

2023 OLIVET IND ECF STUDY

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.
300-000-601-076-00	135 S MAIN ST	01/03/22	\$29,640	WD	03-ARM'S LENGTH	\$29,640	\$100,200	338.06	\$200,409	\$11,530	\$18,110	\$162,827	0.111
300-000-605-040-00	214 S MAIN ST	06/14/21	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$27,800	139.00	\$55,583	\$11,527	\$8,473	\$37,979	0.223
300-000-627-070-00	715 GOODRICH ST	04/21/20	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$33,800	120.71	\$67,652	\$14,387	\$13,613	\$45,918	0.296
300-053-000-040-01	330 HAMMAN DR	11/23/20	\$940,000	WD	03-ARM'S LENGTH	\$940,000	\$672,700	71.56	\$1,345,330	\$171,198	\$768,802	\$1,565,509	0.491
Totals:			\$1,017,640			\$1,017,640	\$834,500		\$1,668,974		\$808,998	\$1,812,233	
								Sale. Ratio =>	82.00			E.C.F. =>	0.446
								Std. Dev. =>	117.32			Ave. E.C.F. =>	0.280

USE 0.45