

2024 OLIVET INDUSTRIAL LAND VALUE STUDY FOR I-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	Depth	Net Acres	Total Acres	
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	1000.0	6.59	3.29	
200-013-100-341-01	917 W LAWRENCE AVE	11/03/21	\$948,900	WD	03-ARM'S LENGTH	\$948,900	\$289,600	30.52	\$663,353	\$448,163	\$162,616	0.0	0.0	13.13	13.13	
200-000-005-080-00	332 N COCHRAN AVE	06/27/22	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$9,500	95.00	\$16,280	\$10,000	\$16,280	94.0	130.0	0.28	0.28	
Totals:			\$1,628,900			\$1,628,900	\$599,900		\$1,408,700	\$616,566	\$396,366	668.6		20.00	16.70	
								Sale. Ratio =>	36.83	Average			Average			
								Std. Dev. =>	33.85	per FF=>			\$922	per Net Acre=>		30,826.76
SALES WERE USED FROM COMPARABLE JURISDICTIONS													USE	30,800.00		