

2024 OLIVET RESIDENTIAL ECF STUDY FOR ALL NEIGHBORHOODS

| 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. |
|--------------------|------------------------|-----------|--------------------|--------|-----------------|--------------------|--------------------|--------------------------|--------------------|-------------|--------------------|--------------------------|--------------|
| 600-040-601-805-00 | 338 COLLEGE ST | 11/05/21 | \$110,000 | WD | 03-ARM'S LENGTH | \$110,000 | \$75,179 | 68.34 | \$150,358 | \$24,250 | \$85,750 | \$113,611 | 0.755 |
| 600-050-600-142-00 | 630 SUMMER ST | 05/12/22 | \$137,000 | WD | 03-ARM'S LENGTH | \$137,000 | \$77,062 | 56.25 | \$154,123 | \$63,419 | \$73,581 | \$81,715 | 0.900 |
| 600-050-600-330-00 | 4488 W BUTTERFIELD HWY | 03/31/23 | \$70,000 | WD | 03-ARM'S LENGTH | \$70,000 | \$38,370 | 54.81 | \$76,739 | \$32,091 | \$37,909 | \$40,223 | 0.942 |
| 600-070-600-172-02 | 211 WASHINGTON ST | 12/30/21 | \$90,000 | WD | 03-ARM'S LENGTH | \$90,000 | \$50,210 | 55.79 | \$100,420 | \$30,156 | \$59,844 | \$63,301 | 0.945 |
| 600-040-600-973-00 | 680 WASHINGTON ST | 09/02/22 | \$134,900 | WD | 03-ARM'S LENGTH | \$134,900 | \$72,350 | 53.63 | \$144,699 | \$39,463 | \$95,437 | \$94,807 | 1.007 |
| 600-000-610-009-00 | 127 S MAIN ST | 04/22/21 | \$204,000 | WD | 03-ARM'S LENGTH | \$204,000 | \$110,036 | 53.94 | \$220,072 | \$26,987 | \$177,013 | \$173,950 | 1.018 |
| 600-000-601-003-00 | 124 S MAIN ST | 07/06/21 | \$205,000 | WD | 03-ARM'S LENGTH | \$205,000 | \$109,631 | 53.48 | \$219,262 | \$31,965 | \$173,035 | \$168,736 | 1.025 |
| 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 | \$28,362 | \$100,508 | \$94,348 | 1.065 |
| 600-050-600-130-00 | 626 SUMMER ST | 10/03/22 | \$143,000 | WD | 03-ARM'S LENGTH | \$143,000 | \$71,620 | 50.08 | \$143,239 | \$11,199 | \$131,801 | \$118,955 | 1.108 |
| 600-040-600-922-00 | 352 WASHINGTON ST | 11/10/22 | \$200,000 | WD | 03-ARM'S LENGTH | \$200,000 | \$99,412 | 49.71 | \$198,823 | \$25,932 | \$174,068 | \$155,758 | 1.118 |
| 600-040-600-940-00 | 430 WASHINGTON ST | 07/21/21 | \$104,400 | WD | 03-ARM'S LENGTH | \$104,400 | \$51,363 | 49.20 | \$102,725 | \$28,594 | \$75,806 | \$66,785 | 1.135 |
| 600-040-600-450-00 | 203 KALAMO ST | 12/30/22 | \$300,000 | WD | 03-ARM'S LENGTH | \$300,000 | \$147,076 | 49.03 | \$294,152 | \$48,925 | \$251,075 | \$220,925 | 1.136 |
| 600-080-600-230-01 | 107 WESTRIDGE AVE | 09/30/21 | \$150,000 | WD | 03-ARM'S LENGTH | \$150,000 | \$71,801 | 47.87 | \$143,601 | \$24,795 | \$125,205 | \$107,032 | 1.170 |
| 600-000-602-001-00 | 202 S MAIN ST | 07/12/22 | \$160,000 | WD | 03-ARM'S LENGTH | \$160,000 | \$75,042 | 46.90 | \$150,084 | \$33,626 | \$126,374 | \$104,917 | 1.205 |
| 600-000-601-004-00 | 126 S MAIN ST | 08/06/21 | \$199,000 | WD | 03-ARM'S LENGTH | \$199,000 | \$91,417 | 45.94 | \$182,834 | \$28,507 | \$170,493 | \$139,033 | 1.226 |
| 600-080-600-040-00 | 503 WASHINGTON ST | 02/22/22 | \$146,000 | WD | 03-ARM'S LENGTH | \$146,000 | \$65,356 | 44.76 | \$130,711 | \$27,375 | \$118,625 | \$93,095 | 1.274 |
| 600-000-601-006-00 | 132 S MAIN ST | 02/03/23 | \$171,000 | WD | 03-ARM'S LENGTH | \$171,000 | \$76,293 | 44.62 | \$152,586 | \$40,062 | \$130,938 | \$101,373 | 1.292 |
| 600-050-602-021-00 | 410 N MAIN ST | 05/19/22 | \$100,000 | WD | 03-ARM'S LENGTH | \$100,000 | \$43,967 | 43.97 | \$87,934 | \$22,787 | \$77,213 | \$58,691 | 1.316 |
| 600-040-600-160-00 | 120 DRURY LN | 06/16/22 | \$140,650 | WD | 03-ARM'S LENGTH | \$140,650 | \$61,151 | 43.48 | \$122,302 | \$26,921 | \$113,729 | \$85,929 | 1.324 |
| 600-065-602-091-00 | 127 EAST ST | 09/10/21 | \$180,000 | WD | 03-ARM'S LENGTH | \$180,000 | \$76,987 | 42.77 | \$153,974 | \$36,130 | \$143,870 | \$106,166 | 1.355 |
| 600-000-611-008-01 | 232 E GREEN ST | 02/09/22 | \$96,000 | WD | 03-ARM'S LENGTH | \$96,000 | \$37,822 | 39.40 | \$75,643 | \$20,012 | \$75,988 | \$50,118 | 1.516 |
| 600-040-600-250-00 | 202 KALAMO ST | 10/25/21 | \$140,000 | WD | 03-ARM'S LENGTH | \$140,000 | \$52,661 | 37.62 | \$105,322 | \$22,259 | \$117,741 | \$74,832 | 1.573 |
| 600-070-600-172-01 | 213 WASHINGTON ST | 05/07/21 | \$100,000 | WD | 03-ARM'S LENGTH | \$100,000 | \$41,118 | 41.12 | \$82,236 | \$23,131 | \$76,869 | \$47,665 | 1.613 |
| 600-060-600-110-00 | 522 SPRUCE ST | 02/01/22 | \$110,000 | WD | 03-ARM'S LENGTH | \$110,000 | \$39,722 | 36.11 | \$79,444 | \$26,276 | \$83,724 | \$47,899 | 1.748 |
| Totals: | | | \$3,519,820 | | | \$3,519,820 | \$1,698,889 | | \$3,397,767 | | \$2,796,596 | \$2,409,866 | |
| | | | | | | | | Sale. Ratio => | 48.27 | | | E.C.F. => | 1.160 |
| | | | | | | | | Std. Dev. => | 7.09 | | | Ave. E.C.F. => | 1.199 |
| | | | | | | | | | | | | USE | 1.160 |