

**2023 OLIVET-ALL RES 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	
600-040-601-805-00	338 COLLEGE ST	11/05/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$61,109	55.55	\$122,217	\$7,628	\$19,845	69.6	155.0	0.34	0.34	\$110	\$22,568	\$0.52	95.00	R-04	2970/0407	
600-044-600-090-00	715 SPRUCE ST	05/13/20	\$67,000	WD	03-ARM'S LENGTH	\$67,000	\$40,589	60.58	\$81,178	\$12,882	\$27,060	94.9	297.0	0.62	0.62	\$136	\$20,644	\$0.47	91.50	R-01	2847/939	
600-040-600-973-00	680 WASHINGTON ST	01/08/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$58,914	56.11	\$117,827	\$17,813	\$30,640	107.5	129.0	1.05	1.05	\$166	\$16,997	\$0.39	354.00	R-04	2899/440	
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	\$27,957	\$25,571	133.4	264.0	0.70	0.51	\$209	\$40,053	\$0.92	224.00	R-03		
600-044-600-041-00	537 SPRUCE ST	07/02/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$68,660	45.77	\$137,320	\$33,672	\$20,992	156.8	297.0	1.07	1.07	\$215	\$31,469	\$0.72	156.75	R-02	2856/871	
600-080-600-200-01	103 WESTRIDGE AVE	07/23/20	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$77,299	50.52	\$154,598	\$19,988	\$21,586	75.7	146.0	0.44	0.44	\$264	\$45,324	\$1.04	116.00	R-05	2859/949	
600-040-600-160-00	120 DRURY LN	08/14/20	\$104,470	WD	03-ARM'S LENGTH	\$104,470	\$50,443	48.28	\$100,886	\$23,880	\$20,296	71.2	181.5	0.34	0.34	\$335	\$69,419	\$1.59	82.50	R-02	2864/51	
600-070-600-172-02	211 WASHINGTON ST	12/30/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$41,443	46.05	\$82,885	\$31,955	\$24,840	87.2	325.0	0.49	0.49	\$367	\$64,949	\$1.49	66.00	R-01	2979/474	
600-040-600-190-00	411 N MAIN ST	10/05/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$52,888	48.08	\$105,775	\$17,195	\$12,970	45.5	111.4	0.13	0.13	\$378	\$134,336	\$3.08	50.00	R-02	2874/1248	
600-040-600-860-00	208 WASHINGTON ST	10/30/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$54,003	45.00	\$108,006	\$29,035	\$17,041	59.8	191.0	0.22	0.22	\$486	\$132,580	\$3.04	50.00	R-02	2883/619	
600-065-601-063-00	227 E GREEN ST	10/28/20	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$22,062	42.43	\$44,124	\$18,478	\$10,602	37.2	85.0	0.08	0.08	\$497	\$225,341	\$5.17	42.00	R-01	2881/1168	
600-040-600-940-00	430 WASHINGTON ST	07/21/21	\$104,400	WD	03-ARM'S LENGTH	\$104,400	\$42,354	40.57	\$84,707	\$42,204	\$22,511	79.0	297.0	0.39	0.39	\$534	\$107,117	\$2.46	57.75	R-02	2942/721	
600-040-601-644-00	614 SUMMER ST	10/20/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$47,742	43.40	\$95,484	\$30,346	\$15,830	55.5	132.0	0.20	0.20	\$546	\$151,730	\$3.48	66.00	R-02	2881/1285	
600-000-601-003-00	124 S MAIN ST	07/06/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$91,234	44.50	\$182,468	\$44,196	\$21,664	80.4	495.0	1.19	1.19	\$549	\$37,139	\$0.85	52.50	R-04	2943/861	
600-050-600-380-00	780 SUMMER ST	12/17/20	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$58,973	42.43	\$117,946	\$40,697	\$19,643	68.9	193.9	0.31	0.31	\$590	\$130,439	\$2.99	70.00	R-02	2900/283	
600-000-610-009-00	127 S MAIN ST	04/22/21	\$204,000	WD	03-ARM'S LENGTH	\$204,000	\$90,753	44.49	\$181,505	\$43,149	\$20,654	72.5	224.7	0.34	0.34	\$595	\$126,909	\$2.91	66.00	R-04	2924/1206	
<b>Totals:</b>			<b>\$1,952,740</b>			<b>\$1,952,740</b>	<b>\$921,709</b>		<b>\$1,843,410</b>	<b>\$441,075</b>	<b>\$331,745</b>	<b>1,295.3</b>		<b>7.92</b>	<b>7.73</b>							
								<b>Sale. Ratio =&gt;</b>	<b>47.20</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>				
								<b>Std. Dev. =&gt;</b>	<b>5.58</b>			<b>per FF=&gt;</b>			<b>per Net Acre=&gt;</b>			<b>per SqFt=&gt;</b>			<b>\$1.28</b>	

**USE 341**