

CASNOVIA TOWNSHIP RESIDENTIAL SALES STUDY

4/1/2019 thru 3/31/2021

Neighborhoods: Montgomery,Slocum,Ridgewood, Norris Farms, Bailey,Casnovia,Half Moon

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	Other Parcels in Sale	Land Table	Property Class	
13-012-100-0001-12	1383 PAIGE LANE	02/16/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$114,800	48.85	\$229,593	\$26,924	\$208,076	\$162,135	1.283	1,679	\$123.93	RES	1.5787	MULTI-LEVEL	\$20,990		RESIDENTIAL	401	
13-147-003-0001-00	1353 ELM ST	02/28/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$63,100	52.58	\$126,107	\$9,494	\$110,506	\$93,290	1.185	1,112	\$99.38	BALY	8.3027	1 STORY	\$5,610		BAILEY	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	11.6774	MODULAR/MOBILE	\$8,100		SLOCUM	401	
13-570-002-0004-00	13684 LAKETON AVE	07/16/19	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$82,100	56.23	\$164,135	\$11,287	\$134,713	\$122,278	1.102	1,115	\$120.82	SLOC	16.5874	1 STORY	\$6,529		SLOCUM	401	
13-570-002-0009-00	1705 SOPHIA ST	12/27/19	\$108,900	WD	03-ARM'S LENGTH	\$108,900	\$40,000	36.73	\$99,686	\$3,892	\$105,008	\$78,713	1.334	915	\$114.76	SLOC	6.6493	1 STORY	\$3,892	13-570-002-0010-00	SLOCUM	401	
44-824-400-0007-00	161 PROBASCO ST	12/31/20	\$212,500	WD	03-ARM'S LENGTH	\$212,500	\$107,400	50.54	\$214,713	\$10,745	\$201,755	\$163,174	1.236	1,856	\$108.70	CAS	3.1127	1 STORY	\$7,760		CASNOVIA	401	
44-845-001-0002-00	40 RAILROAD ST	11/12/20	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$70,400	51.39	\$140,814	\$5,610	\$131,390	\$108,163	1.215	1,456	\$90.24	CAS	5.2827	1 STORY	\$5,610		CASNOVIA	401	
44-846-000-0002-00	135 PROBASCO ST	11/01/19	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$70,100	50.07	\$140,244	\$5,610	\$134,390	\$107,707	1.248	1,304	\$103.06	CAS	1.9830	1 STORY	\$5,610		CASNOVIA	401	
44-846-000-0007-00	73 PROBASCO ST	11/13/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$52,600	40.46	\$105,110	\$7,760	\$122,240	\$77,880	1.570	1,374	\$88.97	CAS	30.2029	1 STORY	\$7,760		CASNOVIA	401	
44-846-000-0012-00	27 PROBASCO ST	02/04/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$72,200	55.54	\$144,378	\$7,008	\$122,992	\$109,896	1.119	1,956	\$62.88	CAS	14.8398	1 STORY	\$3,222		CASNOVIA	401	
Totals:			\$1,494,400			\$1,494,400	\$727,300		\$1,474,060		\$1,396,291	\$1,113,693			\$99.97		1.3816						
								Sale. Ratio =>	48.67					E.C.F. =>	1.254	Std. Deviat	0.137482						
								Std. Dev. =>	6.74					Ave. E.C.F. =>	1.268	Ave. Variat	10.0217	Coefficient of Var=>	7.906229909				