

**2024 OVID TOWNSHIP
AGRICULTURAL ECF ANALYSIS**

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 v. by Mean	Building Styl	Land Value	Land Table	Cls	Depr	
120-001-100-040-00	2963 N OVID RD	04/22/22	\$200,000	WD	03-ARM'S L	\$200,000	\$62,400	31.20	\$155,440	\$24,000	\$176,000	\$156,942	1.121	988	\$178.14	4000	112.1431	1 STORY	\$24,000	RURAL RESIDENTIAL	401	77
120-001-100-075-00	2741 N OVID RD	10/05/21	\$188,000	WD	03-ARM'S L	\$188,000	\$80,200	42.66	\$200,898	\$41,489	\$146,511	\$190,338	0.770	1,224	\$119.70	4000	76.9741	1 STORY	\$24,540	RURAL RESIDENTIAL	401	82
120-001-400-010-50	2352 N OVID RD	04/16/21	\$115,000	WD	03-ARM'S L	\$115,000	\$49,100	42.70	\$122,559	\$24,108	\$90,892	\$117,553	0.773	1,026	\$88.59	4000	77.3202	1 STORY	\$24,108	RURAL RESIDENTIAL	401	71
120-001-400-032-00	2255 N OVID RD	08/16/22	\$370,000	WD	03-ARM'S L	\$370,000	\$120,600	32.59	\$309,659	\$58,658	\$311,342	\$299,701	1.039	1,442	\$215.91	4000	103.8843	1 STORY	\$56,760	RURAL RESIDENTIAL	401	87
120-001-400-036-00	9525 E WALKER RD	08/29/22	\$200,000	WD	03-ARM'S L	\$200,000	\$75,300	37.65	\$186,470	\$27,352	\$172,648	\$189,990	0.909	964	\$179.10	4000	90.8719	1 STORY	\$24,360	RURAL RESIDENTIAL	401	87
120-001-400-070-50	2005 N MERIDIAN RD	12/28/21	\$535,500	WD	03-ARM'S L	\$535,500	\$181,500	33.89	\$551,416	\$94,649	\$440,851	\$545,390	0.808	1,712	\$257.51	4000	80.8322	1 STORY	\$44,628	RURAL RESIDENTIAL	401	95
120-004-200-030-60	6363 E FARAGHER RD	03/28/23	\$314,900	WD	03-ARM'S L	\$314,900	\$151,800	48.21	\$309,413	\$42,765	\$272,135	\$318,384	0.855	2,080	\$130.83	4000	#REF!	1 STORY	\$29,472	RURAL RESIDENTIAL	401	75
120-005-300-014-00	2044 N WATSON RD	02/28/22	\$205,000	WD	03-ARM'S L	\$205,000	\$80,100	39.07	\$205,803	\$25,458	\$179,542	\$215,336	0.834	1,472	\$121.97	4000	83.3776	1 STORY	\$25,044	RURAL RESIDENTIAL	401	92
120-005-300-025-00	2462 N WATSON RD	11/16/21	\$185,000	WD	03-ARM'S L	\$185,000	\$78,900	42.65	\$201,744	\$29,293	\$155,707	\$205,910	0.756	1,728	\$90.11	4000	75.6188	1 STORY	\$26,844	RURAL RESIDENTIAL	401	91
120-005-400-014-00	5670 E FARAGHER RD	11/12/21	\$210,000	WD	03-ARM'S L	\$210,000	\$76,600	36.48	\$193,636	\$33,360	\$176,640	\$191,373	0.923	1,080	\$163.56	4000	92.3013	1 STORY	\$33,360	RURAL RESIDENTIAL	401	90
120-011-400-040-00	1211 N HOLLISTER RD	08/22/22	\$150,000	WD	03-ARM'S L	\$150,000	\$60,600	40.40	\$148,852	\$16,973	\$133,027	\$157,467	0.845	1,210	\$109.94	4000	84.4796	1 STORY	\$14,400	RURAL RESIDENTIAL	401	66
120-012-300-035-00	730 W FRONT ST	11/29/21	\$255,000	WD	03-ARM'S L	\$255,000	\$97,600	38.27	\$247,666	\$42,306	\$212,694	\$245,204	0.867	2,242	\$94.87	4000	86.7415	1.5 STORY	\$34,764	RURAL RESIDENTIAL	401	73
120-012-300-065-00	727 W FRONT ST	07/18/22	\$171,140	WD	03-ARM'S L	\$171,140	\$55,500	32.43	\$158,613	\$24,792	\$146,348	\$159,785	0.916	1,960	\$74.67	4000	#REF!	2 STORY	\$24,792	RURAL RESIDENTIAL	401	60
120-013-400-015-00	1764 S MERIDIAN RD	06/30/22	\$205,000	WD	03-ARM'S L	\$205,000	\$62,100	30.29	\$173,660	\$34,740	\$170,260	\$165,874	1.026	1,600	\$106.41	4000	102.6444	1.5 STORY	\$34,404	RURAL RESIDENTIAL	401	68
120-013-400-025-00	1931 S MERIDIAN RD	10/25/21	\$181,900	WD	03-ARM'S L	\$181,900	\$63,500	34.91	\$161,856	\$23,628	\$158,272	\$165,047	0.959	1,008	\$157.02	4000	#REF!	1 STORY	\$22,080	RURAL RESIDENTIAL	401	82
120-015-300-021-00	1771 S SHEPARDVILLE	08/05/22	\$492,500	WD	03-ARM'S L	\$492,500	\$200,900	40.79	\$468,649	\$289,012	\$203,488	\$175,092	1.162	1,900	\$107.10	1000	#REF!	2 STORY	\$272,345	RURAL AGRICULTURAL	101	55
120-016-200-020-50	6210 E M-21	01/14/22	\$175,000	WD	03-ARM'S L	\$175,000	\$71,000	40.57	\$174,046	\$46,824	\$128,176	\$151,906	0.844	1,248	\$102.71	4000	#REF!	1 STORY	\$46,824	RURAL RESIDENTIAL	401	83
120-017-200-010-00	5338 E M-21	06/16/22	\$240,000	WD	03-ARM'S L	\$240,000	\$93,400	38.92	\$238,821	\$31,184	\$208,816	\$247,923	0.842	1,508	\$138.47	4000	84.2261	1 STORY	\$25,800	RURAL RESIDENTIAL	401	77
120-017-200-027-00	1325 S WATSON RD	07/27/22	\$272,000	WD	03-ARM'S L	\$272,000	\$88,900	32.68	\$233,713	\$38,844	\$233,156	\$232,678	1.002	1,404	\$166.07	4000	100.2054	1.5 STORY	\$34,836	RURAL RESIDENTIAL	401	90
120-022-100-021-00	7777 E WELTER RD	11/23/21	\$205,000	WD	03-ARM'S L	\$205,000	\$87,300	42.59	\$224,167	\$27,852	\$177,148	\$234,405	0.756	1,604	\$110.44	4000	75.5736	BILEVEL	\$27,852	RURAL RESIDENTIAL	401	91
120-022-400-010-51	7580 E WELTER RD	10/14/21	\$320,000	WD	03-ARM'S L	\$320,000	\$102,900	32.16	\$284,430	\$103,421	\$216,579	\$216,129	1.002	1,792	\$120.86	4000	10.5308	2 STORY	\$59,388	RURAL RESIDENTIAL	401	71
120-023-400-015-50	2600 S HOLLISTER RD	08/04/22	\$120,000	WD	03-ARM'S L	\$120,000	\$49,000	40.83	\$114,442	\$31,705	\$88,295	\$98,790	0.894	742	\$119.00	4000	#REF!	1.25 STORY	\$27,168	RURAL RESIDENTIAL	401	73
120-024-100-010-00	2097 S MERIDIAN RD	03/15/23	\$165,000	WD	03-ARM'S L	\$165,000	\$85,100	51.58	\$162,677	\$38,394	\$126,606	\$148,397	0.853	1,252	\$101.12	4000	85.3159	1 STORY	\$26,736	RURAL RESIDENTIAL	401	72
120-024-100-105-00	2430 S MERIDIAN RD	10/15/21	\$275,000	WD	03-ARM'S L	\$275,000	\$102,200	37.16	\$263,631	\$32,745	\$242,255	\$275,683	0.879	1,248	\$194.11	4000	87.8744	1 STORY	\$27,852	RURAL RESIDENTIAL	401	90
120-024-400-035-50	2895 S MERIDIAN RD	10/05/22	\$390,000	WD	03-ARM'S L	\$390,000	\$139,700	35.82	\$383,926	\$77,321	\$312,679	\$366,093	0.854	2,574	\$121.48	4000	85.4097	1.5 STORY	\$31,056	RURAL RESIDENTIAL	401	86
120-028-100-025-00	6738 E PARKS RD	07/11/22	\$317,500	WD	03-ARM'S L	\$317,500	\$107,000	33.70	\$275,569	\$47,390	\$270,110	\$272,451	0.991	1,596	\$169.24	4000	#REF!	1 STORY	\$36,636	RURAL RESIDENTIAL	401	80
120-029-300-010-00	5193 E TAFT RD	10/22/21	\$162,000	WD	03-ARM'S L	\$162,000	\$62,000	38.27	\$160,704	\$27,117	\$134,883	\$159,506	0.846	960	\$140.50	4000	84.5630	1 STORY	\$21,360	RURAL RESIDENTIAL	401	83
120-031-300-025-00	4153 E CENTERLINE RD	06/30/21	\$154,700	WD	03-ARM'S L	\$154,700	\$63,600	41.11	\$161,632	\$38,513	\$116,187	\$147,007	0.790	1,370	\$84.81	4000	79.0351	1 STORY	\$24,108	RURAL RESIDENTIAL	401	72
120-032-400-020-01	4874 S ST CLAIR RD	05/28/21	\$145,000	WD	03-ARM'S L	\$145,000	\$54,500	37.59	\$146,353	\$25,332	\$119,668	\$144,502	0.828	1,152	\$103.88	4000	82.8142	1 STORY	\$25,332	RURAL RESIDENTIAL	401	83
120-033-100-015-00	4272 S SHEPARDVILLE	07/16/21	\$190,000	WD	03-ARM'S L	\$190,000	\$77,100	40.58	\$176,010	\$79,075	\$110,925	\$115,743	0.958	1,788	\$62.04	4000	95.8377	2 STORY	\$74,400	RURAL RESIDENTIAL	401	53
Totals:			\$7,110,140			\$7,110,140	\$2,680,400		\$6,796,455		\$5,631,840	\$6,310,598			\$131.00		0.4334					
								Sale. Ratio =>	37.70				E.C.F. =>	0.892		Std. Deviat	0.10415					
								Std. Dev. =>	4.92				Ave. E.C.F. =>	0.897		Ave. Varian	#REF!	Coefficient	#REF!			

NEIGHBOR AGRICULTURAL
OF PARCELS 338
OF SALES 1
ECF RANGE 0.756 - 1.162
ECF USED 0.9
NOTES ONLY 1 VALID AG SALE, COMBINED WITH RESIDENTIAL SALES
 A COMBINED STUDY IS DEEMED TO BE THE MOST RELIABLE VALUE INDICATOR

**2024 OVID TOWNSHIP
COMMERCIAL & INDUSTRIAL ECF ANALYSIS**

COMMERCIAL CLASS ECF ANALYSIS FOR 2024 - NEIGHBORHOOD 213

PARCEL	TOWNSHIP	SALE DATE	ADJ SALE PRICE	TIME ADJ	U SALE PRI	LAND VALUE	BLDG RESIDUAL	MANUAL COS	ECF	LOCATION
020-010-300-036-00	BENGAL	7/26/2021	150,000	1.00	150,000	92,124	57,876	68,136	0.849	1
061-011-400-065-00	DUPLAIN (V)	3/1/2023	350,000	1.00	350,000	75,187	274,813	317,100	0.867	2
061-190-001-011-01	DUPLAIN (V)	9/21/2022	32,000	1.00	32,000	4,037	27,963	37,521	0.745	3
081-000-007-001-60	ESSEX (V)	11/30/2022	435,000	1.00	435,000	40,799	394,201	499,032	0.790	4
090-016-100-025-00	GREENBUSH	8/29/2022	126,000	1.00	126,000	47,164	78,836	105,537	0.747	5
580-000-022-010-00	CITY OF OVID	12/16/2021	50,000	1.00	50,000	6,750	43,250	55,582	0.778	6
580-012-300-060-00	CITY OF OVID	2/24/2023	280,000	1.00	280,000	74,788	205,212	220,485	0.931	7
580-013-000-091-00	CITY OF OVID	4/1/2022	40,000	1.00	40,000	11,484	28,516	40,650	0.702	8
							1,110,667	1,344,043	0.826	
								Average	0.801	
								Median	0.784	

NBH COMMERCIAL

OF PARCELS 20
OF SALES 0
NBH INDUSTRIAL
OF PARCELS 5
OF SALES 0
ECF RANGE 0.702 - 0.931
ECF USED 0.82
NOTES NO IMPROVED COMMERCIAL OR INDUSTRIAL SALES
A COMBINED STUDY OF SIMILAR PROPERTIES WITH OTHER TOWNSHIPS IS DEEMED TO BE THE MOST RELIABLE VALUE INDICATOR.

**2024 OVID TOWNSHIP
COMMERCIAL & INDUSTRIAL ECF ANALYSIS**

COMMERCIAL CLASS ECF ANALYSIS FOR 2024 - NEIGHBORHOOD 213

Parcel No.	Township	Sale Date	Adj Sale Price	Time Adj	dj Sale Pric	Land Value	Bldg Residual	Manual Cost	ECF	LOCATION
020-010-300-036-00	BENGAL	7/26/2021	150,000	1.00	150,000	92,124	57,876	68,136	0.849	1
061-011-400-065-00	DUPLAIN (V)	3/1/2023	350,000	1.00	350,000	75,187	274,813	317,100	0.867	2
061-190-001-011-01	DUPLAIN (V)	9/21/2022	32,000	1.00	32,000	4,037	27,963	37,521	0.745	3
081-000-007-001-60	ESSEX (V)	11/30/2022	435,000	1.00	435,000	40,799	394,201	499,032	0.790	4
090-016-100-025-00	GREENBUSH	8/29/2022	126,000	1.00	126,000	47,164	78,836	105,537	0.747	5
580-000-022-010-00	CITY OF OVID	12/16/2021	50,000	1.00	50,000	6,750	43,250	55,582	0.778	6
580-012-300-060-00	CITY OF OVID	2/24/2023	280,000	1.00	280,000	74,788	205,212	220,485	0.931	7
580-013-000-091-00	CITY OF OVID	4/1/2022	40,000	1.00	40,000	11,484	28,516	40,650	0.702	8
							1,110,667	1,344,043	0.826	
								Average	0.801	
								Median	0.784	

NBH COMMERCIAL
OF PARCELS 20
OF SALES 0
NBH INDUSTRIAL
OF PARCELS 5
OF SALES 0
ECF RANGE 0.702 - 0.931
ECF USED 0.82
NOTES NO IMPROVED COMMERCIAL OR INDUSTRIAL SALES
A COMBINED STUDY OF SIMILAR PROPERTIES WITH OTHER TOWNSHIPS IS DEEMED TO BE THE MOST RELIABLE VALUE INDICATOR.

**2024 OVID TOWNSHIP
RESIDENTIAL ECF ANALYSIS**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sal	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 v. by Mean	uilding Styl	Land Value	Land Table	Cls	uilding Dep	
120-015-100-009-00	7879 E WILDCAT RD	04/09/21	\$220,000	WD	03-ARM'S L	\$220,000	\$113,100	51.41	\$292,347	\$51,299	\$168,701	\$290,419	0.581	2,280	\$73.99	4000	28.3792	1 STORY MC	\$48,632	RURAL RESIDENTIAL	401	84
120-005-300-025-00	2462 N WATSON RD	11/16/21	\$185,000	WD	03-ARM'S L	\$185,000	\$78,900	42.65	\$202,888	\$32,083	\$152,917	\$205,789	0.743	1,728	\$88.49	4000	23.8024	1 STORY	\$29,634	RURAL RESIDENTIAL	401	91
120-022-100-021-00	7777 N WELTER RD	11/23/21	\$205,000	WD	03-ARM'S L	\$205,000	\$87,300	42.59	\$225,363	\$30,922	\$174,078	\$234,266	0.743	1,604	\$108.53	4000	9.9644	BILEVEL	\$30,922	RURAL RESIDENTIAL	401	91
120-001-100-075-00	2741 N OVID RD	10/05/21	\$188,000	WD	03-ARM'S L	\$188,000	\$80,200	42.66	\$202,268	\$44,380	\$143,620	\$190,227	0.755	1,224	\$117.34	4000	75.4995	1 STORY	\$26,690	RURAL RESIDENTIAL	401	82
120-031-300-025-00	4153 E CENTERLINE RD	06/30/21	\$154,700	WD	03-ARM'S L	\$154,700	\$63,600	41.11	\$163,196	\$41,252	\$113,448	\$146,920	0.772	1,370	\$82.81	4000	5.1457	1 STORY	\$26,138	RURAL RESIDENTIAL	401	72
120-016-200-020-50	6210 E M-21	01/14/22	\$175,000	WD	03-ARM'S L	\$175,000	\$71,000	40.57	\$181,172	\$55,164	\$119,836	\$151,817	0.789	1,248	\$96.02	4000	11.3201	1 STORY MC	\$55,164	RURAL RESIDENTIAL	401	83
120-001-400-070-50	2005 N MERIDIAN RD	12/28/21	\$535,500	WD	03-ARM'S L	\$535,500	\$181,500	33.89	\$556,500	\$104,094	\$431,406	\$545,068	0.791	1,712	\$251.99	4000	79.1473	1 STORY	\$52,358	RURAL RESIDENTIAL	401	95
120-032-400-020-01	4874 S ST CLAIR RD	05/28/21	\$145,000	WD	03-ARM'S L	\$145,000	\$54,500	37.59	\$147,568	\$27,702	\$117,298	\$144,417	0.812	1,152	\$101.82	4000	2.0450	1 STORY	\$27,702	RURAL RESIDENTIAL	401	83
120-033-100-015-00	4272 S SHEPARDVILLE	07/16/21	\$190,000	WD	03-ARM'S L	\$190,000	\$77,100	40.58	\$191,346	\$95,337	\$94,663	\$115,673	0.818	1,788	\$52.94	4000	1.4304	2 STORY	\$90,400	RURAL RESIDENTIAL	401	53
120-005-300-014-00	2044 N WATSON RD	02/28/22	\$205,000	WD	03-ARM'S L	\$205,000	\$80,100	39.07	\$206,371	\$27,748	\$177,252	\$215,208	0.824	1,472	\$120.42	4000	82.3629	1 STORY MC	\$27,334	RURAL RESIDENTIAL	401	92
120-024-100-010-00	2097 S MERIDIAN RD	03/15/23	\$165,000	WD	03-ARM'S L	\$165,000	\$85,100	51.58	\$164,862	\$41,766	\$123,234	\$148,308	0.831	1,252	\$98.43	4000	6.8577	1 STORY	\$29,496	RURAL RESIDENTIAL	401	72
120-017-200-010-00	5338 E M-21	06/16/22	\$240,000	WD	03-ARM'S L	\$240,000	\$93,400	38.92	\$239,339	\$33,684	\$206,316	\$247,777	0.833	1,508	\$136.81	4000	16.4884	1 STORY	\$28,300	RURAL RESIDENTIAL	401	77
120-029-300-010-00	5193 E TAFT RD	10/22/21	\$162,000	WD	03-ARM'S L	\$162,000	\$62,000	38.27	\$161,209	\$28,897	\$133,103	\$159,412	0.835	960	\$138.65	4000	3.3159	1 STORY	\$23,140	RURAL RESIDENTIAL	401	83
120-024-400-035-50	2895 S MERIDIAN RD	10/05/22	\$390,000	WD	03-ARM'S L	\$390,000	\$139,700	35.82	\$387,545	\$83,867	\$306,133	\$365,877	0.837	2,574	\$118.93	4000	6.5837	1.5 STORY	\$35,016	RURAL RESIDENTIAL	401	86
120-011-400-040-00	1211 N HOLLISTER RD	08/22/22	\$150,000	WD	03-ARM'S L	\$150,000	\$60,600	40.40	\$148,793	\$18,173	\$131,827	\$157,374	0.838	1,210	\$108.95	4000	83.7670	1 STORY	\$15,600	RURAL RESIDENTIAL	401	66
120-004-200-030-60	6363 E FARAGHER RD	03/28/23	\$314,900	WD	03-ARM'S L	\$314,900	\$151,800	48.21	\$310,852	\$46,749	\$268,151	\$318,196	0.843	2,080	\$128.92	4000	#REF!	1 STORY	\$32,992	RURAL RESIDENTIAL	401	75
120-012-300-035-00	730 W FRONT ST	11/29/21	\$255,000	WD	03-ARM'S L	\$255,000	\$97,600	38.27	\$250,696	\$47,296	\$207,704	\$245,060	0.848	2,242	\$92.64	4000	84.7563	1.5 STORY	\$39,754	RURAL RESIDENTIAL	401	73
120-023-400-015-50	2600 S HOLLISTER RD	08/04/22	\$120,000	WD	03-ARM'S L	\$120,000	\$49,000	40.83	\$116,576	\$34,628	\$85,372	\$98,733	0.865	742	\$115.06	4000	#REF!	1.25 STORY	\$30,048	RURAL RESIDENTIAL	401	73
120-024-100-105-00	2430 S MERIDIAN RD	10/15/21	\$275,000	WD	03-ARM'S L	\$275,000	\$102,200	37.16	\$264,497	\$35,815	\$239,185	\$275,520	0.868	1,248	\$191.65	4000	#REF!	1 STORY	\$30,922	RURAL RESIDENTIAL	401	90
120-001-400-036-00	9525 E WALKER RD	08/29/22	\$200,000	WD	03-ARM'S L	\$200,000	\$75,300	37.65	\$187,051	\$29,452	\$170,548	\$189,878	0.898	964	\$176.92	4000	89.8196	1 STORY	\$26,460	RURAL RESIDENTIAL	401	87
120-005-400-014-00	5670 E FARAGHER RD	11/12/21	\$210,000	WD	03-ARM'S L	\$210,000	\$76,600	36.48	\$196,706	\$37,960	\$172,040	\$191,260	0.900	1,080	\$159.30	4000	89.9507	1 STORY	\$37,960	RURAL RESIDENTIAL	401	90
120-012-300-065-00	727 W FRONT ST	07/18/22	\$171,140	WD	03-ARM'S L	\$171,140	\$55,500	32.43	\$159,555	\$27,012	\$144,128	\$159,690	0.903	1,960	\$73.53	4000	#REF!	2 STORY	\$27,012	RURAL RESIDENTIAL	401	60

120-022-400-010-51	7580 E WELTER RD	10/14/21	\$320,000	WD	03-ARM'S L	\$320,000	\$102,900	32.16	\$296,545	\$117,264	\$202,736	\$216,001	0.939	1,792	\$113.13	4000	93.8587	2 STORY	\$71,218	RURAL RESIDENTIAL	401	71
120-013-400-025-00	1931 S MERIDIAN RD	10/25/21	\$181,900	WD	03-ARM'S L	\$181,900	\$63,500	34.91	\$162,377	\$25,468	\$156,432	\$164,951	0.948	1,008	\$155.19	4000	#REF!	1 STORY	\$23,920	RURAL RESIDENTIAL	401	82
120-028-100-025-00	6738 E PARKS RD	07/11/22	\$317,500	WD	03-ARM'S L	\$317,500	\$107,000	33.70	\$278,901	\$52,900	\$264,600	\$272,290	0.972	1,596	\$165.79	4000	12.8688	1 STORY	\$42,146	RURAL RESIDENTIAL	401	80
120-017-200-027-00	1325 S WATSON RD	07/27/22	\$272,000	WD	03-ARM'S L	\$272,000	\$88,900	32.68	\$236,863	\$43,854	\$228,146	\$232,541	0.981	1,404	\$162.50	4000	#REF!	1.5 STORY	\$39,846	RURAL RESIDENTIAL	401	90
120-013-400-015-00	1764 S MERIDIAN RD	06/30/22	\$205,000	WD	03-ARM'S L	\$205,000	\$62,100	30.29	\$177,224	\$39,630	\$165,370	\$165,776	0.998	1,600	\$103.36	4000	0.4845	1.5 STORY	\$39,294	RURAL RESIDENTIAL	401	68
Totals:			\$6,152,640			\$6,152,640	\$2,360,500		\$6,108,610	\$4,898,244	\$5,848,451			\$123.49		0.5541						
							Sale. Ratio =>	38.37				E.C.F. =>	0.838		Std. Deviat	0.087698						
							Std. Dev. =>	5.38				Ave. E.C.F. =>	0.843		Ave. Varian	#REF!	Coefficient	#REF!				

NEIGHBOR RESIDENTIAL - 4000

OF PARCELS 851

OF SALES 27

ECF RANGE 0.581 - 0.998

ECF USED 0.83

NOTES LOTS OF GOOD SALES

OUTLIERS

120-001-100-040-00	2963 N OVID RD	04/22/22	\$200,000	WD	03-ARM'S L	\$200,000	\$62,400	31.20	\$156,186	\$26,000	\$174,000	\$156,851	1.109	988	\$176.11	4000	110.9336	1 STORY	\$26,000	RURAL RESIDENTIAL	401	77
120-001-400-032-00	2255 N OVID RD	08/16/22	\$370,000	WD	03-ARM'S L	\$370,000	\$120,600	32.59	\$318,363	\$69,758	\$300,242	\$299,524	1.002	1,442	\$208.21	4000	100.2397	1 STORY	\$67,860	RURAL RESIDENTIAL	401	87

2024 OVID TOWNSHIP

4500 SHEPARDSVILLE ECF ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sal	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 v. by Mean (uilding Styl	Land Value	Land Table	Cls	Depr		
120-100-001-004-00	1244 N SHEPARDSVILLE	10/19/22	\$50,000	WD	03-ARM'S L	\$50,000	\$19,700	39.40	\$42,113	\$3,931	\$46,069	\$76,364	0.603	752	\$61.26	4500	0.2811	1 STORY	\$3,150	SHEPARDSVILLE	401	67
120-100-003-005-00	6845 E WINFIELD	01/18/19	\$145,000	WD	03-ARM'S L	\$135,000	\$42,700	31.63	\$113,547	\$15,051	\$119,949	\$196,992	0.609	1,336	\$89.78	4500	0.2811	1.5 STORY	\$9,450	SHEPARDSVILLE	401	78
Totals:			\$195,000			\$185,000	\$62,400		\$155,660	\$166,018	\$273,356			\$75.52		0.1240						
							Sale. Ratio =>	33.73				E.C.F. =>	0.607		Std. Deviat	0.003975						
							Std. Dev. =>	5.49				Ave. E.C.F. =>	0.606		Ave. Varian	0.2811	Coefficient	0.463729				

NBH SHEPARDSVILLE

OF PARCELS 39

OF SALES 2

ECF RANGE 0.603 - 0.609

ECF USED 0.6

NOTES ONLY 1 SALE SO I INCREASED THE TIME LINE TO INCLUDE 1 ADDITIONAL SALE

2024 OVID TOWNSHIP

AGRICULTURAL BUILDING ECF ANALYSIS

FOR ALL CLASS TYPES

PARCEL	ADDRESS	SALE DATE	CLASS	RESIDUAL COST BY			ECF
				VALUE	MANUAL	ECF	
004-200-030-60	6363 FARAGHER	3/28/2023	401	8,814	10,330		0.853
024-100-010-00	2097 S MERIDIAN RD	3/15/2023	401	11,530	13,579		0.849
024-400-035-50	2895 S MERIDIAN RD	10/2/2022	401	48,704	57,472		0.847
015-300-021-00	1771 S SHEPARDSVILLE	8/5/2022	101	16,035	14,015		1.144
023-400-015-50	2600 S HOLLISTER RD	8/4/2022	401	852	954		0.893
014-200-035-61	7955 E WILDCAT RD	3/18/2022	401	13,017	19,204		0.678
001-400-070-50	2005 N MERIDIAN RD	12/28/2021	401	30,807	38,123		0.808
022-400-010-51	7580 WELTER RD	10/14/2021	401	43,304	44,722		0.968
001-100-075-00	2741 N OVID RD	10/5/2021	401	12,724	16,470		0.773
001-100-115-00	2495 N MERIDIAN RD	7/23/2021	401	8,349	12,284		0.680
033-100-015-00	4272 S SHEPARDSVILLE	7/16/2021	401	5,523	5,807		0.951
031-300-025-00	4153 E CENTERLINE RD	6/30/2021	401	12,479	15,761		0.792
TOTALS				212,138	248,721		10.236
					AVG		0.853
					MEAN		0.848

OF SALES 12

ECF RANGE 1.678 - 1.144

ECF USED 0.85

OUTLIERS

017-400-026-00	5550 E WILDCAT RD	1/3/2023	401	1,743	15,375		0.113
021-300-035-50	6391 E PARKS RD	9/16/2022	001	22,136	13,999		1.581