

NOTES

ONLY 1 GOOD AG IMPROVED SALE
 COMBINED WITH RESIDENTIAL SALES STUDY DUE TO
 MOST RES SALES WERE SPLIT OFF FROM AG PROPERTIES

2023 OLIVE TOWNSHIP
 OUTLIERS FOR AGRICULTURAL CLASS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Source and Tab	erty
110-005-400-010-00	2378 W PRICE RD	08/19/21	\$1,660,000	WD	03-ARM'S LENGTH	\$1,660,000	\$796,700	47.99	\$1,942,585	\$1,729,727	(\$69,727)	\$212,858	(0.328)	2,646	(\$26.35)	101	257.5427	1 STORY	\$1,468,100	110 AGRICU	101
110-005-400-010-60	2378 W PRICE RD	08/19/21	\$1,660,000	WD	03-ARM'S LENGTH	\$1,660,000	\$480,000	28.92	\$1,937,126	\$1,724,268	(\$64,268)	\$212,858	(0.302)	2,646	(\$24.29)	101	260.1073	1 STORY	\$1,462,641	110 AGRICU	101
110-008-300-030-00	2780 W JASON RD	08/21/20	\$0	WD	03-ARM'S LENGTH	\$0	\$0	#DIV/0!	\$166,872	\$152,124	(\$152,124)	\$14,748	(10.315)	0	#DIV/0!	101	882.9856	GARAGE	\$136,919	AGRICU	101
110-012-300-015-00	6835 S KREPPS RD	12/15/21	\$0	QC	14-INTO/OUT OF TRI	\$0	\$198,300	#DIV/0!	\$468,376	\$223,797	(\$223,797)	\$287,740	(0.778)	2,133	(\$104.92)	401	#REF!	1.5 STORY	\$211,021	AGRICU	101
110-031-100-005-00	3263 W CHADWICK RD	12/03/21	\$0	WD	14-INTO/OUT OF TRI	\$0	\$332,800	#DIV/0!	\$806,763	\$597,101	(\$597,101)	\$209,662	(2.848)	2,741	(\$217.84)	101	#REF!	2 STORY	\$592,400	AGRICU	101
110-031-100-005-00	3263 W CHADWICK RD	03/04/21	\$0	WD	14-INTO/OUT OF TRI	\$0	\$388,500	#DIV/0!	\$806,763	\$597,101	(\$597,101)	\$209,662	(2.848)	2,741	(\$217.84)	101	#REF!	2 STORY	\$592,400	AGRICU	101
Totals:			\$3,320,000			\$3,320,000	\$2,196,300		\$6,128,485		(\$1,704,118)	\$1,147,528			#DIV/0!		141.7968				
								Sale. Ratio =>	66.15			E.C.F. =>	(1.485)	Std. Deviation=>		3.817254176					
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	(2.903)	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!			

PARCELS NOT USED IN STUDY DUE TO :
 TOO LOW OF ECF

**2023 OLIVE TOWNSHIP
COMMERCIAL/INDUSTRIAL ECF ANALYSIS**

Parcel No.	Sale Date	Adj Sale Price	Township	Time Adj	Cls	Adj Sale Price	Land Value	Bldg Residual	Manual Cost	ECF
580-013-000-091-00	4/1/2022	40,000	Ovid City	1.00	201	40,000	11,484	28,516	40,119	0.711
020-010-300-036-00	7/26/2021	150,000	Bengal	1.00	201	150,000	76,218	73,782	72,278	1.021
580-000-022-010-00	12/16/2021	50,000	Ovid City	1.00	201	50,000	6,750	43,250	64,079	0.675
580-000-021-009-00	10/15/2021	36,400	Ovid City	1.00	201	36,400	8,303	28,097	37,255	0.754
041-012-000-225-00	3/29/2021	175,000	Dallas	1.00	201	175,000	44,908	130,092	168,033	0.774
580-013-000-040-03+	1/8/2021	865,000	Ovid City	1.00	201	865,000	158,759	706,241	930,740	0.759
010-035-300-010-52	12/7/2020	175,000	Bath	1.00	301	175,000	49,478	125,522	148,715	0.844
061-000-001-001-00	12/21/2020	435,600	Duplain	1.00	201	435,600	67,764	367,836	401,144	0.917
300-490-121-006-00	12/14/2020	130,000	St Johns	1.00	301	130,000	11,053	118,947	144,678	0.822
070-023-300-031-00	7/27/2020	101,000	Eagle	1.00	201	101,000	62,100	38,900	69,164	0.562
041-000-002-001-00	6/22/2020	235,000	Dallas	1.00	201	235,000	38,272	196,728	270,255	0.728
041-014-000-035-50+	10/23/2019	115,000	Dallas	1.02	201	117,300	52,051	65,249	104,109	0.627
041-012-000-155-00	7/17/2019	140,000	Dallas	1.02	201	142,800	18,148	124,652	170,553	0.731
061-000-005-001-01	6/7/2019	195,000	Duplain	1.02	201	198,900	40,735	158,165	204,013	0.775
								2,205,977	2,825,135	0.781
									Average	0.764
									Median	0.756
								1,857,911	2,346,460	0.792

NBH COMMERCIAL
NBH INDUSTRIAL
ECF RANGE 0.562 - 1.021

ECF USED **0.79**

NOTES NO COMMERCIAL OR INDUSTRIAL SALES IN OLIVE TOWNSHIP
USED SALES FROM SIMILAR TOWNSHIPS IN CLINTON COUNTY
VERIFIED ALL SALES FROM SURROUNDING NBH USED IN STUDY

**2023 OLIVE TOWNSHIP
COMMERCIAL/INDUSTRIAL ECF
OUTLIERS**

Parcel No.	Sale Date	Adj Sale Price	Township	Time Adj	Adj Sale Price	Land Value	Bldg Residual	Manual Cost	ECF
061-012-300-010-00	7/11/2022	50,000	VILLAGE OF EI	1.00	50,000	39,468	10,532	14,083	0.748 COM
061-190-001-011-01	9/21/2022	32,000	VILLAGE OF EI	1.00	32,000	4,037	27,963	36,006	0.777 COM
041-012-000-225-00	8/2/2021	225,000	VILLAGE OF F	1.00	225,000	118,209	106,791	409,564	0.261 COM
300-004-300-071-50	10/26/2021	2,850,000	CITY OF ST JOI	1.000	2,850,000	220,601	2,629,399	2,990,219	0.879 IND
300-490-121-006-00	12/14/2020	130,000	CITY OF ST JOI	1.000	130,000	11,053	118,947	144,678	0.822 IND
150-036-200-010-10	7/10/2020	9,250,000	WATERTOWN	1.000	9,250,000	933,212	8,316,788	9,802,967	0.848

PARCELS NOT USED IN STUDY DUE TO :
LOCATED IN VILLAGE/CITY
SIZE OF PROPERTY
TOO LOW/OR HIGH ECF
PROPERTY IS NOT SIMILAR TO PARCELS LOCATED IN OLIVE TWP

MOBILE HOMES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Source and Tab	Cls	Depr	
110-026-200-033-00	9546 BOND RD	06/25/21	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$67,700	40.78	\$160,787	\$41,240	\$124,760	\$142,318	0.877	2,240	\$55.70	401	4.0411	DOUBLE WIDE	\$37,221	RURAL	401	63	
110-012-300-016-00	6893 S KREPPS RD	12/03/21	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$60,200	38.10	\$152,005	\$35,263	\$122,737	\$138,979	0.883	1,456	\$84.30	401	88.3136	DOUBLE WIDE	\$33,644	RURAL	401	74	
Totals:			\$23,118,800			\$23,118,800	\$8,326,200		\$23,016,966		\$17,141,927	\$20,012,367			\$126.46		3.6421						
								Sale. Ratio =>	36.01			E.C.F. =>	0.857	Std. Deviation=>		0.07861622							
								Std. Dev. =>	8.40			Ave. E.C.F. =>	0.893	Ave. Variance=>		#REF!	Coefficient of Var=>		#REF!				

NBH
 # OF PARCELS 24
 # OF SALES 2
 ECF RANGE 0.877 - 0.883
 ECF USED 0.88
 NOTES VERIFIED SALES

**2023 OLIVE TOWNSHIP
 OUTLIERS FOR RESIDENTAL CLASS ECF**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Source and Tab	Cls	Depr	
110-005-200-020-00	2821 W CENTERLINE RD	08/03/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$75,400	32.09	\$172,346	\$61,212	\$173,788	\$130,746	1.329	1,628	\$106.75	401	#DIV/0!	1.75 STORY	\$55,000	RURAL	401	64	
110-009-300-004-00	6501 S LOOMIS RD	09/11/20	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$113,700	32.03	\$380,636	\$60,750	\$294,250	\$376,336	0.782	1,680	\$175.15	401	#DIV/0!	1 STORY	\$47,100	RURAL	401	90	
110-009-300-006-00	6541 S LOOMIS RD	05/29/20	\$29,900	WD	29-SELLERS INTEREST	\$29,900	\$16,000	53.51	\$586,648	\$88,419	(\$58,519)	\$586,152	(0.100)	2,778	(\$21.07)	401	#DIV/0!	2 STORY	\$40,350	RURAL	401	98	
110-013-100-030-00	7450 S CHANDLER RD	06/19/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$138,200	49.36	\$323,157	\$87,251	\$192,749	\$277,536	0.694	2,020	\$95.42	401	#DIV/0!	1 STORY	\$79,500	RURAL	401	72	
110-013-400-055-00	7880 S CHANDLER RD	02/12/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$69,900	55.92	\$160,928	\$77,408	\$47,592	\$98,259	0.484	988	\$48.17	401	#DIV/0!	1 STORY	\$76,376	110 RURAL	401	62	
110-013-400-055-00	7880 S CHANDLER RD	02/12/21	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$69,900	37.99	\$160,928	\$77,408	\$106,592	\$98,259	1.085	988	\$107.89	401	#DIV/0!	1 STORY	\$76,376	110 RURAL	401	62	
110-015-200-026-00	7265 S US-27	02/18/21	\$53,500	WD	03-ARM'S LENGTH	\$53,500	\$24,800	46.36	\$55,060	\$55,060	(\$1,560)	\$0	#DIV/0!	2,520	(\$0.62)	401	#DIV/0!	2 STORY	\$55,060	RURAL	401	0	
110-015-200-028-00	7303 S US-27	06/30/20	\$46,500	WD	03-ARM'S LENGTH	\$46,500	\$24,800	53.33	\$345,618	\$58,316	(\$11,816)	\$338,002	(0.035)	1,900	(\$6.22)	401	#DIV/0!	1 STORY	\$55,065	RURAL	401	97	
110-017-400-050-00	7716 S LOOMIS RD	09/02/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$78,200	65.17	\$185,818	\$23,619	\$96,381	\$190,822	0.505	1,403	\$68.70	401	#DIV/0!	1 STORY	\$20,700	RURAL	401	78	
110-020-100-002-61	8402 S LOOMIS RD	10/21/20	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$0	0.00	\$341,837	\$72,537	\$347,463	\$316,824	1.097	1,958	\$177.46	401	#DIV/0!	BILEVEL	\$55,850	RURAL	401	80	
110-022-200-050-00	8387 S US-27	02/10/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$89,700	69.00	\$203,997	\$47,666	\$82,334	\$183,919	0.448	1,240	\$66.40	401	#DIV/0!	1 STORY	\$44,500	RURAL	401	68	
110-022-400-130-00	8836 S WILLIAMS RD	07/06/20	\$112,750	WD	03-ARM'S LENGTH	\$112,750	\$52,800	46.83	\$130,132	\$50,439	\$62,311	\$93,756	0.665	756	\$82.42	401	#DIV/0!	1 STORY	\$43,200	RURAL	401	70	
110-025-200-010-00	9195 S KREPPS RD	06/21/21	\$0	LC	29-SELLERS INTEREST	\$0	\$77,400	#DIV/0!	\$181,068	\$47,563	(\$47,563)	\$157,065	(0.303)	1,653	(\$28.77)	401	#DIV/0!	BILEVEL	\$37,000	RURAL	401	69	
110-027-400-025-00	9700 S WILLIAMS RD	03/31/22	\$1	QC	09-FAMILY	\$1	\$0	0.00	\$224,633	\$88,471	(\$88,470)	\$160,191	(0.552)	1,260	(\$70.21)	401	#DIV/0!	1 STORY	\$67,000	RURAL	401	64	
110-028-100-039-00	9320 S US-27	09/16/20	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$40,500	126.56	\$116,292	\$53,191	(\$21,191)	\$74,236	(0.285)	1,548	(\$13.69)	401	#DIV/0!	1.5 STORY	\$35,750	RURAL	401	45	
110-028-100-039-00	9320 S US-27	09/16/20	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$40,500	90.00	\$116,292	\$53,191	(\$8,191)	\$74,236	(0.110)	1,548	(\$5.29)	401	#DIV/0!	1.5 STORY	\$35,750	RURAL	401	45	
110-029-100-045-00	2151 LOCHER RD	10/01/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$66,100	26.44	\$162,793	\$54,726	\$195,274	\$127,138	1.536	1,540	\$126.80	401	#DIV/0!	1.75 STORY	\$35,800	RURAL	401	65	
110-034-100-035-01	10210 S WILLIAMS RD	08/07/20	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$112,300	56.43	\$252,245	\$45,377	\$153,623	\$243,374	0.631	1,920	\$80.01	401	#DIV/0!	1 STORY/MOD	\$34,800	RURAL	401	80	
Totals:			\$2,617,651			\$2,617,651	\$1,090,200		\$4,100,428		\$1,515,047	\$3,526,852			\$54.96		#DIV/0!						
								Sale. Ratio =>	41.65			E.C.F. =>	0.430	Std. Deviation=>		#DIV/0!							
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	#DIV/0!	Ave. Variance=>		#DIV/0!	Coefficient of Var=>		#DIV/0!				

PARCELS NOT USED IN STUDY DUE TO :
 TOO LOW OR HIGH ECF
 PART OF MULTI PARCEL SELL
 IMPROVEMENTS DONE TO PROPERTY WITH NO PERMITS
 UNKNOWN UPDATES
 DISCOVERED IMPROVEMENTS