

CASNOVIA TOWNSHIP RESIDENTIAL SALES STUDY

4/1/2019 THRU 3/31/2021

NEIGHBORHOOD:RESIDENTIAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	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	Appr. by		Other Parcels in Sale	Land Table	Property Class
																				Eq.				
13-002-400-0005-00	1701 NEWAYGO RD	06/26/20	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$76,100	51.42	\$152,294	\$18,266	\$129,734	\$99,280	1.307	952	\$136.28	RES	5.4423	1 STORY	\$12,736	No		BAILEY	401	
13-002-400-0018-00	1471 NEWAYGO RD	12/23/20	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$45,100	36.97	\$90,110	\$25,565	\$96,435	\$47,975	2.010	852	\$113.19	RES	64.8919	1 STORY	\$23,330	No		RESIDENTIAL	401	
13-003-300-0008-00	16530 BAILEY RD	04/08/19	\$123,600	WD	03-ARM'S LENGTH	\$123,600	\$62,800	50.81	\$125,502	\$15,655	\$107,945	\$81,810	1.319	988	\$109.26	RES	4.1715	1 STORY	\$15,400	No		RESIDENTIAL	401	
13-008-300-0006-00	14650 WHITE RD	01/25/21	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$46,000	36.51	\$91,930	\$21,500	\$104,500	\$52,621	1.986	836	\$125.00	RES	62.4719	1 STORY	\$21,500	No		RESIDENTIAL	401	
13-008-400-0004-00	740 SHAW RD	06/14/19	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$84,900	53.06	\$169,887	\$27,500	\$132,500	\$105,695	1.254	864	\$153.36	RES	10.7562	1 STORY	\$27,500	No		RESIDENTIAL	401	
13-011-400-0003-00	965 NEWAYGO RD	12/13/19	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$66,000	50.00	\$131,910	\$22,000	\$110,000	\$81,415	1.351	832	\$132.21	RES	1.0066	1 STORY	\$22,000	No		BAILEY	401	
13-012-300-0003-00	17720 WHITE RD	07/07/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$145,700	47.00	\$291,361	\$86,239	\$223,761	\$152,599	1.466	1,748	\$128.01	RES	10.5164	1 STORY	\$81,510	No		RESIDENTIAL	401	
13-013-300-0025-00	17696 HALL RD	06/28/19	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$147,300	58.92	\$294,509	\$53,960	\$196,040	\$179,175	1.094	1,344	\$145.86	RES	26.7047	1 STORY	\$50,000	No		RESIDENTIAL	401	
13-014-100-0002-00	16885 WHITE RD	08/30/19	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$72,200	57.76	\$144,372	\$20,720	\$104,280	\$91,594	1.139	1,056	\$98.75	RES	22.2670	1 STORY	\$20,720	No		RESIDENTIAL	401	
13-018-300-0008-10	270 JOHN KENT DR	12/21/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$99,000	55.00	\$197,909	\$31,960	\$148,040	\$123,075	1.203	1,008	\$146.87	RES	15.8332	1 STORY	\$31,960	No		RESIDENTIAL	401	
13-020-100-0003-10	315 S TRENT RD	04/19/19	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$71,600	51.14	\$143,294	\$22,485	\$117,515	\$89,488	1.313	1,283	\$91.59	RES	4.7981	1 STORY	\$19,600	No		RESIDENTIAL	401	
13-020-200-0010-00	475 SHAW RD	06/06/19	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$151,300	56.04	\$302,625	\$68,447	\$201,353	\$174,133	1.156	2,545	\$79.12	RES	20.4856	2 STORY	\$61,220	No		RESIDENTIAL	401	
13-025-300-0003-00	1664 NEWAYGO RD	11/27/19	\$189,250	WD	03-ARM'S LENGTH	\$189,250	\$98,500	52.05	\$197,076	\$26,385	\$162,865	\$126,438	1.288	1,176	\$138.49	RES	7.3068	1 STORY	\$20,420	No		RESIDENTIAL	401	
13-026-400-0001-00	1456 NEWAYGO RD	09/18/20	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$205,400	45.64	\$456,367	\$155,624	\$294,366	\$222,765	1.321	1,885	\$156.16	RES	3.9754	1 STORY	\$130,033	No	13-026-200-0011-20	RESIDENTIAL	401	
13-034-400-0006-00	16780 SHERMAN	12/23/19	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$115,200	56.20	\$230,440	\$22,645	\$182,355	\$153,922	1.185	1,452	\$125.59	RES	17.6450	1 1/2 STORY	\$20,000	No		RESIDENTIAL	401	
13-036-100-0001-10	17711 LAKETON AVE	11/23/20	\$181,000	WD	03-ARM'S LENGTH	\$181,000	\$87,100	48.12	\$174,293	\$12,000	\$169,000	\$120,217	1.406	825	\$204.85	RES	4.4619	1 STORY	\$12,000	No		RESIDENTIAL	401	
13-036-300-0003-10	17820 SHERMAN	01/22/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$115,500	50.22	\$231,088	\$23,593	\$206,407	\$153,843	1.342	2,432	\$84.87	RES	1.9497	2 STORY	\$21,563	No		RESIDENTIAL	401	
<b>Totals:</b>			<b>\$3,341,850</b>			<b>\$3,341,850</b>	<b>\$1,689,700</b>		<b>\$3,424,967</b>		<b>\$2,687,096</b>	<b>\$2,056,046</b>			<b>\$127.61</b>						<b>5.4248</b>			
								Sale. Ratio =>	50.56					E.C.F. =>	1.307	Std. Deviation=>		0.25853682						
								Std. Dev. =>	6.31					Ave. E.C.F. =>	1.361	Ave. Variance=>		16.7461	Coefficient of Var=>		12.30273166			