

2024 OLIVET RESIDENTIAL LAND VALUE STUDY BY FRONT FOOT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	
600-000-601-003-00	124 S MAIN ST	07/06/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$108,395	52.88	\$216,790	\$9,892	\$21,682	80.4	495.0	1.19	1.19	\$123	
600-000-601-004-00	126 S MAIN ST	08/06/21	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$91,217	45.84	\$182,434	\$43,895	\$27,329	80.1	330.0	0.40	0.40	\$548	
600-000-601-006-00	132 S MAIN ST	02/03/23	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$76,036	44.47	\$152,071	\$54,043	\$35,114	103.0	379.5	0.72	0.72	\$525	
600-000-602-001-00	202 S MAIN ST	07/12/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$74,801	46.75	\$149,602	\$43,276	\$32,878	96.4	327.0	0.63	0.63	\$449	
600-000-610-009-00	127 S MAIN ST	04/22/21	\$204,000	WD	03-ARM'S LENGTH	\$204,000	\$109,855	53.85	\$219,710	\$9,003	\$24,713	72.5	224.7	0.34	0.34	\$124	
600-040-600-450-00	203 KALAMO ST	12/30/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$146,251	48.75	\$292,501	\$44,672	\$37,173	81.8	231.0	0.92	0.92	\$546	
600-040-600-940-00	430 WASHINGTON ST	07/21/21	\$104,400	WD	03-ARM'S LENGTH	\$104,400	\$51,165	49.01	\$102,330	\$29,004	\$26,934	79.0	297.0	0.39	0.39	\$367	
600-040-600-973-00	680 WASHINGTON ST	09/02/22	\$134,900	WD	03-ARM'S LENGTH	\$134,900	\$72,081	53.43	\$144,161	\$27,399	\$36,660	107.5	129.0	1.05	1.05	\$255	
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	\$27,957	\$25,571	133.4	264.0	0.70	0.51	\$209	
600-050-600-130-00	626 SUMMER ST	10/03/22	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$71,550	50.03	\$143,100	\$9,428	\$9,528	27.9	165.0	0.25	0.25	\$337	
600-050-600-142-00	630 SUMMER ST	05/12/22	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$76,886	56.12	\$153,772	\$7,157	\$23,929	70.2	140.0	0.35	0.35	\$102	
600-050-600-330-00	4488 W BUTTERFIELD HWY	03/31/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$38,139	54.48	\$76,278	\$25,219	\$31,497	92.4	200.0	0.64	0.64	\$273	
600-050-602-021-00	410 N MAIN ST	05/19/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$43,808	43.81	\$87,615	\$34,091	\$21,706	63.7	200.0	0.25	0.25	\$536	
600-070-600-172-02	211 WASHINGTON ST	12/30/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$49,993	55.55	\$99,985	\$19,736	\$29,721	87.2	325.0	0.49	0.49	\$226	
600-080-600-040-00	503 WASHINGTON ST	02/22/22	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$65,204	44.66	\$130,408	\$36,264	\$20,672	60.6	150.0	0.24	0.24	\$598	
600-080-600-230-01	107 WESTRIDGE AVE	09/30/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$71,637	47.76	\$143,274	\$29,048	\$22,322	65.5	171.0	0.28	0.28	\$444	
Totals:			\$2,443,170			\$2,443,170	\$1,210,261		\$2,420,515	\$450,084	\$427,429	1,301.5		8.86	8.67		
								Sale. Ratio =>	49.54			Average					
								Std. Dev. =>	4.13			per FF=>	\$346	Average			
												per Net Acre=>	50,816.76				
												USED	\$346				