

2024 OLIVET INDUSTRIAL ECF STUDY FOR I-01

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.
51-344-586-00	117 E SUPERIOR	12/01/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$32,000	53.33	\$93,956	\$4,684	\$55,316	\$197,504	0.280
53-010-124-00	121 N MILL	06/01/22	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$14,100	56.40	\$33,096	\$2,179	\$22,821	\$68,400	0.334
52-010-079-00	119 E CENTER ST	06/24/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$71,900	79.89	\$118,643	\$5,886	\$84,114	\$249,462	0.337
51-031-270-00	318 N STATE	11/10/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$54,600	43.68	\$157,549	\$7,040	\$117,960	\$332,985	0.354
51-031-005-00	303 W SUPERIOR	10/25/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$72,200	57.76	\$153,821	\$3,978	\$121,022	\$331,511	0.365
51-344-818-00	124 W SUPERIOR	09/20/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$56,600	45.28	\$151,320	\$3,600	\$121,400	\$326,814	0.371
51-344-583-00	125 E SUPERIOR	10/13/22	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$61,200	50.16	\$144,546	\$4,007	\$117,993	\$310,927	0.379
51-343-509-00	725 E SUPERIOR	01/31/23	\$246,500	WD	19-MULTI PARCEL AF	\$246,500	\$118,400	48.03	\$288,584	\$5,985	\$240,515	\$625,219	0.385
300-086-631-040-00	806 S MAIN ST	02/10/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$60,500	80.67	\$120,984	\$43,527	\$31,473	\$77,176	0.408
52-010-138-00	108 E CENTER ST	11/23/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$152,000	76.00	\$212,992	\$10,726	\$189,274	\$447,491	0.423
12-028-003-00	3159 W MONROE RD	02/18/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$47,500	43.18	\$112,881	\$59,205	\$50,795	\$118,752	0.428
51-354-777-00	1045 E SUPERIOR	08/05/21	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$49,900	56.07	\$91,070	\$28,252	\$60,748	\$138,978	0.437
05-017-003-00	4495 W CLEVELAND R	08/30/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$39,400	60.62	\$77,234	\$46,175	\$18,825	\$41,412	0.455
51-344-780-00	305 W DOWNIE	03/17/22	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$89,100	56.75	\$150,097	\$20,415	\$136,585	\$286,907	0.476
12-027-004-00	7900 N ALGER RD	07/14/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$117,200	73.25	\$157,400	\$121,119	\$38,881	\$80,268	0.484
53-010-121-00	113 N MILL	09/30/21	\$64,500	WD	03-ARM'S LENGTH	\$64,500	\$19,800	30.70	\$59,256	\$2,151	\$62,349	\$126,338	0.494
13-030-003-00	N LUMBERJACK (7000	04/20/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$85,300	37.91	\$302,276	\$73,519	\$151,481	\$305,009	0.497
51-031-265-00	306 N STATE	03/15/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$20,600	31.69	\$58,904	\$1,933	\$63,067	\$126,042	0.500
51-031-271-00	322 N STATE	06/14/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,500	50.00	\$65,760	\$3,500	\$71,500	\$137,743	0.519
12-036-013-00	N JEROME (6000) RD	12/09/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$33,500	14.89	\$207,921	\$110,760	\$114,240	\$214,958	0.531
51-031-035-00	131 W SUPERIOR	12/21/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$36,900	22.36	\$139,537	\$16,448	\$148,552	\$272,321	0.546
42-119-001-00	303 E SAGINAW STREI	04/22/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$28,000	46.67	\$76,843	\$11,471	\$48,529	\$87,163	0.557
06-009-011-00	E PIERCE	02/28/23	\$245,500	WD	03-ARM'S LENGTH	\$245,500	\$95,300	38.82	\$251,253	\$218,300	\$27,200	\$43,937	0.619
Totals:			\$2,899,500			\$2,899,500	\$1,393,500		\$3,225,923		\$2,094,640	\$4,947,319	
								Sale. Ratio =>	48.06			E.C.F. =>	0.423
								Std. Dev. =>	#REF!			Ave. E.C.F. =>	0.443

SALES WERE USED FROM COMPARABLE JURISDICTIONS

USE 0.423