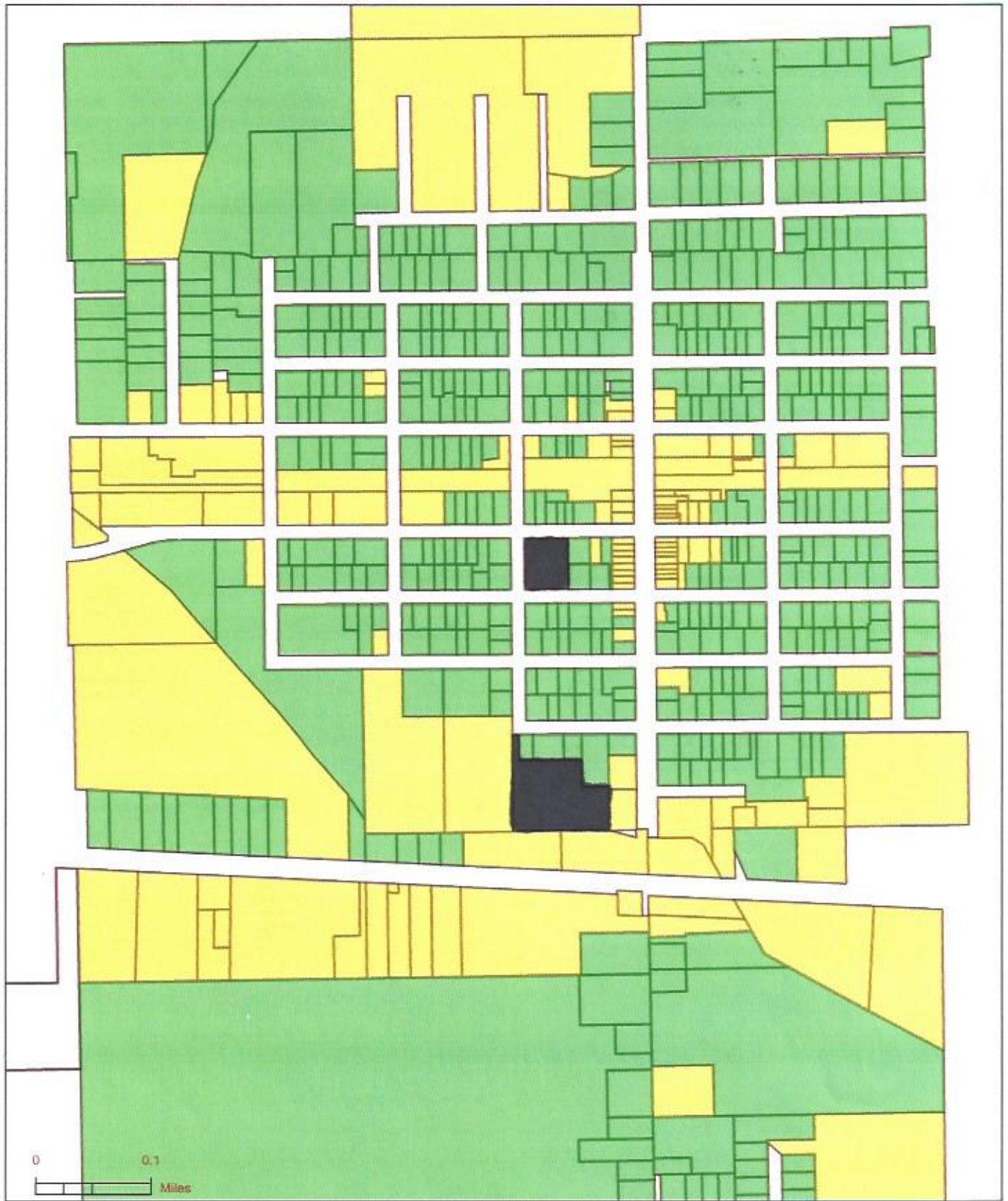


OVID



E.C.F.s for Neighborhood: 001 'RESIDENTIAL'

Residential : 0.944
Town Homes/Duplexes: 0.944
Mobile Homes : 0.944
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 004 'COMMERCIAL'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.880
Industrial Bldgs : 0.780

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 006 'INDUSTRIAL'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.880
Industrial Bldgs : 0.780

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

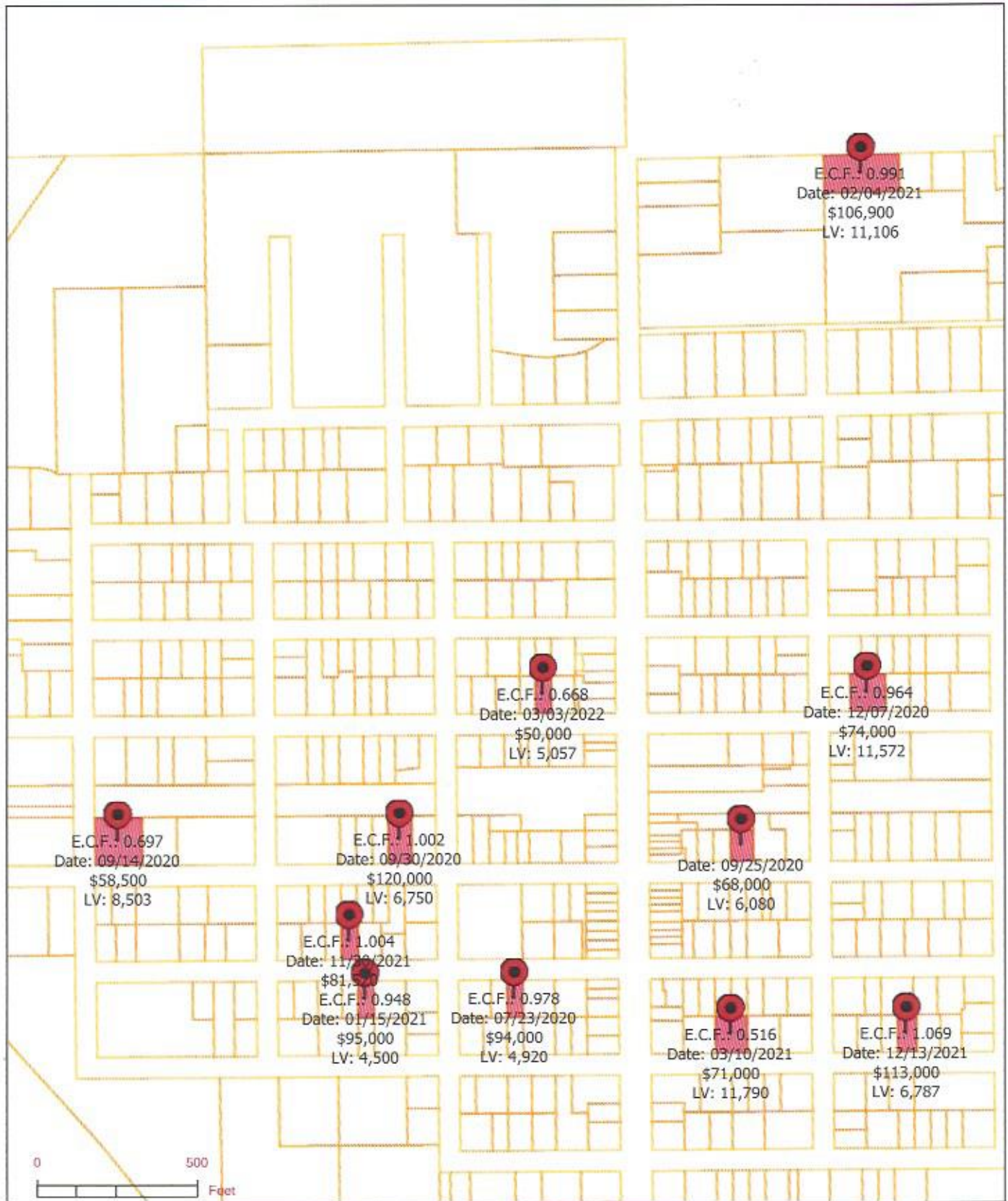
E.C.F.s for Neighborhood: 900 'PERSONAL PROPERTY'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

2023 OVID CITY RESIDENTIAL ECF



Neighborhoods Used: 001 - RESIDENTIAL

122 W WILLIAMS ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 580-000-003-019-00 03/03/2022 001 401 50,000 5,057
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 55 44,943 67,265 0.668



125 E ELM ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 580-000-028-020-00 02/23/2022 001 401 120,000 9,916
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 45 108,897 99,915 1.090
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 1187 1089 1.090



219 E OAK ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 580-000-020-016-00 12/13/2021 001 401 113,000 6,787
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 53 106,213 99,389 1.069



117 W OAK ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 580-000-027-007-00 12/02/2021 001 401 115,000 14,873
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 55 100,127 95,440 1.049



228 W CLINTON ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 580-000-016-016-00 11/30/2021 001 401 81,520 5,354
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 64 76,166 75,851 1.004



215 S EAST ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 580-000-042-010-00 11/24/2021 001 401 212,500 14,170
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 80 198,330 269,174 0.737



9301 E M-21
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 580-012-000-060-00 11/12/2021 001 401 164,900 22,193
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 60 142,707 127,632 1.118



236 E FIRST ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 580-150-002-008-00 10/08/2021 001 401 160,000 25,941
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 65 134,059 140,785 0.952



Neighborhoods Used: 001 - RESIDENTIAL

1367 S MAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
580-013-100-010-00	08/19/2021 001	401	127,000	12,382	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25 STORY	55	114,618	108,032	1.061



309 W HIGH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
580-000-034-007-00	05/24/2021 001	401	67,900	7,141	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25 STORY	59	60,758	54,061	1.124
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	1	1	1.124		



246 E SECOND ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
580-150-006-007-00	04/13/2021 001	401	105,000	9,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65	96,000	89,823	1.069



200 E OAK ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
580-000-029-001-00	04/02/2021 001	401	81,800	9,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	45	72,800	59,230	1.229



125 E OAK ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
580-000-021-019-00	03/10/2021 001	401	71,000	11,790	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.75 STORY	60	59,210	114,830	0.516



232 E SECOND ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
580-150-006-006-00	02/04/2021 001	401	106,900	11,106	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65	95,794	96,688	0.991



223 W CLINTON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
580-000-023-006-00	01/15/2021 001	401	95,000	4,500	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	60	90,500	95,436	0.948



135 E FRONT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
580-000-012-004-01	12/07/2020 001	401	74,000	11,572	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	60	62,428	64,758	0.964

!!MULTI-PARCEL SALE!!



Neighborhoods Used: 001 - RESIDENTIAL

217 N MAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
580-000-003-011-00	11/09/2020 001	401	15,000	4,950	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	11	10,050	21,520	0.467



130 W FRONT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
580-000-013-007-00	11/08/2020 001	401	72,000	3,420	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	55	68,580	69,867	0.982



210 W FRONT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
580-000-014-015-00	09/30/2020 001	401	120,000	6,750	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	53	113,250	112,986	1.002



125 E FRONT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
580-000-012-008-00	09/25/2020 001	401	68,000	6,080	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	64	61,920	63,344	0.978

!!MULTI-PARCEL SALE!!



242 W CLINTON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
580-000-016-019-00	09/14/2020 001	401	58,500	8,503	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	69	49,997	71,722	0.697



317 W CLINTON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
580-000-024-007-00	07/29/2020 001	401	122,400	6,052	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	85	116,348	105,975	1.098



131 W CLINTON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
580-000-022-004-00	07/23/2020 001	401	94,000	4,920	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	53	89,080	91,086	0.978



2023 OVID CITY COMMERCIAL ECF MAP



Neighborhoods Used: 004 - COMMERCIAL, 006 - INDUSTRIAL

204 S MAIN ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
580-000-022-010-00 12/16/2021 004 201 50,000 8,698
Commercial Buildings: ResidualValue CostByManual E.C.F.
 41302 57203 0.722



203 S MAIN ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
580-000-021-009-00 10/16/2021 004 201 36,400 10,950
Commercial Buildings: ResidualValue CostByManual E.C.F.
 25450 66333 0.384



9522 E M-21
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
580-013-000-040-03 01/08/2021 004 201 865,000 55,302
Commercial Buildings: ResidualValue CostByManual E.C.F.
 809698 539566 1.501



!!MULTI-PARCEL SALE!!

9446 E M-21
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
580-013-000-090-02 04/01/2020 004 201 100,000 15,580
Commercial Buildings: ResidualValue CostByManual E.C.F.
 84420 269847 0.313



121 S MAIN ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
580-000-018-014-00 03/31/2020 004 201 140,000 3,450
Commercial Buildings: ResidualValue CostByManual E.C.F.
 136550 160110 0.853



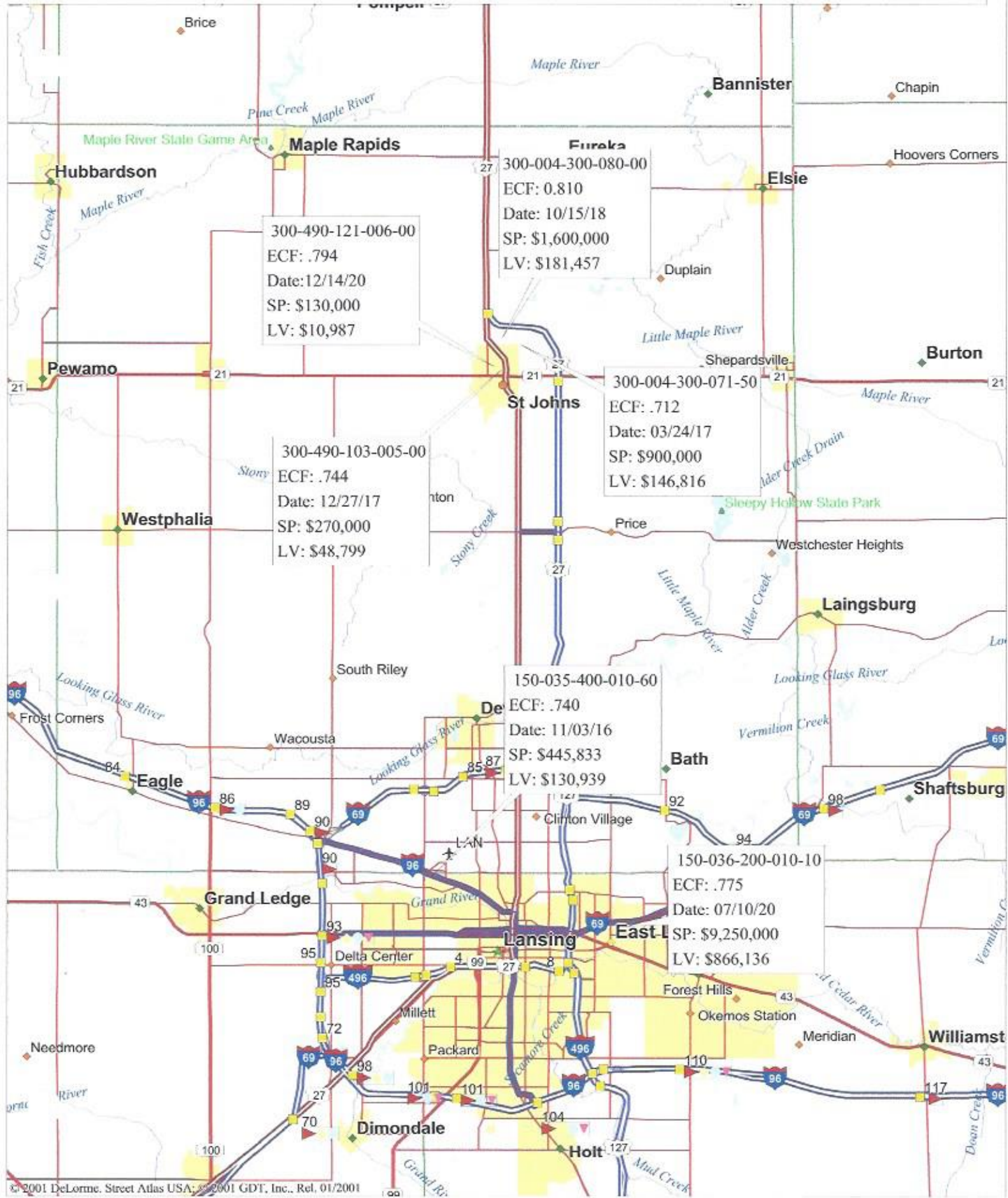
9662 E M-21
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
580-013-000-040-02 03/12/2020 004 201 400,000 223,440
Commercial Buildings: ResidualValue CostByManual E.C.F.
 176560 199911 0.883



9430 E M-21
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
580-013-000-071-00 01/02/2020 004 201 400,000 106,560
Commercial Buildings: ResidualValue CostByManual E.C.F.
 293440 471316 0.623



2023 Ovid City Industrial ECF



2023 Industrial ECF Analysis- City of Ovid - Based on Clinton County Study

Parcel No.	Sale Date	Adj Sale Price	Time Adj	Adj Sale Price	Land Value	Bldg Residual	Manual Cost	ECF
300-490-121-006-00	12/14/2020	\$ 130,000	1.000	\$130,000	\$10,987	\$119,013	\$149,902	0.794
150-036-200-010-10	7/10/2020	\$ 9,250,000	1.000	\$9,250,000	\$866,136	\$8,383,864	\$10,823,245	0.775
300-004-300-080-00	10/15/2018	\$ 1,600,000	1.040	\$1,664,000	\$181,457	\$1,482,543	\$1,830,764	0.810
300-490-103-005-00	12/27/2017	\$ 270,000	1.080	\$291,600	\$48,799	\$242,801	\$326,193	0.744
300-004-300-071-50	3/24/2017	\$ 900,000	1.080	\$972,000	\$146,816	\$825,184	\$1,019,362	0.810
150-035-400-010-60	11/3/2016	\$ 445,833	1.120	\$499,333	\$130,939	\$368,394	\$497,589	0.740
						\$11,421,799	\$14,647,055	
						Avg		<u>0.77980</u>

Used: 0.78

Unit: 580 - CITY OF OVID
Rates/Values for Neighborhood 001.RESIDENTIAL, Last Edited: 12/22/2022

Frontages:
Frontage 'A': Description: ' ' FF Rate: 100
Standard Frontage: 0 Standard Depth : 119

Unit: 580 - CITY OF OVID
Rates/Values for Neighborhood 002.RURAL RESIDENTIAL, Last Edited: 12/21/2022

Rates for Rate Table 'RURAL RESIDENTIAL', (Acres)
HOMESITE : 24,000
RES LAND : 3,600
WOODS : 3,600
ROW : 0

Unit: 580 - CITY OF OVID
Rates/Values for Neighborhood 003.RURAL AG, Last Edited: 12/22/2022

Rates for Rate Table 'RURAL AG', (Acres)
TILLABLE : 4,800
WOODS : 4,800
ROAD/DRAIN : 0

Unit: 580 - CITY OF OVID
Rates/Values for Neighborhood 004.COMMERCIAL, Last Edited: 12/21/2022

Frontages:
Frontage 'A': Description: 'VILLAGE COMM ' FF Rate: 155
Standard Frontage: 0 Standard Depth : 0

Rates for Rate Table 'VILLAGE COMMERCIAL', (Acres)
BLDG SITE : 31,000
COMM ACREAGE : 18,000

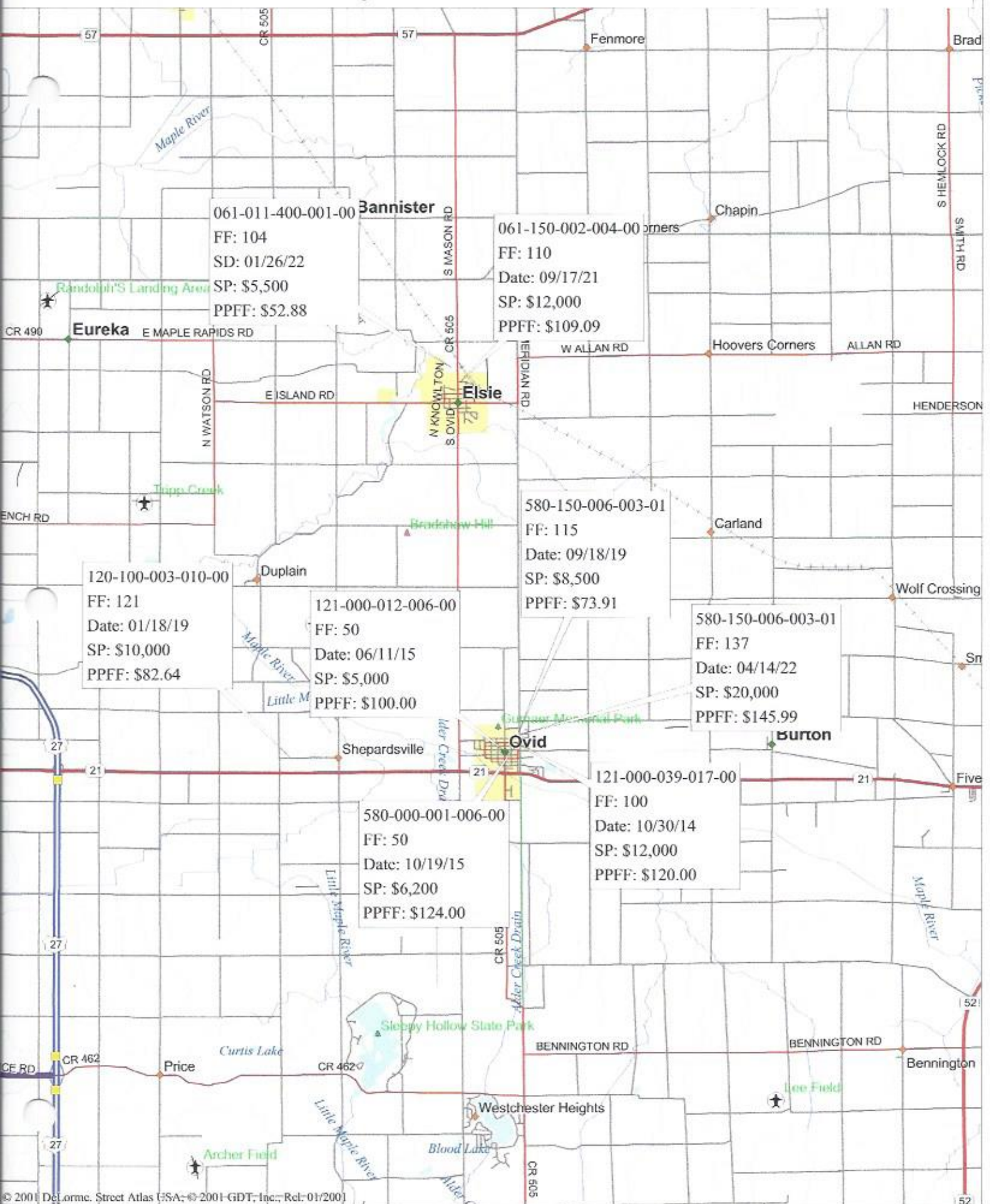
Unit: 580 - CITY OF OVID
Rates/Values for Neighborhood 044.INDUST, Last Edited: 12/21/2022

Frontages:
Frontage 'A': Description: ' ' FF Rate: 155
Standard Frontage: 0 Standard Depth : 0

Rates for Rate Table 'VILL IND', (Acres)
BLDG SITE : 31,000
IND ACREAGE : 18,000

Unit: -
Rates/Values for Neighborhood ----., Last Edited: / /

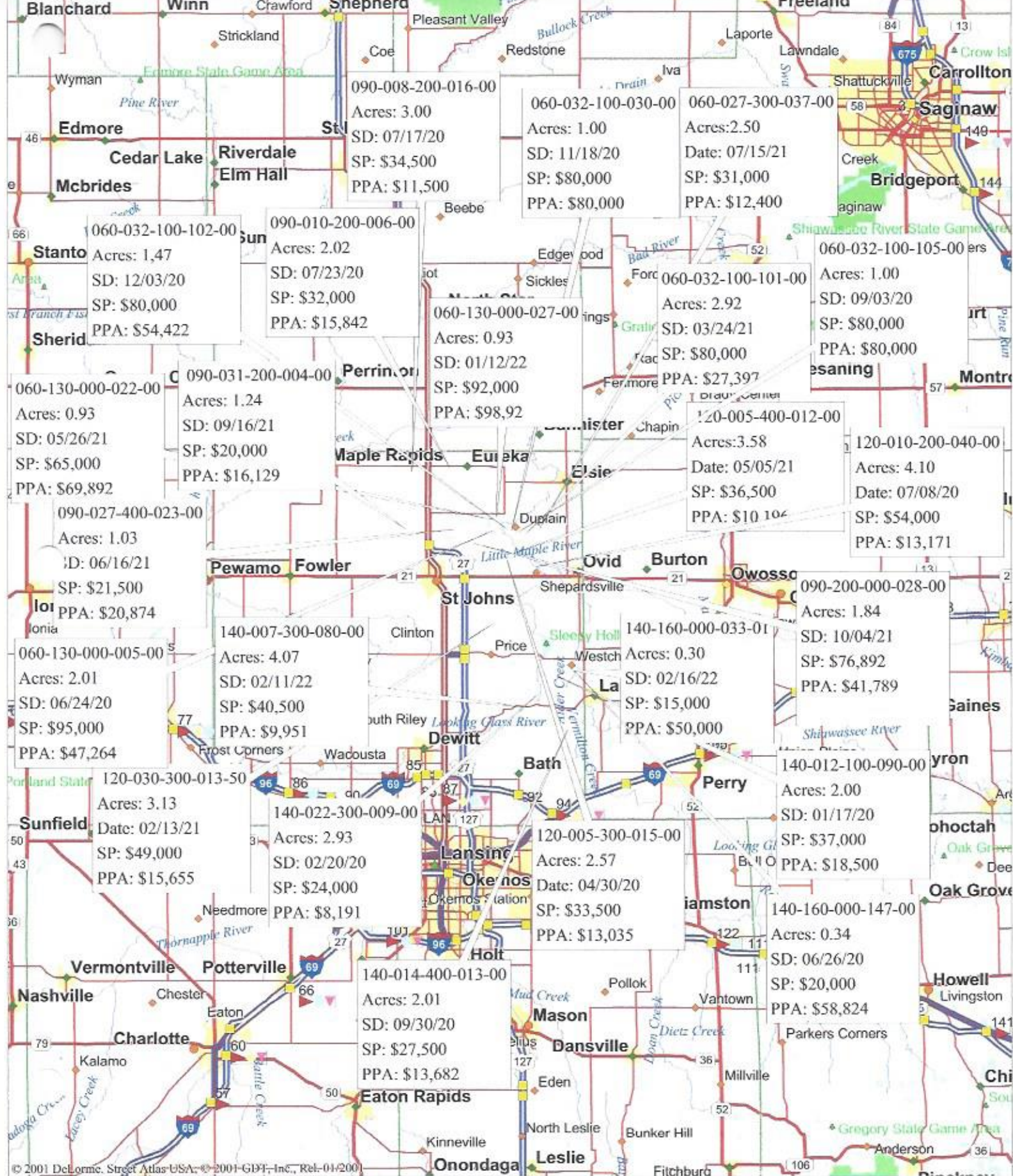
2023 Ovid City Residential Lot Sales PPF



2023 City of Ovid Residential Lot Sales Analysis
Price Per Front Foot

Parcel Number	Doc Num	Instr	Date	Transfer	Seller	Buyer	Class	Acres	Sale Price	FF	Price FF
121-000-012-006-00	5229379	wd	6/11/15	yes	Ackels, B	Fender, C	402	0.172	\$5,000	50	\$100.00
121-000-039-017-00	5221058	wd	10/30/14	yes	VanGieson	Miller, S	402	0.411	\$12,000	100	\$120.00
580-000-001-006-00	5284862	wd	10/15/19	yes	Workman	Lupu	401	0.13	\$6,200	50	\$124.00
580-150-006-003-01	5283962	wd	9/18/19	yes	Dawson	Demello	402	0.446	\$8,500	115	\$73.91
120-100-003-010-00	5104637	wd	1/18/19	yes	Sischo	Hehrer	402	0.4	\$10,000	121	\$82.64
061-150-002-004-00	5315770	wd	9/17/21	yes	Watson	Tyrel	402	0.452	\$12,000	110	\$109.09
061-011-400-001-00	5321202	wd	1/26/22	yes	Nicholson	Prubsky	402	0.867	\$5,500	104	52.88
580-150-006-003-01	5324689	wd	4/14/22	yes	Vincent	Swanson	402	0.446	\$20,000	137	\$145.99
									\$79,200	787	\$808.51

Price Per Sf **\$100.64**
Average Price Per Sf **\$89.83**
Used: **\$100.00**



090-008-200-016-00
Acres: 3.00
SD: 07/17/20
SP: \$34,500
PPA: \$11,500

060-032-100-030-00
Acres: 1.00
SD: 11/18/20
SP: \$80,000
PPA: \$80,000

060-027-300-037-00
Acres: 2.50
Date: 07/15/21
SP: \$31,000
PPA: \$12,400

060-032-100-102-00
Acres: 1.47
SD: 12/03/20
SP: \$80,000
PPA: \$54,422

090-010-200-006-00
Acres: 2.02
SD: 07/23/20
SP: \$32,000
PPA: \$15,842

060-130-000-027-00
Acres: 0.93
SD: 01/12/22
SP: \$92,000
PPA: \$98,92

060-032-100-101-00
Acres: 2.92
SD: 03/24/21
SP: \$80,000
PPA: \$27,397

060-032-100-105-00
Acres: 1.00
SD: 09/03/20
SP: \$80,000
PPA: \$80,000

060-130-000-022-00
Acres: 0.93
SD: 05/26/21
SP: \$65,000
PPA: \$69,892

090-031-200-004-00
Acres: 1.24
SD: 09/16/21
SP: \$20,000
PPA: \$16,129

120-005-400-012-00
Acres: 3.58
Date: 05/05/21
SP: \$36,500
PPA: \$10,104

120-010-200-040-00
Acres: 4.10
Date: 07/08/20
SP: \$54,000
PPA: \$13,171

090-027-400-023-00
Acres: 1.03
SD: 06/16/21
SP: \$21,500
PPA: \$20,874

140-007-300-080-00
Acres: 4.07
SD: 02/11/22
SP: \$40,500
PPA: \$9,951

140-160-000-033-01
Acres: 0.30
SD: 02/16/22
SP: \$15,000
PPA: \$50,000

090-200-000-028-00
Acres: 1.84
SD: 10/04/21
SP: \$76,892
PPA: \$41,789

060-130-000-005-00
Acres: 2.01
SD: 06/24/20
SP: \$95,000
PPA: \$47,264

120-030-300-013-50
Acres: 3.13
Date: 02/13/21
SP: \$49,000
PPA: \$15,655

140-022-300-009-00
Acres: 2.93
SD: 02/20/20
SP: \$24,000
PPA: \$8,191

120-005-300-015-00
Acres: 2.57
Date: 04/30/20
SP: \$33,500
PPA: \$13,035

140-012-100-090-00
Acres: 2.00
SD: 01/17/20
SP: \$37,000
PPA: \$18,500

Sunfield

Nashville

Charlotte

Eaton Rapids

140-014-400-013-00
Acres: 2.01
SD: 09/30/20
SP: \$27,500
PPA: \$13,682

140-160-000-147-00
Acres: 0.34
SD: 06/26/20
SP: \$20,000
PPA: \$58,824

140-160-000-147-00
Acres: 0.34
SD: 06/26/20
SP: \$20,000
PPA: \$58,824

2023 City of Ovid Residential Land Sales Analysis

1 Acre Site

Parcel Number	Liber/Page	Instr.	Sale Date	Net Acre	Sale Price	Dollars/Acre
060-027-300-037-00	5313987	WD	07/15/21	2.50	\$31,000	\$12,400
060-032-100-030-00	5302286	WD	11/18/20	1.00	\$80,000	\$80,000
060-032-100-101-00	5308136	WD	03/24/21	2.92	\$80,000	\$27,397
060-032-100-102-00	5302726	WD	12/03/20	1.47	\$80,000	\$54,422
060-032-100-105-00	5297777	WD	09/03/20	1.00	\$80,000	\$80,000
060-130-000-005-00	5295310	WD	06/24/20	2.01	\$95,000	\$47,264
060-130-000-022-00	5310583	WD	05/26/21	0.93	\$65,000	\$69,892
060-130-000-027-00	5320630	WD	01/12/22	0.93	\$92,000	\$98,925
090-008-200-016-00	5295745	WD	07/17/20	3.00	\$34,500	\$11,500
090-010-200-006-00	5295708	WD	07/23/20	2.02	\$32,000	\$15,842
090-027-400-023-00	5312245	WD	06/16/21	1.03	\$21,500	\$20,874
090-031-200-004-00	5315514	WD	09/16/21	1.24	\$20,000	\$16,129
090-200-000-028-00	5316204	WD	10/04/21	1.84	\$76,892	\$41,789
120-005-300-015-00	5292210	WD	04/30/20	2.57	\$33,500	\$13,035
120-005-400-012-00	5309884	WD	05/05/21	3.58	\$36,500	\$10,196
120-010-200-040-00	5295006	WD	07/08/20	4.10	\$54,000	\$13,171
120-030-300-013-50	5305747	WD	02/13/21	3.13	\$49,000	\$15,655
140-007-300-080-00	5322041	WD	02/11/22	4.07	\$40,500	\$9,951
140-012-100-090-00	5288729	WD	01/17/20	2.00	\$37,000	\$18,500
140-014-400-013-00	5299072	WD	09/30/20	2.01	\$27,500	\$13,682
140-022-300-009-00	5289895	WD	02/20/20	2.93	\$24,000	\$8,191
140-160-000-033-01	5321914	WD	02/16/22	0.30	\$15,000	\$50,000
140-160-000-147-00	5297436	WD	06/26/20	0.34	\$20,000	\$58,824
				46.92	\$1,124,892	

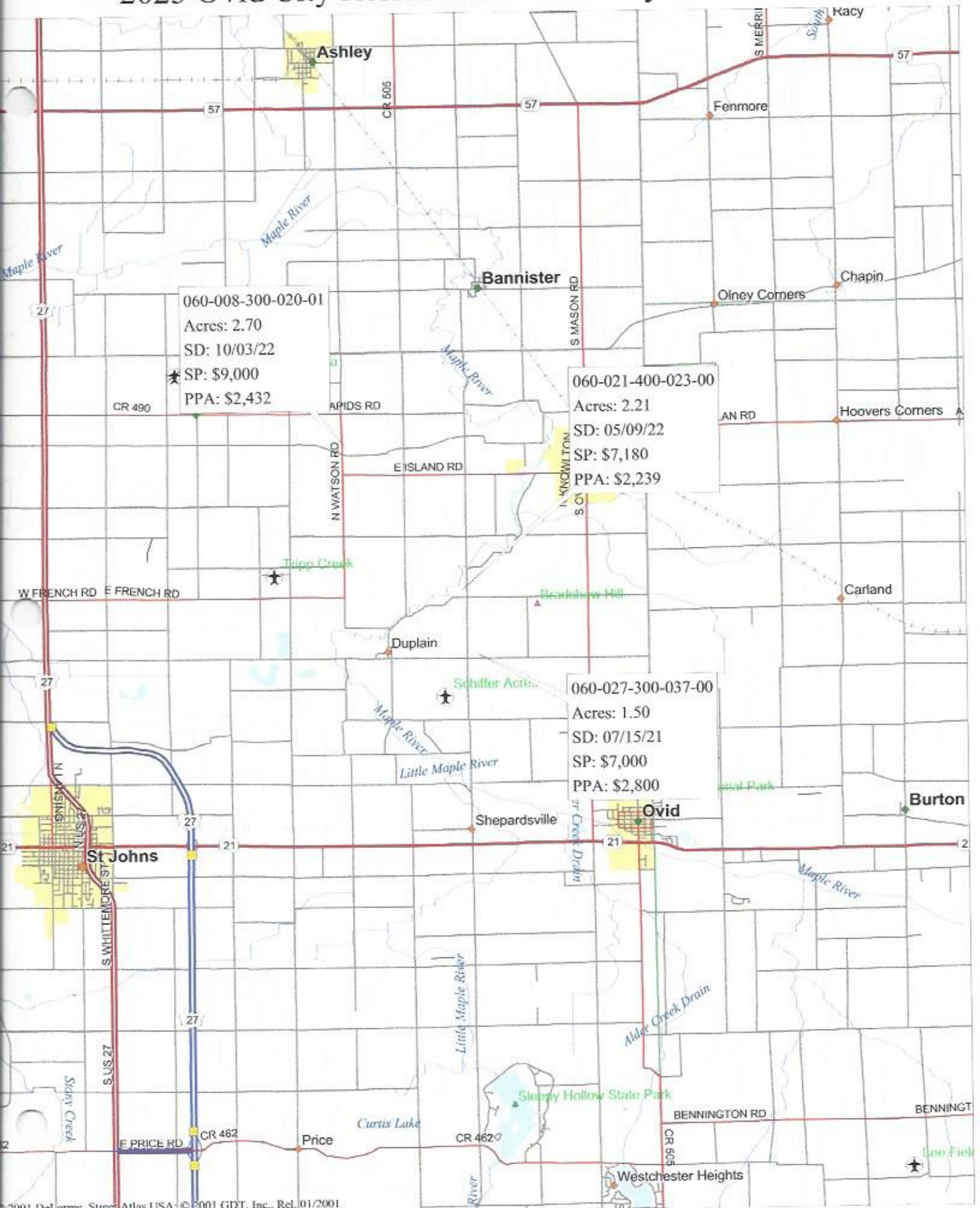
Average per acre

\$23,975

Used:

\$24,000

2023 Ovid City Residential Land Study Add Acres



2023 City of Ovid Residential Land Sales Analysis

Additional Acres / Non-tillable / Woods

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Adjusted Acres	Dollars/Acre	Liber/Page
060-008-300-020-01	N WATSON RD V/L	10/03/22	WD	03-ARM'S LENGTH	\$9,000	2.70	\$2,432	5329745
060-021-400-023-00	N SHEPARDVILLE RD--\	05/09/22	WD	03-ARM'S LENGTH	\$7,180	2.21	\$2,239	5325087
060-027-300-037-00	7165 E COLONY RD	07/15/21	WD	03-ARM'S LENGTH	\$7,000	1.50	\$2,800	5313987
Totals:						6.41		

Average

per Net Acre=>

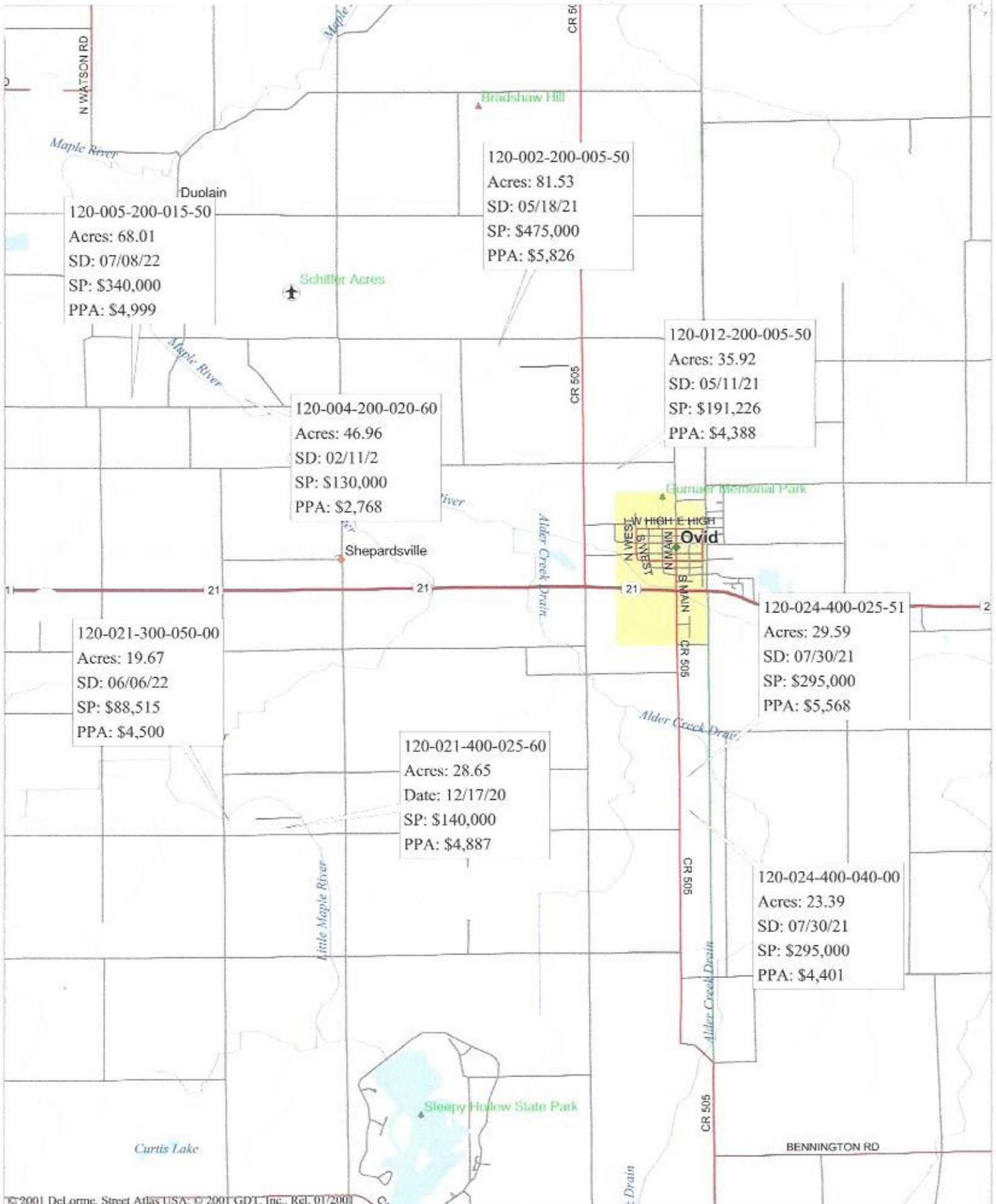
3,616.22

Used:

\$3,600

Formula: (Sale Price - \$24,000) / (Total acres - 1) = Surplus land value

2023 Ovid City Vacant Ag Land Study



120-005-200-015-50
 Acres: 68.01
 SD: 07/08/22
 SP: \$340,000
 PPA: \$4,999

120-002-200-005-50
 Acres: 81.53
 SD: 05/18/21
 SP: \$475,000
 PPA: \$5,826

120-004-200-020-60
 Acres: 46.96
 SD: 02/11/2
 SP: \$130,000
 PPA: \$2,768

120-012-200-005-50
 Acres: 35.92
 SD: 05/11/21
 SP: \$191,226
 PPA: \$4,388

120-021-300-050-00
 Acres: 19.67
 SD: 06/06/22
 SP: \$88,515
 PPA: \$4,500

120-021-400-025-60
 Acres: 28.65
 Date: 12/17/20
 SP: \$140,000
 PPA: \$4,887

120-024-400-025-51
 Acres: 29.59
 SD: 07/30/21
 SP: \$295,000
 PPA: \$5,568

120-024-400-040-00
 Acres: 23.39
 SD: 07/30/21
 SP: \$295,000
 PPA: \$4,401

2023 Vacant Ag Land Sales Analysis- City of Ovid

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Total Acres	Dollars/Acre	Dollars/SqFt	Libers/Page
120-021-400-025-60	E PARKS RD	12/17/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	28.65	\$4,887	\$0.11	5302951
120-012-200-005-50	E WALKER RD	05/11/21	\$191,226	WD	03-ARM'S LENGTH	\$157,626	35.92	\$4,388	\$0.10	5309848
120-002-200-005-50	E KINLEY RD	05/18/21	\$475,000	WD	03-ARM'S LENGTH	\$475,000	81.53	\$5,826	\$0.13	5310807
120-024-400-025-51	S MERIDIAN RD	07/30/21	\$295,000	WD	03-ARM'S LENGTH	\$164,761	29.59	\$5,568	\$0.13	5316375
120-024-400-040-00	S MERIDIAN RD	07/30/21	\$295,000	WD	03-ARM'S LENGTH	\$130,239	23.39	\$4,401	\$0.10	5316375
120-004-200-020-60	E FARAGHER RD	02/11/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	46.96	\$2,768	\$0.06	5321739
120-021-300-050-00	2775 S ST CLAIR F	06/06/22	\$88,515	WD	03-ARM'S LENGTH	\$88,515	19.67	\$4,500	\$0.10	5326291
120-005-200-015-50	E FARAGHER RD	07/08/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	68.01	\$4,999	\$0.11	5327922
Totals:						\$1,626,141	333.72			

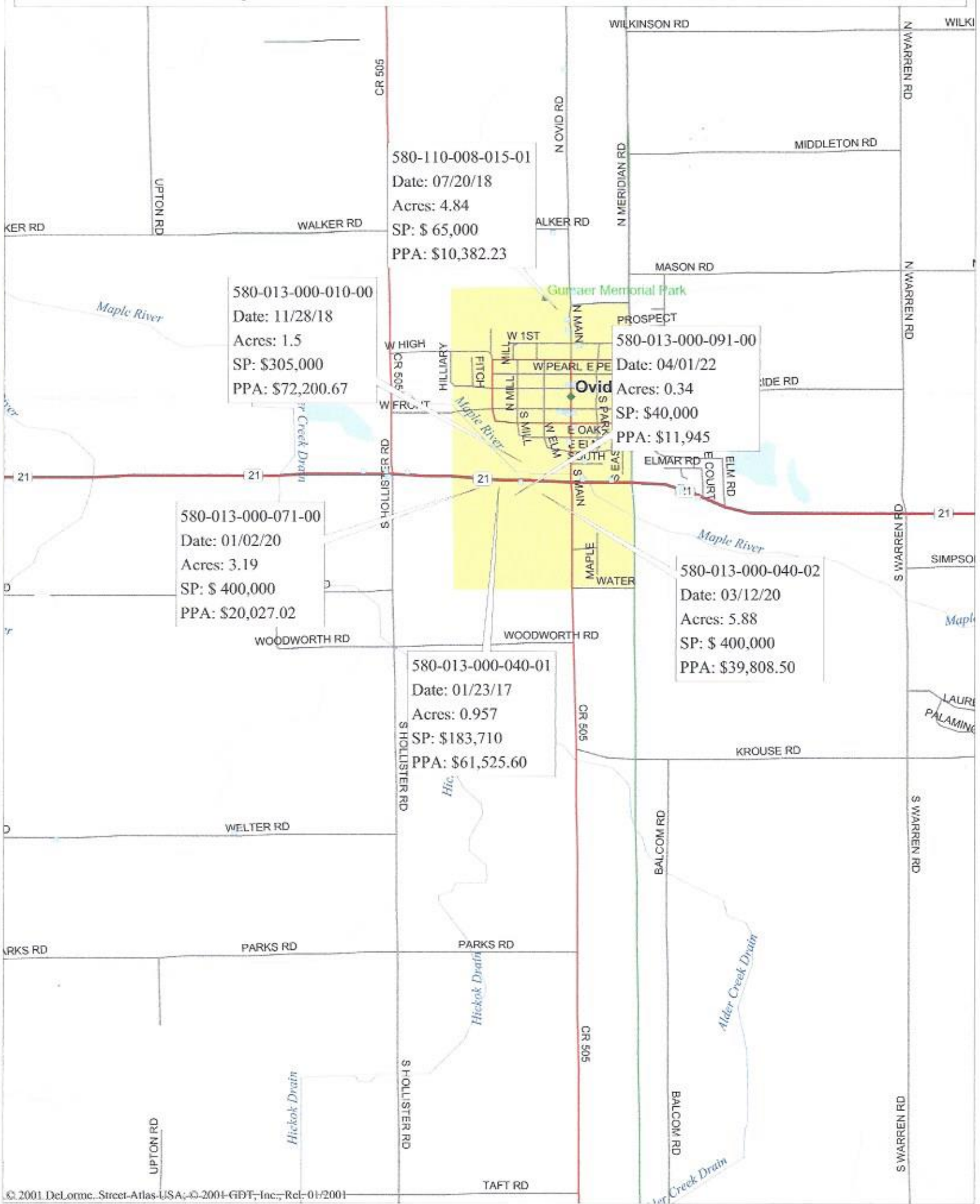
Sale. Ratio 50.45 Average

Std. Dev. : 11.99 per Net Acre=>

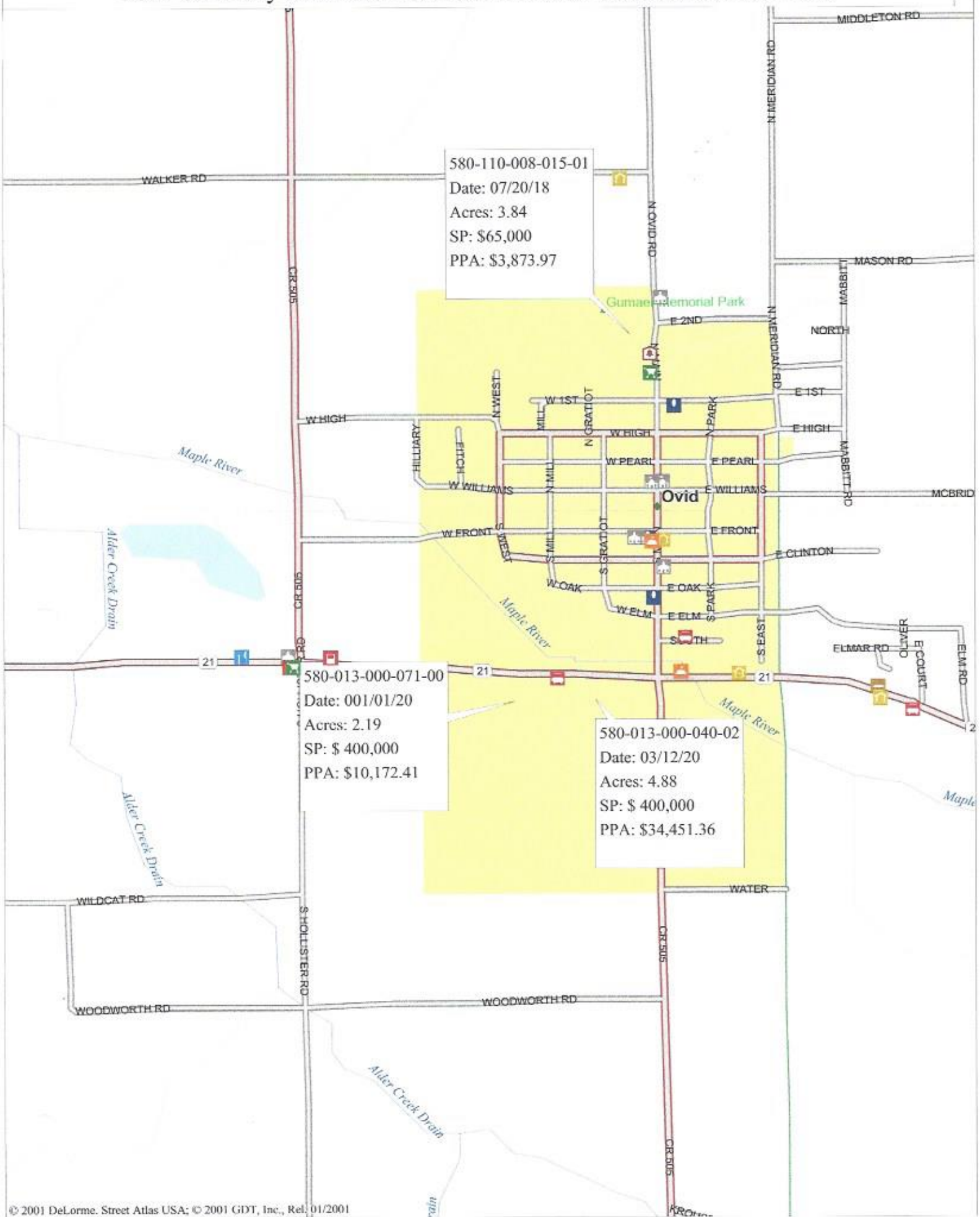
\$4,784

Used: \$4,800.00

2023 Ovid City Commercial & Industrial Site Vacant Land Study



2023 Ovid City Commercial & Industrial Site Vacant Land Add Acres



2023 Commercial & Industrial Site Vacant Land Sale Analysis - City of Ovid

Main Road - Per Acre

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sr. Adj.	Sale \$	Asd. when Sold	Asd/Adj.	Sr. Cur. Apprai
580-110-008-015-01	615 N MAIN ST	7/20/2018	65000	WD	03-ARM'S I	65000	32100	49.38462	65868
580-013-000-071-00	9430 E M-21	1/2/2020	400000	LC	03-ARM'S I	400000	232900	58.225	63950
580-013-000-040-02	9662 E M-21	3/12/2020	400000	LC	03-ARM'S I	400000	189600	47.4	389366
580-013-000-010-00	9595 E M-21	11/28/2018	305000	WD	03-ARM'S I	305000	118900	38.98361	253699
580-013-000-091-00	9450 E M-21	4/1/2022	40000	WD	03-ARM'S I	40000	22600	56.5	45191
580-013-000-040-01	9536 E M-21	1/23/2017	183710	WD	03-ARM'S I	183710	64800	35.27298	179379
Totals:						1393710	660900		997453
							Sale. Ratio =>	47.4202	
							Std. Dev. =>	9.181704	

Additional Acres - Per Acre

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sr. Adj.	Sale \$	Asd. when Sold	Asd/Adj.	Sr. Cur. Apprai
580-110-008-015-01	615 N MAIN ST	7/20/2018	65000	WD	03-ARM'S I	65000	32100	49.38462	65868
580-013-000-071-00	9430 E M-21	1/2/2020	400000	LC	03-ARM'S I	400000	232900	58.225	63950
580-013-000-040-02	9662 E M-21	3/12/2020	400000	LC	03-ARM'S I	400000	189600	47.4	389366
Totals:						865000	454600		519184
							Sale. Ratio =>	52.55491	
							Std. Dev. =>	5.762981	

Land Resid	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Liber/Page
50250	47600	261	500	4.84	4.84	192.52874	10382.23	0.238343237	5269332
63950	63950	275	483	3.19	3.19	232.54545	20047.02	0.460216298	5287999
234074	223440	786	409	5.88	5.88	297.80407	39808.50	0.913877489	5291341
108301	57000	199	432	1.5	1.5	544.22613	72200.67	1.657499235	5273914
4109	9300			0.34	0.34		11945.00		5323689
58880	54549	100	417	0.957	0.957	588.8	61525.60	1.412433444	5250061
519564	455839	1621		16.707	16.707				
Average per FF=>				Average per Net Acre=>		Average per SqFt=>			
				320.52067		\$31,098.58		0.713925194	
				Used:		\$31,000			

Land Resid	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Liber/Page
18750	47600	261	500	4.84	3.84	71.83908	3873.97	0.088934044	5269332
32450	63950	275	483	3.19	2.19	118	10172.41	0.233526487	5287999
202574	223440	786	409	5.88	4.88	257.72774	34451.36	0.790894411	5291341
253774	334990	1322		13.91	10.91				
Average per FF=>				Average per Net Acre=>		Average per SqFt=>			
				191.96218		\$18,244.00		0.418824544	
				Used:		\$18,000			