

**2024 OLIVET COMMERCIAL ECF STUDY FOR C-01**

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.		
200-007-300-120-00	103 MORRELL ST	12/06/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$28,800	32.00	\$73,016	\$13,726	\$76,274	\$44,917	1.698		
200-007-400-240-01	320 LANSING RD	02/03/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$225,700	56.43	\$403,525	\$75,378	\$324,622	\$248,596	1.306		
200-007-400-250-02	328 LANSING RD	06/24/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$436,500	79.36	\$587,215	\$356,283	\$193,717	\$174,948	1.107		
200-008-100-025-04	1315 LANSING RD	05/10/21	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$234,100	31.21	\$673,561	\$45,024	\$704,976	\$476,164	1.481		
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	\$573,227	\$119,123	\$377,657	\$349,830	1.080		
200-013-200-330-00	201 S LINCOLN ST	07/20/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$59,800	39.87	\$145,348	\$8,983	\$141,017	\$103,307	1.365		
<b>Totals:</b>			<b>\$2,436,780</b>			<b>\$2,436,780</b>	<b>\$1,203,600</b>		<b>\$2,455,892</b>		<b>\$1,818,263</b>	<b>\$1,397,763</b>			
								<b>Sale. Ratio =&gt;</b>	<b>49.39</b>					<b>E.C.F. =&gt;</b>	<b>1.301</b>
								<b>Std. Dev. =&gt;</b>	<b>18.28</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.339</b>
SALES WERE USE FROM COMPARABLE JURSDICTIONS												<b>USE</b>	<b>1.300</b>		