

## 2023 OLIVET COMMERCIAL LAND VALUE STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	
600-040-600-550-00	229 N MAIN ST	12/28/20	\$150,000	MLC	03-ARM'S LENGTH	\$150,000	\$80,065	53.38	\$160,130	\$51,560	\$61,690	201.6	146.4	0.72	0.72	\$256	\$71,711	\$1.65	214.06	C-01	2896/891	
200-000-010-190-00	121 E HARRIS AVI	09/02/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$75,500	58.08	\$145,383	\$21,307	\$36,690	36.7	70.0	0.08	0.08	\$581	\$266,338	\$6.11	50.00	C-01	2953/600	
200-000-023-135-01	127 S COCHRAN /	11/11/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$77,700	55.50	\$158,192	\$10,558	\$28,750	25.0	130.0	0.08	0.08	\$422	\$140,773	\$3.23	25.00	C-01	2883/1160	
200-000-023-206-03	139 S COCHRAN /	05/04/20	\$133,513	WD	03-ARM'S LENGTH	\$133,513	\$87,800	65.76	\$166,189	\$10,078	\$42,754	42.8	120.0	0.13	0.13	\$236	\$75,774	\$1.74	44.50	C-01	2845/956	
200-000-023-240-00	145 S COCHRAN /	03/26/21	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$66,500	50.00	\$126,342	\$26,658	\$20,000	20.0	130.0	0.06	0.06	\$1,333	\$444,300	\$10.20	20.00	C-01	2918/1010	
200-000-024-050-00	113 W LAWRENC	02/10/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$53,100	42.48	\$102,845	\$42,001	\$19,846	19.8	128.0	0.06	0.06	\$2,116	\$711,881	\$16.34	20.00	C-01	2986/579	
200-000-024-251-00	142 S COCHRAN /	03/25/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$50,500	50.50	\$94,985	\$29,754	\$24,739	24.7	130.6	0.07	0.07	\$1,203	\$402,081	\$9.23	24.68	C-01	2918/915	
600-040-600-621-01	113 N MAIN ST	04/06/21	\$115,000	MLC	03-ARM'S LENGTH	\$115,000	\$34,157	29.70	\$68,313	\$74,146	\$27,459	44.9	84.1	0.13	0.13	\$1,653	\$583,827	\$13.40	66.00	C-01	2923/675	
<b>Totals:</b>			<b>\$1,026,513</b>			<b>\$1,026,513</b>	<b>\$525,322</b>		<b>\$1,022,379</b>	<b>\$266,062</b>	<b>\$261,928</b>	<b>415.5</b>		<b>1.33</b>	<b>1.33</b>							
							<b>Sale. Ratio =&gt;</b>	<b>51.18</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>					
							<b>Std. Dev. =&gt;</b>	<b>10.83</b>			<b>per FF=&gt;</b>	<b>\$640</b>		<b>per Net Acre=&gt;</b>	<b>200,498.87</b>		<b>per SqFt=&gt;</b>	<b>\$4.60</b>				

**USE 640.0**