

2024 OLIVET COMMERCIAL LAND VALUE 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 Residual	Est. Land Value	Effec. Front
600-040-600-490-01	315 N MAIN ST	03/10/23	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$107,807	34.55	\$215,613	\$312,000	\$215,613	336.9
300-000-606-024-00	217 S MAIN ST	11/23/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$45,000	56.25	\$90,026	\$6,704	\$16,730	26.6
300-053-000-020-00	322 HAMMAN DR	06/30/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$72,400	45.25	\$144,768	\$70,832	\$55,600	276.6
200-006-300-210-02	451 E PACKARD HWY	01/07/22	\$670,000	WD	03-ARM'S LENGTH	\$670,000	\$300,800	44.90	\$729,067	\$158,403	\$217,470	574.6
300-000-610-001-00	300 W KING ST	05/28/21	\$1,431,530	WD	03-ARM'S LENGTH	\$1,431,530	\$627,200	43.81	\$1,428,130	\$63,368	\$59,968	200.0
200-000-024-256-00	144 S COCHRAN AVE	05/25/22	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$54,400	50.37	\$117,021	\$7,024	\$16,045	21.2
200-024-100-020-00	757 W SHEPHERD ST	07/09/21	\$2,484,000	WD	03-ARM'S LENGTH	\$2,484,000	\$643,600	25.91	\$2,408,559	\$124,941	\$49,500	267.0
200-007-300-120-00	103 MORRELL ST	12/06/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$28,800	32.00	\$72,615	\$30,710	\$13,325	64.5
300-086-631-010-00	802 S MAIN ST	08/30/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$80,300	50.19	\$160,537	\$33,374	\$33,911	65.7
300-000-609-011-01	208 W KING ST	09/23/21	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$220,000	37.61	\$439,983	\$486,166	\$341,149	642.0
200-000-012-221-00	220 W HARRIS AVE	06/30/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$55,900	37.27	\$117,504	\$54,061	\$21,565	64.0
300-000-607-040-00	323 S MAIN ST	02/13/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$72,000	40.00	\$143,929	\$97,790	\$61,719	102.2
200-000-024-080-00	108 S COCHRAN AVE	04/14/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$36,600	45.75	\$74,781	\$17,329	\$12,110	18.1
<b>Totals:</b>			<b>\$6,490,530</b>			<b>\$6,490,530</b>	<b>\$2,344,807</b>		<b>\$6,142,533</b>	<b>\$1,462,702</b>	<b>\$1,114,705</b>	<b>2,659.4</b>
								<b>Sale. Ratio =&gt;</b>	<b>36.13</b>	<b>Average</b>		
								<b>Std. Dev. =&gt;</b>	<b>8.35</b>	<b>per FF=&gt;</b>		<b>\$550</b>
<b>SALES WERE USED FROM COMPARABLE JURISDICTIONS</b>										<b>USE</b>	<b>\$</b>	<b>550</b>