

2025 Onondaga Township Agricultural ECF

Govt Unit	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Ag. Cost Man	Res. Cost Man	E.C.F.	Abs. Dev.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. Date	Other Parcels in Sale	
ALAEIDON	33-06-06-21-200-002	1974 OKEMOS	06/02/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$102,200	37.16	\$212,534	\$16,219	\$258,781	0.773	81878.490	1,776	\$145.71	R-C	21.2066	1.5 STORY	\$12,678	09/27/24		
STOCKBRIDGE	33-16-16-25-300-013	4990 SHEPPER RD	07/28/23	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$109,500	35.44	\$247,262	\$40,712	\$268,288	0.800	83775.120	1,790	\$149.88	R-SE	19.0509	1.75 STORY	\$34,768	10/04/24		
BUNKER HILL	33-15-15-35-226-004	1952 FITCHBURG RD	09/13/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$82,250	35.00	\$193,523	\$16,020	\$218,980	0.824	58087.200	1,715	\$127.69	R-SE	17.2166	2 STORY	\$16,020	10/02/24		
DELHI	33-09-09-31-100-027	2025 S WAVERLY RD	04/07/23	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$73,300	39.41	\$153,528	\$24,010	\$161,990	0.825	45732.100	1,008	\$160.70	R-SW	#REF!	1 STORY	\$22,157	10/07/24		
STOCKBRIDGE	33-16-16-10-400-004	3449 N M-52	09/07/23	\$260,900	WD	03-ARM'S LENGTH	\$260,900	\$106,300	40.74	\$216,115	\$37,147	\$223,753	0.828	63419.470	1,392	\$160.74	R-SE	#REF!	1 STORY	\$29,772	10/04/24		
DELHI	33-09-09-20-400-014	5570 W TOLES RD	09/20/23	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$123,900	41.44	\$249,374	\$50,664	\$248,336	0.834	71062.640	1,624	\$152.92	R-SW	#REF!	1 STORY	\$44,360	10/07/24		
STOCKBRIDGE	33-16-16-15-200-006	3726 N M-52	04/28/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$93,700	49.32	\$161,730	\$57,601	\$132,399	0.851	42146.010	1,536	\$86.20	R-SE	#REF!	2 STORY	\$53,379	10/04/24		
HOLT	33-25-05-30-200-012	1283 GROVENBURG ROAD	09/15/23	\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$96,800	39.92	\$207,147	\$55,088	\$187,412	0.854	52878.880	1,613	\$116.19	S-NW	#REF!	TRI-LEVEL	\$49,560	10/04/24		
HOLT	33-25-05-01-300-017	3836 SANDHILL ROAD	08/28/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$137,300	32.69	\$363,254	\$55,284	\$364,716	0.865	86698.840	2,120	\$172.04	S-NW	#REF!	1 STORY	\$46,570	10/04/24		
VEVAY	33-10-10-24-426-004	1386 KELLY RD	05/26/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$74,900	35.67	\$183,859	\$23,448	\$186,552	0.876	41075.480	1,134	\$164.51	R-SE	#REF!	1 STORY	\$16,251	10/07/24		
ONONDAGA	33-13-13-18-400-012	6160 KINNEVILLE RD	05/19/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$90,200	44.00	\$187,887	\$36,441	\$168,559	0.917	31827.410	1,040	\$162.08	R-SW	#REF!	1 STORY	\$29,820	10/07/24		
DELHI	33-09-09-01-200-003	3587 W HOWELL RD	07/29/22	\$298,000	WD	03-ARM'S LENGTH	\$298,000	\$316,133	\$65,523	\$232,477	\$35,122	\$215,488	0.928	36026.920	2,432	\$95.59	R-R	#REF!	1 3/4 STORY	\$49,649	10/23/23		
HOLT	33-25-05-33-426-007	663 N EIFERT RD	09/22/23	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$99,400	41.07	\$226,177	\$69,052	\$172,948	0.935	33453.520	1,556	\$111.15	R-C	#REF!	1 STORY	\$60,820	10/07/24		
HOLT	33-25-05-28-300-001	1164 ONONDAGA ROAD	09/22/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$134,500	45.59	\$277,828	\$109,192	\$185,808	0.942	38913.920	1,456	\$127.62	S-NW	#REF!	1.5 STORY	\$105,187	10/04/24		
STOCKBRIDGE	33-16-16-10-300-042	3344 N M-52	09/21/23	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$86,000	32.82	\$252,760	\$37,835	\$224,165	0.965	27958.350	1,488	\$150.65	R-SE	#REF!	1 STORY	\$35,860	10/04/24		
BUNKER HILL	33-15-15-24-300-011	4487 FREIERMUTH RD	07/07/23	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$119,200	43.19	\$266,786	\$63,769	\$212,231	0.967	29171.690	2,220	\$95.60	R-SE	#REF!	2 STORY	\$61,632	10/02/24		
BUNKER HILL	33-15-15-33-400-005	5436 WILLIAMSTON RD	03/23/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$179,983	\$20,419	\$154,581		\$159,564	0.969	16152.480	1,428	\$108.25	R-R	#REF!	1 STORY	\$16,944	10/25/23		
ONONDAGA	33-13-13-28-100-019	4585 ONONDAGA RD	07/14/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$215,310	\$35,102	\$174,898	\$17,197	\$163,011	0.971	18096.530	1,628	\$107.43	R-R	#REF!	2 STORY	\$33,730	10/25/23		
DELHI	33-09-09-27-277-003	1836 S AURELIUS RD	09/05/23	\$409,000	WD	03-ARM'S LENGTH	\$409,000	\$191,000	46.70	\$399,889	\$26,721	\$382,279	0.978	38008.210	3,006	\$127.17	R-C	#REF!	2 STORY	\$13,212	10/07/24		
ONONDAGA	33-13-13-22-200-012	4711 KINNEVILLE RD	09/29/23	\$396,409	WD	03-ARM'S LENGTH	\$396,409	\$135,500	34.18	\$401,063	\$80,013	\$316,396	1.012	23894.760	1,606	\$197.01	R-SW	#REF!	1 STORY	\$58,863	10/08/24		
ONONDAGA	33-13-13-27-200-032	4540 HUNT RD	07/07/22	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$186,298	\$38,535	\$150,465	\$7,301	\$140,462	1.018	7714.420	1,597	\$94.22	R-R	#REF!	1 STORY	\$35,279	10/25/23		
ONONDAGA	33-13-13-20-100-030	5877 HUNTERS LN	07/21/23	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$110,000	44.18	\$254,684	\$52,416	\$196,584	1.023	12270.160	2,560	\$76.79	R-SW	#REF!	1 STORY	\$45,365	10/07/24		
ONONDAGA	33-13-13-05-300-022	2977 S GALE RD	04/29/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$244,821	\$36,234	\$233,766		\$208,587	1.121	10577.910	1,631	\$143.33	R-R	112.0712	1 STORY	\$27,746	10/25/23		
ONONDAGA	33-13-13-17-100-013	3705 GALE RD	11/05/21	\$56,900	WD	03-ARM'S LENGTH	\$56,900	\$50,114	\$37,888	\$19,012	\$14,017	\$2,184	1.174	1536.760	0	#DIV/0!	R-R	117.3508		\$37,065	10/30/23		
ONONDAGA	33-13-13-07-100-006	6391 FERRIS RD	03/25/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$183,315	\$25,871	\$189,129		\$157,444	1.201	20663.920	1,008	\$187.63	R-R	120.1246	1 STORY	\$20,365	10/25/23		
HOLT	33-25-05-27-400-010	4575 HARPER RD	11/18/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$324,870	\$33,587	\$286,413		\$291,283	0.983	25259.810	1,589	\$180.25	R-R	#REF!	1 STORY	\$27,093	10/30/23		
DELHI	33-09-09-32-300-039	2407 S GALE RD	02/21/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$181,948	\$58,201	\$121,799		\$123,747	0.984	10610.290	2,028	\$60.06	R-R	#REF!	MOBILE	\$44,134	10/25/23		
VEVAY	33-10-10-19-300-009	1363 S COLLEGE RD	08/05/22	\$173,500	WD	03-ARM'S LENGTH	\$173,500	\$175,880	\$23,912	\$149,588		\$151,968	0.984	13017.760	1,480	\$101.07	R-R	#REF!	1 STORY	\$18,311	10/20/23		
STOCKBRIDGE	33-16-16-23-200-026	4245 BROGAN RD	08/31/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$349,026	\$82,099	\$262,901	\$44,412	\$222,515	0.985	23155.010	1,740	\$151.09	R-R	#REF!	1 STORY	\$72,043	10/18/23		
LESLIE	33-14-14-25-400-019	4991 COOPER RD	03/12/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$81,683	40.84	\$198,142	\$50,089	\$149,911	0.991	16358.890	1,120	\$133.85	R-SW	#REF!	1 STORY	\$48,400	10/08/24		
STOCKBRIDGE	33-16-16-03-100-017	2750 N M-52 HWY	08/24/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$165,125	\$24,154	\$215,846	\$24,106	\$189,679	0.996	16355.010	1,892	\$114.08	R-R	#REF!	2 STORY	\$22,782	/ /		
Totals:				\$7,834,209			\$7,834,209	\$4,620,456		\$6,844,417	\$1,043,876	\$6,289,020						1.4054					
													E.C.F. =>	0.933	#DIV/0!								
													Ave. E.C.F. =>	0.947	Std. Deviation=	0.10223	Ave. Variance=	#REF!	Coefficient of Var=>	#REF!			

Neighborhoods Used: 00006.00006.RESIDENTIAL EATON

2538 GOULD RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-13-13-04-200-021 01/11/2024 00006 401 350,000 39,185
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family C 85 310,815 341,358 0.911



5890 BELLEVUE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-13-13-19-300-007 12/21/2023 00006 401 275,000 62,468
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 79 212,532 213,528 0.995



5815 KINNEVILLE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-13-13-20-100-022 12/21/2023 00006 401 299,000 78,827
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MANUFACTURED 74 175,690 169,835 1.034
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 44483 43001 1.034



5589 STIMSON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-13-13-08-400-017 11/08/2023 00006 401 277,500 37,728
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 86 239,772 249,779 0.960



3117 WAVERLY RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-13-13-07-100-033 11/03/2023 00006 401 380,000 30,628
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 89 349,372 293,370 1.191



2576 ONONDAGA RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-13-13-05-200-014 10/24/2023 00006 401 235,000 37,695
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CD 88 185,259 163,673 1.132
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 12046 10643 1.132



2729 ONONDAGA RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-13-13-04-100-012 09/14/2023 00006 401 390,000 100,821
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 82 279,765 275,767 1.014
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 9414 9279 1.014



3745 GALE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-13-13-17-301-001 07/31/2023 00006 401 163,000 21,385
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 64 141,615 125,745 1.126



Neighborhoods Used: 00006.00006.RESIDENTIAL EATON

5877 HUNTERS LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-13-13-20-100-030 07/21/2023 00006 401 249,000 47,491
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CD 69 192,830 171,449 1.125
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 8679 7717 1.125



5670 KINNEVILLE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-13-13-17-455-006 05/22/2023 00006 401 210,000 34,860
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CD 89 175,140 195,895 0.894



5205 FERRIS RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-13-13-09-200-022 05/19/2023 00006 401 399,900 142,263
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CD 89 257,637 186,472 1.382
!!MULTI-PARCEL SALE!!



6160 KINNEVILLE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-13-13-18-400-012 05/19/2023 00006 401 205,000 31,267
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 72 167,062 148,963 1.121
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 6671 5948 1.121



3088 GALE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-13-13-07-200-022 03/31/2023 00006 401 348,000 40,934
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 86 283,877 245,134 1.158
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 23189 20024 1.158



3745 GALE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-13-13-17-301-001 02/02/2023 00006 401 154,000 21,385
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 132,615 127,630 1.039



2700 GALE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-13-13-06-200-005 12/12/2022 00006 401 151,000 7,863
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25 STORY 75 143,137 97,542 1.467



3707 GALE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-13-13-17-100-014 05/25/2022 00006 401 257,500 91,109
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BI-LEVEL 82 166,391 151,324 1.100



Neighborhoods Used: 00006.00006.RESIDENTIAL EATON

2977 GALE RD					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-13-13-05-300-022	04/29/2022 00006	401	270,000	34,473	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CD	85	235,527	206,515	1.140



Neighborhoods Used: 4001 - 4001.RURAL RESIDENTIAL, 4003 - MOBILE HOME ECFS

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-13-13-28-326-010	03/29/2024 4003	401	278,000	32,640
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	DOUBLEWIDE	74	245,360	192,558
				E.C.F. 1.274



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-13-13-27-300-015	02/14/2024 4001	401	275,000	42,800
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CD	67	232,200	168,744
				E.C.F. 1.376



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-13-13-02-200-017	02/13/2024 4001	401	410,000	53,056
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	C	87	333,068	317,551
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	23876	22764	1.049	



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-13-13-28-200-015	02/02/2024 4001	401	363,500	40,082
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	C	89	323,418	274,363
				E.C.F. 1.179



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-13-13-13-300-015	01/11/2024 4001	401	413,000	119,100
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	72	293,900	250,814
				E.C.F. 1.172



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-13-13-28-200-014	11/28/2023 4001	401	290,000	38,966
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	78	230,850	156,071
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	20184	13646	1.479	



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-13-13-03-200-006	10/13/2023 4001	001	652,500	446,650
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	69	154,899	162,771
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	50951	53541	0.952	



!!MULTI-PARCEL SALE!!

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
33-13-13-22-200-001	10/10/2023 4001	401	229,900	25,122
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CD	69	204,778	137,746
				E.C.F. 1.487



Neighborhoods Used: 4001 - 4001.RURAL RESIDENTIAL, 4003 - MOBILE HOME ECFS

8093 BELLEVUE RD					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
33-13-13-30-200-035		10/10/2023	4001 401	230,000	34,006
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MODULAR	67	181,203	219,651	0.825
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.	
		14791	17929	0.825	



4515 STONE RD					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
33-13-13-28-200-022		10/04/2023	4001 401	331,000	40,247
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	CD	74	255,547	137,769	1.855
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.	
		35206	18980	1.855	



4711 KINNEVILLE RD					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
33-13-13-22-200-012		10/02/2023	4001 401	396,409	63,256
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	C	69	289,571	187,243	1.546
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.	
		43582	28181	1.546	



5183 BELLEVUE RD					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
33-13-13-28-200-028		09/28/2023	4001 401	275,000	58,676
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	79	216,324	191,012	1.133
!!MULTI-PARCEL SALE!!					



6216 BELLEVUE RD					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
33-13-13-19-400-022		09/08/2023	4003 401	200,000	49,904
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DOUBLEWIDE	74	124,345	137,849	0.902
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.	
		25751	28548	0.902	



3755 EDGAR RD					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
33-13-13-13-300-014		07/31/2023	4001 401	400,000	104,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	84	273,846	153,583	1.783
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.	
		22154	12425	1.783	



3685 KINNEVILLE RD					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
33-13-13-24-200-002		07/28/2023	4003 401	215,000	72,466
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	DOUBLEWIDE	64	119,755	108,644	1.102
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.	
		22779	20666	1.102	



3069 EDGAR RD					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
33-13-13-12-100-002		07/13/2023	4001 401	249,900	32,220
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	D	45	217,680	129,802	1.677



Neighborhoods Used: 4001 - 4001.RURAL RESIDENTIAL, 4003 - MOBILE HOME ECFS

3071 EDGAR RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-13-13-12-100-003 07/05/2023 4003 401 171,000 12,526
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family DOUBLEWIDE 61 158,474 109,899 1.442



3597 EDGAR RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-13-13-13-100-013 05/02/2023 4001 401 319,900 23,857
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family C 88 296,043 189,569 1.562



3655 EDGAR RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-13-13-13-100-024 03/07/2023 4001 401 360,000 43,352
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 90 305,214 310,791 0.982
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 11434 11643 0.982



5080 CRAIN RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-13-13-21-200-020 01/30/2023 4001 401 219,900 34,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family D 71 185,400 167,960 1.104



4781 STONE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-13-13-28-200-024 11/23/2022 4001 401 281,000 27,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 75 253,500 185,775 1.365



3990 AURELIUS RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-13-13-15-400-025 11/04/2022 4001 401 227,900 28,341
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 65 180,886 171,154 1.057
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 18673 17669 1.057



4371 ONONDAGA RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-13-13-21-300-001 10/27/2022 4001 401 175,000 20,879
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 84 146,506 152,633 0.960
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 7615 7934 0.960



4020 GALE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
33-13-13-19-200-021 08/29/2022 4003 401 118,900 18,426
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home DOUBLEWIDE 76 100,474 89,851 1.118



Neighborhoods Used: 4001 - 4001.RURAL RESIDENTIAL, 4003 - MOBILE HOME ECFS

5370 BELLEVUE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-13-13-21-300-022	08/04/2022 4001	401	232,500	22,090	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	90	194,322	190,224	1.022
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	16088	15748	1.022		



5183 BELLEVUE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-13-13-28-200-028	07/28/2022 4001	401	233,000	64,016	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	168,984	165,610	1.020

!!MULTI-PARCEL SALE!!



4585 ONONDAGA RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-13-13-28-100-019	07/14/2022 4001	401	210,000	35,364	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CD	81	174,636	181,405	0.963



4540 HUNT RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-13-13-27-200-032	07/07/2022 4001	401	189,000	37,902	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CD	60	151,098	103,452	1.461



3581 EDGAR RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
33-13-13-13-100-023	05/27/2022 4001	401	376,000	136,500	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	70	190,723	172,779	1.104
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	48777	44188	1.104		



Neighborhoods Used: 4001 - 4001.RURAL RESIDENTIAL, 4003 - MOBILE HOME ECFS

<<<<<<<<<<<<<<<<<<<		Statistics for this Analysis			>>>>>>>>>>>>>>>>>>>	
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related	Differential	
29	5	13.95	17.77	1.004		
After Application of E.C.F.s		14.13	17.44	1.014		

<<<<<<<<		Economic Condition Factor Estimates (# of data points)						>>>>>>>>	
* Style *		91..100	81..90	71..80	61..70	51..60	0..50		
1 STORY	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)		
1.25 STORY	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)		
1.5 STORY	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)		
1.75 STORY	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)		
2 STORY	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)		
A	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)		
B	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)		
BC	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)		
BI-LEVEL	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)		
BLDG ON LES LAN	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)		
C	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)		
CD	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)		
D	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)		
DOUBLEWIDE	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)		
GARAGE ONLY	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)		
MANUFACTURED	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)		
MOBILE	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)		
MODULAR	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)		
TRI-LEVEL	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)		
	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)	1.196 (27)		
Single Family E.C.F.	: 1.196 (27)								
Mobile Home E.C.F.	: 1.564 (2)								
Town Home E.C.F.	: 1.000 (0)								
Agricultural E.C.F.	: 1.153 (14)								
Commercial E.C.F.	: 1.000 (0)								

<<<<<<<<<<<<<<<<<<<		Settings for this Analysis		>>>>>>>>>>>>>>>>>>>	
Starting Date: 04/01/2022					
Ending Date: 03/31/2024					
Terms Selected: All					
Analyze by Style:					
Analyze by %Good:					
Show Valid Data : X					
Show Invalid Data :					
Show Costs and Residuals:					
Use Infl. Adj. Sale Prices:					
Neighborhood(s): 4001 - 4001.RURAL RESIDENTIAL, 4003 - MOBILE HOME ECFS					

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.80
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.80
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.80
	Maximum E.C.F. (Commercial): 3.00

2025 Onondaga Township Commercial ECF Study											
General Commercial											
PARCEL NO.	UNIT	SALE DATE	SALE PRICE	MARKET (Time) ADJUSTMENT	BUS INTEREST	ADJUSTED SALE PRICE	LAND & YARD	BLDG SALE VALUE	RCN- DEP BUILDINGS	ECF	
000-07-31-276-002-00	SANDSTONE	09/29/23	72,000			72,000	37,828	34,172	65,625	0.521	10021 W MICHIGAN AVE
009-11-33-202-004-04	CONCORD	05/26/22	100,000			100,000	80,897	19,103	35,897	0.532	520 HOMER
000-07-35-327-001-00	SANDSTONE	06/20/23	90,000			90,000	31,487	58,513	108,121	0.541	6710 W MICHIGAN AVE
003-11-27-327-020-00	CONCORD	04/07/23	25,000			25,000	5,142	19,858	34,969	0.568	114 N MAIN
116-12-16-430-011-00	SPRING ARBOR	02/23/24	170,000			170,000	37,834	132,166	218,837	0.604	8032 SPRING ARBOR RD
098-18-30-152-016-00	LIBERTY	02/13/23	190,000			190,000	53,181	136,819	199,331	0.686	3611 HANOVER RD
000-12-14-126-004-00	SPRING ARBOR	08/30/22	150,000			150,000	41,688	108,312	153,437	0.706	5775 KING RD
003-11-27-327-022-01	CONCORD	09/13/23	140,000			140,000	9,992	130,008	182,717	0.712	108 N MAIN
003-11-27-327-019-00	CONCORD	1/30/2023	100,000			100,000	4,607	95,393	131,741	0.724	118 N MAIN
000-17-21-355-002-00	HANOVER	12/01/23	65,000			65,000	16,044	48,956	61,438	0.797	137 W MAIN ST
000-08-15-351-002-02	BLACKMAN	02/24/23	1,000,000			1,000,000	237,025	762,975	920,871	0.829	1980 W PARNALL
000-08-15-351-005-01	BLACKMAN	07/01/22	326,970			326,970	98,047	228,923	275,643	0.831	1500 W PARNALL
000-08-27-201-009-00	BLACKMAN	07/26/22	425,000			425,000	111,717	313,283	365,973	0.856	2151 LANSING
003-11-27-327-019-00	CONCORD	01/30/23	100,000			100,000	5,493	94,507	98,806	0.956	118 N MAIN
000-08-15-451-003-27	BLACKMAN	09/18/23	440,000			440,000	180,266	259,734	269,439	0.964	3429 LANSING
000-08-23-101-004-04	BLACKMAN	01/09/23	225,000			225,000	99,488	125,512	121,394	1.034	3090 COOPER
33-13-13-23-400-009	ONONDAGA	2/27/2020	695,000			695,000	77,970	617,030	518,401	1.190	
001-06-36-232-001-00	PARMA	7/1/2022	440,000			440,000	73,447	366,553	293,508	1.249	107 W MAIN
								3,551,817	4,056,149	0.876	WEIGHTED AVERAGE
										0.794	AVERAGE

2025 Onondaga Township Industrial ECF Study

PARCEL NO.	UNIT	SALE DATE	SALE PRICE	LAND VALUE & YARD	BLDG \$PRICE	COST/NEW LESS DEPR	ECF
000-09-06-426-001-01	HENRIETTA	1/19/2018	155,000	80243	74,757	124311	0.601
5-0390.1000	CITY	5/25/2023	190,000	41,875	148,125	246,196	0.602
006-06-36-229-001-02	PARMA	4/27/2023	35,000	6,140	28,860	47,487	0.608
000-14-04-477-001-00	LEONI	10/27/2021	280,000	59,942	220,058	343,210	0.641
000-09-31-403-001-01	LEONI	11/18/2019	300,000	80,252	219,748	339,963	0.646
000-09-31-403-001-01	LEONI	11/18/2019	300,000	80,252	219,748	339,963	0.646
006-06-36-229-002-00	PARMA	5/3/2021	75,000	6,895	68,105	103,662	0.657
000-13-12-401-033-02	SUMMIT	12/28/2020	155,000	57,944	97,056	143,533	0.676
33-01-01-21-455-003	LANSING	9/1/2021	305,000	49,489	255,511	371,990	0.687
000-08-29-129-006-00	BLACKMAN	9/29/2023	1,800,000	110,638	1,689,362	2,329,228	0.725
000-12-16-476-001-05	SPRING ARBOR	8/30/2019	925,000	175,183	749,817	990,053	0.757
000-08-29-129-005-00	BLACKMAN	5/16/2023	250,000	71,553	178,447	230,907	0.773
000-12-09-400-001-04	SPRING ARBOR	12/31/2018	935,000	102,935	832,065	1,067,442	0.779
000-13-11-476-100-01	SUMMIT	11/16/2022	590,000	95190	494,810	628614.1026	0.787
5-2186.0600	CITY	11/17/2023	675,000	46,058	628,942	755,248	0.833
000-14-30-351-001-15	NAPOLEON	4/7/2022	1,000,000	78,694	921,306	692,419	1.331
					6,826,717	8,754,226	0.780