414	\$126,586	\$65,939	1.920	1,404		\$90.16	RES	49.8577	MODULAR/MOBILE	\$26,610	RESIDENTIAL	401
13-017-200-0002-10	510 TRENT RD	11/15/19	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$66,800	47.71		\$133,565	\$27,248	\$112,752	\$75,941	1.485	1,768		\$63.77	RES	6.3579	MODULAR/MOBILE	\$27,248	RESIDENTIAL	401
13-017-300-0006-10	101 S TRENT RD	05/28/19	\$74,000	WD	03-ARM'S LENGTH	\$74,000	\$34,900	47.16		\$69,735	\$22,988	\$51,012	\$33,648	1.516	1,216		\$41.95	RES	9.4904	MODULAR/MOBILE	\$22,520	RESIDENTIAL	401
13-017-400-0003-60	14850 HALL RD	07/17/19	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$78,900	60.69		\$157,788	\$31,271	\$98,729	\$90,369	1.093	1,296		\$76.18	RES	32.8652	MODULAR/MOBILE	\$24,940	RESIDENTIAL	401
13-018-100-0002-20	515 FULLER RD	05/29/19	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$54,800	43.84		\$109,548	\$35,692	\$89,308	\$52,793	1.692	1,456		\$61.34	RES	27.0510	MODULAR/MOBILE	\$33,292	RESIDENTIAL	401
13-018-100-0002-30	487 FULLER RD	05/17/19	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$57,500	57.50		\$114,958	\$33,773	\$66,227	\$57,989	1.142	1,512		\$43.80	RES	27.9102	MODULAR/MOBILE	\$33,773	RESIDENTIAL	401
13-018-100-0002-30	487 FULLER RD	03/17/20	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$57,500	50.00		\$114,958	\$33,773	\$81,227	\$57,989	1.401	1,512		\$53.72	RES	2.0434	MODULAR/MOBILE	\$33,773	RESIDENTIAL	401
13-019-200-0010-00	361 BEHLER RD	01/07/21	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$54,900	46.53		\$109,738	\$37,042	\$80,958	\$51,926	1.559	1,296		\$62.47	RES	13.7954	MODULAR/MOBILE	\$32,700	RESIDENTIAL	401
13-020-100-0002-20	243 S TRENT RD	08/21/20	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$36,900	49.20		\$73,740	\$27,040	\$47,960	\$33,357	1.438	924		\$51.90	RES	1.6615	MODULAR/MOBILE	\$27,040	RESIDENTIAL	401
13-028-400-0004-00	1415 CANADA RD	07/08/20	\$192,999	WD	03-ARM'S LENGTH	\$192,999	\$83,400	43.21		\$166,741	\$22,250	\$170,749	\$103,615	1.648	2,052		\$83.21	RES	22.6754	MODULAR/MOBILE	\$22,250	RESIDENTIAL	401
13-029-100-0001-30	1080 BEHLER RD	06/03/19	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$112,500	61.81		\$224,949	\$60,379	\$121,621	\$117,550	1.035	1,512		\$80.44	RES	38.6526	MODULAR/MOBILE	\$58,789	RESIDENTIAL	401
13-029-300-0005-10	1425 TRENT RD	05/29/19	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$54,400	40.90		\$108,879	\$32,645	\$100,355	\$54,453	1.843	1,352		\$74.23	RES	42.1812	MODULAR/MOBILE	\$32,645	RESIDENTIAL	401
13-029-400-0003-40	1680 S TRENT RD	10/02/19	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$98,500	53.24		\$197,057	\$28,325	\$156,675	\$120,523	1.300	1,288		\$121.64	RES	12.1197	MODULAR/MOBILE	\$28,325	RESIDENTIAL	401
13-570-001-0012-00	1680 SQUIRES RD	08/10/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$54,600	40.44		\$109,280	\$9,779	\$125,221	\$90,455	1.384	1,440		\$86.96	SLOC	3.6819	MODULAR/MOBILE	\$8,100	SLOCUM	401
Totals:			\$2,236,099			\$2,236,099	\$1,105,700			\$2,210,970		\$1,643,002	\$1,177,800			\$67.81		2.6183					
							Sale. Ratio =>	49.45					E.C.F. =>	1.395		Std. Deviation=>	0.274479301						
							Std. Dev. =>	7.37					Ave. E.C.F. =>	1.421		Ave. Variance=>	21.5323	Coefficient of Var=>	15.15123385				