

2023 OLIVET COM ECF ALL COM AREAS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
200-000-024-050-00	113 W LAWRENCE AVE	02/10/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$53,100	42.48	\$127,263	\$17,862	\$107,138	\$156,287	0.686	3,990	\$26.85	C-01	
200-000-010-190-00	121 E HARRIS AVE	09/02/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$75,500	58.08	\$126,542	\$24,433	\$105,567	\$145,870	0.724	3,060	\$34.50	C-01	
200-066-601-011-01	421 N COCHRAN AVE	12/10/21	\$443,992	WD	03-ARM'S LENGTH	\$443,992	\$215,800	48.60	\$603,001	\$89,108	\$354,884	\$356,467	0.996	26,539	\$13.37	C-03	
200-013-100-442-00	110 S LINCOLN ST	11/23/21	\$496,780	WD	03-ARM'S LENGTH	\$496,780	\$218,700	44.02	\$602,629	\$120,570	\$376,210	\$337,495	1.115	15,480	\$24.30	C-03	
200-000-023-200-00	137 S COCHRAN AVE	08/25/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$32,700	27.25	\$75,770	\$13,926	\$106,074	\$88,349	1.201	2,408	\$44.05	C-01	
200-000-025-200-00	216 W LOVETT ST	08/02/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$19,600	43.56	\$49,377	\$6,640	\$38,360	\$29,272	1.310	1,000	\$38.36	C-03	
200-008-100-025-04	1315 LANSING RD	05/10/21	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$234,100	31.21	\$717,911	\$53,644	\$696,356	\$454,977	1.531	4,956	\$140.51	C-05	
Totals:			\$2,110,772			\$2,110,772	\$849,500		\$2,302,493		\$1,784,589	\$1,568,717			\$45.99		
								Sale. Ratio =>	40.25					E.C.F. =>	1.138	Std. Deviation=> 0.305925	
								Std. Dev. =>	10.35					Ave. E.C.F. =>	1.080	Ave. Variance=> #REF!	

USE 1.13