

COVERT

2023 - ECF - VILLAGE OF COVERT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Prev. Assmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Min. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
80-07-015-055-20	32916 ORCHARD ST	09/01/21	\$91,000	PTA	03-ARM'S LENGTH	\$91,000	\$44,800	48.79	\$88,870	\$45,000	\$46,000	\$65,478	0.703	1,293	\$35.58	VILLA	47.1060	1 STORY	\$4,500	VILLAGE OF COVERT	401	24
80-07-120-050-00	74312 34TH AVE	02/08/22	\$107,500	WD	03-ARM'S LENGTH	\$107,500	\$20,100	18.70	\$39,407	\$4,500	\$103,000	\$52,927	1.946	1,936	\$53.20	VILLA	77.2485	2 STORY	\$4,500	VILLAGE OF COVERT	401	24
80-07-120-051-75	74326 34TH AVE	11/06/20	\$65,000	MLC	03-ARM'S LENGTH	\$65,000	\$23,800	36.62	\$47,574	\$4,500	\$60,500	\$64,290	0.941	1,292	\$46.83	VILLA	23.2536	2 STORY	\$4,500	VILLAGE OF COVERT	401	45
80-07-140-068-10	32680 M 140 HWY	06/04/21	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$32,200	47.35	\$64,386	\$38,780	\$29,220	\$40,009	0.730	1,568	\$18.64	VILLA	44.3262	1 STORY	\$38,280	VILLAGE OF COVERT	401	47
80-07-140-068-20	32602 M 140 HWY	06/05/20	\$50,000	PTA	03-ARM'S LENGTH	\$50,000	\$30,900	61.80	\$61,842	\$3,730	\$46,270	\$103,771	0.446	1,632	\$28.35	VILLA	72.7707	1 STORY	\$3,730	VILLAGE OF COVERT	401	53
Totals:			\$290,500			\$290,500	\$107,000		\$213,209		\$238,990	\$260,997			\$36.75		10.0156					
						Sale. Ratio =>		36.83			E.C.F. =>	0.916			Std. Deviation=>	0.652507467						
						Std. Dev. =>		16.10			Ave. E.C.F. =>	1.016			Ave. Variance=>	\$4.3998			Coefficient of Var=>	53.55171441		

Use .916