

COVERT

2023 - ECF - WATERFRONT BACKLOTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Prev. Assmt.	Adj./Adj. Sale	Cur. Appraisal	Land + Yard	Blgd. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Dept.	
80-07-301-006-00	79796 32ND AVE	04/05/21	\$236,200	WD	03-ARM'S LENGTH	\$236,200	\$75,200	31.84	\$150,370	\$28,900	\$207,300	\$127,863	1.621	1,098	\$188.80	WFTBL	0.0000	1 STORY		\$18,900	No	/ /		PALISADES PARK	401	73	
Totals:			\$236,200			\$236,200	\$75,200	31.84	\$150,370		\$207,300	\$127,863			\$188.80		0.0000										
						Sale. Ratio =>						E.C.F. =>	1.621		Std. Deviation=>		HDIV/01										
						Std. Dev. =>		HDIV/01				Ave. E.C.F. =>	1.621		Ave. Variance=>	0.0000	Coefficient of Var=>										

Use 1.60