

## 2023 OLIVET RES ECF STUDY-ALL AREAS

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.
600-044-600-090-00	715 SPRUCE ST	05/13/20	\$67,000	WD	03-ARM'S LENGTH	\$67,000	\$50,819	75.85	\$101,638	\$33,606	\$33,394	\$54,865	0.609
600-050-600-142-00	630 SUMMER ST	01/22/21	\$117,500	WD	03-ARM'S LENGTH	\$117,500	\$79,760	67.88	\$159,520	\$63,378	\$54,122	\$77,534	0.698
600-000-610-008-00	122 EAST ST	10/15/21	\$82,500	WD	03-ARM'S LENGTH	\$82,500	\$63,907	77.46	\$127,814	\$18,585	\$63,915	\$88,088	0.726
600-040-600-973-00	680 WASHINGTON ST	01/08/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$74,072	70.54	\$148,143	\$38,810	\$66,190	\$88,172	0.751
600-040-601-805-00	338 COLLEGE ST	11/05/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$77,475	70.43	\$154,949	\$23,899	\$86,101	\$105,685	0.815
600-080-600-200-01	103 WESTRIDGE AVE	07/23/20	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$98,072	64.10	\$196,144	\$28,470	\$124,530	\$135,221	0.921
600-040-600-160-00	120 DRURY LN	08/14/20	\$104,470	WD	03-ARM'S LENGTH	\$104,470	\$63,693	60.97	\$127,386	\$26,460	\$78,010	\$81,392	0.958
600-040-600-190-00	411 N MAIN ST	10/05/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$67,127	61.02	\$134,254	\$17,891	\$92,109	\$93,841	0.982
600-070-600-172-02	211 WASHINGTON ST	12/30/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$52,100	57.89	\$104,200	\$29,721	\$60,279	\$60,064	1.004
600-040-600-860-00	208 WASHINGTON ST	10/30/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$68,537	57.11	\$137,074	\$20,629	\$99,371	\$93,907	1.058
600-048-603-010-00	302 YALE ST	04/29/21	\$128,870	PTA	03-ARM'S LENGTH	\$128,870	\$63,243	49.08	\$126,484	\$28,362	\$100,508	\$94,348	1.065
600-044-600-041-00	537 SPRUCE ST	07/02/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$84,874	56.58	\$169,747	\$21,746	\$128,254	\$119,356	1.075
600-000-610-009-00	127 S MAIN ST	04/22/21	\$204,000	WD	03-ARM'S LENGTH	\$204,000	\$115,418	56.58	\$230,835	\$26,533	\$177,467	\$164,760	1.077
600-000-601-003-00	124 S MAIN ST	07/06/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$113,469	55.35	\$226,937	\$29,084	\$175,916	\$159,559	1.103
600-040-601-644-00	614 SUMMER ST	10/20/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$60,547	55.04	\$121,094	\$19,382	\$90,618	\$82,026	1.105
600-065-601-063-00	227 E GREEN ST	10/28/20	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$27,850	53.56	\$55,700	\$12,685	\$39,315	\$34,690	1.133
600-050-600-380-00	780 SUMMER ST	12/17/20	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$74,633	53.69	\$149,266	\$26,045	\$112,955	\$99,372	1.137
600-040-600-940-00	430 WASHINGTON ST	07/21/21	\$104,400	WD	03-ARM'S LENGTH	\$104,400	\$53,281	51.04	\$106,561	\$28,132	\$76,268	\$63,249	1.206
600-080-600-230-01	107 WESTRIDGE AVE	09/30/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$74,926	49.95	\$149,852	\$24,352	\$125,648	\$101,210	1.241
600-040-601-640-00	116 YALE ST	03/05/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$65,281	48.36	\$130,561	\$19,611	\$115,389	\$89,476	1.290
600-000-601-004-00	126 S MAIN ST	08/06/21	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$95,829	48.16	\$191,658	\$28,065	\$170,935	\$131,930	1.296
600-080-600-040-00	503 WASHINGTON ST	02/22/22	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$67,944	46.54	\$135,887	\$26,724	\$119,276	\$88,035	1.355
600-065-602-091-00	127 EAST ST	09/10/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$79,923	44.40	\$159,845	\$35,315	\$144,685	\$100,427	1.441
600-070-600-172-01	213 WASHINGTON ST	05/07/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$41,118	41.12	\$82,236	\$23,131	\$76,869	\$47,665	1.613
600-000-611-008-01	232 E GREEN ST	02/09/22	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$38,741	40.36	\$77,481	\$19,718	\$76,282	\$46,583	1.638
600-040-600-250-00	202 KALAMO ST	10/25/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$55,030	39.31	\$110,059	\$21,921	\$118,079	\$71,079	1.661
600-060-600-110-00	522 SPRUCE ST	02/01/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$41,115	37.38	\$82,229	\$25,871	\$84,129	\$45,450	1.851
<b>Totals:</b>			<b>\$3,408,740</b>			<b>\$3,408,740</b>	<b>\$1,848,784</b>		<b>\$3,697,554</b>		<b>\$2,690,614</b>	<b>\$2,417,982</b>	
								<b>Sale. Ratio =&gt;</b>	<b>54.24</b>			<b>E.C.F. =&gt;</b>	<b>1.113</b>
								<b>Std. Dev. =&gt;</b>	<b>10.88</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.141</b>

**USE 1.11**