

COVERT      2023 LAND - RURAL      2 ACRES      6

RESIDENTIAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Gravel	Paved	Class
80-07-012-008-00	30518 70TH ST	11/17/20	\$10,000	PTA	03-ARM'S LENGTH	\$10,000	\$4,000	40.00	\$8,000	\$10,000	0.0	2.00	2.00	\$5,000	\$0.11	0.00	RRES PTA	RURAL RES	0	1	402	
80-07-034-015-00	44668 M 140 HWY	07/13/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$23,900	43.45	\$47,756	\$15,244	0.0	2.00	2.00	\$7,622	\$0.17	0.00	RRES 1723/138	RURAL RES	0	1	401	
<b>Totals:</b>			<b>\$65,000</b>			<b>\$65,000</b>	<b>\$27,900</b>		<b>\$55,756</b>	<b>\$25,244</b>		<b>4.00</b>	<b>4.00</b>	<b>\$12,622</b>								
								<b>Sale. Ratio =&gt;</b>	<b>42.92</b>					<b>Average</b>								
								<b>Std. Dev. =&gt;</b>	<b>2.44</b>					<b>per Net Acre=&gt;</b>	<b>6,311.00</b>	<b>Average</b>						
														<b>per SqFt=&gt;</b>	<b>\$0.14</b>							

2023 - use 6300

COVERT      2023 LAND - RURAL      0-1.99 ACRE      6

RESIDENTIAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Prev. Asmnt.	Adj. Sal	Cur. Appraisal and Residu	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Land Table	Paved	Class		
80-07-012-044-00	29783 72ND ST	06/08/20	\$53,000	WD	03-ARM'S I	\$53,000	\$26,500	50.00	\$54,038	\$2,562	0.90	0.90	\$2,847	\$0.07	RRES 1701-815	RURAL RES		1 401		
80-07-033-034-00	47421 CR 703	08/26/21	\$80,000	LC	03-ARM'S I	\$80,000	\$32,500	40.63	\$65,050	\$20,430	1.37	1.37	\$14,912	\$0.34	RRES 1725/692	RURAL RES		1 401		
80-07-015-079-10	75957 W CR 378	03/30/22	\$7,500	QC	03-ARM'S I	\$7,500	\$3,100	41.33	\$6,156	\$7,500	1.62	1.62	\$4,630	\$0.11	RRES 1735/306	RURAL RES		1 401		
<b>Totals:</b>			<b>\$140,500</b>			<b>\$140,500</b>	<b>\$62,100</b>		<b>\$125,244</b>	<b>\$30,492</b>	<b>3.89</b>	<b>3.89</b>	<b>\$22,389</b>							
								<b>Sale. Ratio =&gt;</b>	<b>44.20</b>			<b>Average</b>	<b>Average</b>							
								<b>Std. Dev. =&gt;</b>	<b>5.22</b>			<b>per Net Acre=&gt;</b>	<b>7,838.56</b>	<b>per SqFt=&gt;</b>	<b>\$0.18</b>					

2023 use 7800

COVERT      2023 - LAND      3-5 ACRES  
RURAL RESIDENTIAL      6

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Prev. Asmnt.	isd/Adj. Sal	Cur. Appraisal	Land Residual	Net Acres	Total Acres	Dollars/Acr	Dollars/SqF	ECF Area	Liber/Page	Parcels in	Land Table	Paved	Class	
80-07-015-005-00	32735 ORCHARD ST	08/07/21	\$8,000	QC	03-ARM'S I	\$8,000	\$4,700	58.75	\$9,300	\$8,000	3.00	3.00	\$2,667	\$0.06	RRES	1724/271		RURAL RES	1	402	
80-07-014-007-00	34TH AVE	11/16/20	\$10,000	QC	03-ARM'S I	\$10,000	\$6,100	61.00	\$12,160	\$10,000	3.80	3.80	\$2,632	\$0.06	RRES	1709-235		RURAL RES	1	402	
80-07-009-008-00	CR 378	10/07/20	\$9,500	WD	03-ARM'S I	\$9,500	\$5,100	53.68	\$10,240	\$9,500	4.00	4.00	\$2,375	\$0.05	RRES	1707-807		RURAL RES	1	402	
80-07-009-007-00	76306 CR 378	04/06/20	\$15,390	WD	03-ARM'S I	\$15,390	\$5,800	37.69	\$11,600	\$15,390	5.00	5.00	\$3,078	\$0.07	RRES	1699-171		RURAL RES	1	401	
80-07-027-034-10	75102 CR 376	02/18/22	\$71,000	PTA	03-ARM'S I	\$71,000	\$35,300	49.72	\$68,795	\$21,205	5.00	5.00	\$4,241	\$0.10	RRES	PTA		RURAL RES	1	401	
80-07-027-046-00	CR 376	01/14/21	\$11,600	WD	03-ARM'S I	\$11,600	\$5,400	46.55	\$11,625	\$11,600	5.00	5.00	\$2,320	\$0.05	RRES	L 1712 P 762		RURAL RES	1	402	
80-07-036-004-10	44978 71ST ST	08/17/21	\$70,000	PTA	03-ARM'S I	\$70,000	\$25,600	36.57	\$51,220	\$34,280	5.00	5.00	\$6,856	\$0.16	RRES	PTA		RURAL RES	1	401	
80-07-031-030-01	81012 46TH AVE	02/26/21	\$72,500	MLC	03-ARM'S I	\$72,500	\$32,300	44.55	\$64,665	\$23,335	5.00	5.00	\$4,667	\$0.11	RRES	1714-724		RURAL RES	1	401	
<b>Totals:</b>			<b>\$267,990</b>			<b>\$267,990</b>	<b>\$120,300</b>		<b>\$239,605</b>	<b>\$133,310</b>	<b>35.80</b>	<b>35.80</b>									
								<b>Sale. Ratio =&gt;</b>	<b>44.89</b>					<b>Average</b>							
								<b>Std. Dev. =&gt;</b>	<b>5.64</b>					<b>per Net Acre=&gt;</b>	<b>3,723.74</b>	<b>per SqFt=&gt;</b>	<b>\$0.09</b>				

2023 use 3700

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Prev. Asmnt. \$	sd/Adj. Sal	Cur. Appraisal	Land Residual	Net Acres	Total Acres	Dollars/Acre	Dollars/SqF	ECF Area	Liber/Page	Land Table	Paved	Class	
80-07-034-030-40	75638 48TH AVE	05/29/20	\$150,000	WD	03-ARM'S I	\$150,000	\$74,600	49.73	\$149,206	\$16,744	5.50	5.50	\$3,044	\$0.07	RRES	1700-931	RURAL RES	0	401	
80-07-013-024-00	33405 72ND ST	06/04/20	\$37,000	WD	03-ARM'S I	\$37,000	\$12,500	33.78	\$25,036	\$37,000	11.38	11.38	\$3,251	\$0.07	RRES	1703-146	RURAL RES	1	402	
80-07-001-009-01	71200 26TH AVE	03/16/22	\$190,000	WD	03-ARM'S I	\$190,000	\$88,900	46.79	\$176,095	\$53,213	12.68	12.68	\$4,197	\$0.10	RRES	L 1734 P523	RURAL RES	1	401	
<b>Totals:</b>			<b>\$377,000</b>			<b>\$377,000</b>	<b>\$176,000</b>		<b>\$350,337</b>	<b>\$106,957</b>	<b>29.56</b>	<b>29.56</b>								
								<b>Sale. Ratio =&gt;</b>	<b>46.68</b>			<b>Average</b>								
								<b>Std. Dev. =&gt;</b>	<b>8.49</b>			<b>per Net Acre=&gt;</b>	<b>3,618.30</b>	<b>per SqFt=&gt;</b>	<b>\$0.08</b>					

2023 use 3600

COVERT

2023 - LAND

16-20

RURAL RESIDENTIAL ACRES

6

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Net Acres	Total Acres	Dollars/Acre	Dollars/SqF	ECF Area	Liber/Page	Parcels in	Land Table	Gravel	Paved	Class
80-07-086-015-20	82ND ST	10/25/21	\$49,900	WD	03-ARM'S I	\$49,900	\$19,800	39.68	\$47,025	\$49,900	18.81	18.81	\$2,653	\$0.06	RRES 1729/541			RURAL RES	1	0	402
80-07-086-012-10	47450 82ND ST	11/17/21	\$325,000	WD	03-ARM'S I	\$325,000	\$87,600	26.95	\$241,927	\$149,373	19.50	19.50	\$7,660	\$0.18	RRES 1729/584			RURAL RES	0	1	401
80-07-003-041-00	26390 75TH ST	09/18/20	\$153,200	WD	03-ARM'S I	\$153,200	\$56,200	36.68	\$112,338	\$68,428	19.69	19.69	\$3,475	\$0.08	RRES 1707-416			RURAL RES	0	1	401
80-07-003-028-00	25816 M 140 HWY	10/23/20	\$50,000	WD	03-ARM'S I	\$50,000	\$14,000	28.00	\$28,000	\$50,000	20.00	20.00	\$2,500	\$0.06	RRES 1708-812			RURAL RES	0	1	402
80-07-024-011-00	71903 36TH AVE	07/31/20	\$55,000	WD	03-ARM'S I	\$55,000	\$14,000	25.45	\$28,000	\$55,000	20.00	20.00	\$2,750	\$0.06	RRES 1704-65			RURAL RES	0	1	001
80-07-009-058-00	30TH AVE	01/03/22	\$49,000	PTA	03-ARM'S I	\$49,000	\$20,000	40.82	\$64,000	\$49,000	20.00	20.00	\$2,450	\$0.06	RRES PTA			RURAL RES	0	1	402
<b>Totals:</b>			<b>\$682,100</b>			<b>\$682,100</b>	<b>\$211,600</b>				<b>118.00</b>	<b>118.00</b>									
								<b>Sale. Ratio =&gt;</b>	<b>31.02</b>			<b>Average</b>									
								<b>Std. Dev. =&gt;</b>	<b>6.90</b>			<b>per Net Acre=&gt;</b>	<b>3,573.74</b>	<b>Average</b>							
												<b>per SqFt=&gt;</b>	<b>\$0.08</b>								

2023 use 3600

COVERT      2023 - LAND      20-35 +  
RURAL RESIDENTIAL      Acres      6

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Net Acres	Total Acres	Dollars/Acr	Dollars/SqF	ECF Area Liber/Page	Other Parcels in Sale	Land Table	Paved	Class		
80-07-003-028-00	25816 M 140 HWY	10/23/20	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$14,000	28.00	\$28,000	\$50,000	20.00	20.00	\$2,500	\$0.06	RRES 1708-812		RURAL RES	1	402		
80-07-024-011-00	71903 36TH AVE	07/31/20	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$14,000	25.45	\$28,000	\$55,000	20.00	20.00	\$2,750	\$0.06	RRES 1704-65		RURAL RES	1	001		
80-07-015-001-12	75075 34TH AVE	01/12/22	\$107,500	WD	03-ARM'S LENGTH	\$107,500	\$27,200	25.30	\$84,508	\$90,832	21.20	21.20	\$4,285	\$0.10	RRES 1732/374		RURAL RES	1	401		
80-07-021-015-00	76396 38TH AVE	12/28/20	\$123,500	WD	03-ARM'S LENGTH	\$123,500	\$46,100	37.33	\$102,716	\$77,544	28.38	28.38	\$2,732	\$0.06	RRES 1711-776		RURAL RES	1	401		
80-07-027-034-01	75006 CR 376	03/22/21	\$148,400	WD	03-ARM'S LENGTH	\$148,400	\$57,500	38.75	\$114,974	\$93,426	30.00	30.00	\$3,114	\$0.07	RRES 1716-446		RURAL RES	1	401		
80-07-027-007-00	76TH ST	10/12/21	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$52,700	21.51	\$105,475	\$245,000	74.00	30.00	\$3,311	\$0.08	RRES PTA	80-07-027-004-00	RURAL RES	1	402		
80-07-028-006-00	42796 76TH ST	02/28/22	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$72,200	34.55	\$169,369	\$147,631	30.00	30.00	\$4,921	\$0.11	RRES 1733-733		RURAL RES	1	401		
80-07-021-009-00	76768 38TH AVE	10/12/21	\$219,000	PTA	03-ARM'S LENGTH	\$219,000	\$82,200	37.53	\$164,345	\$172,655	59.00	59.00	\$2,926	\$0.07	RRES PTA		RURAL RES	1	401		
<b>Totals:</b>			<b>\$1,157,400</b>			<b>\$1,157,400</b>	<b>\$365,900</b>		<b>\$797,387</b>	<b>\$932,088</b>	<b>282.58</b>	<b>238.58</b>									
								<b>Sale. Ratio =&gt;</b>	<b>31.61</b>			<b>Average</b>									
								<b>Std. Dev. =&gt;</b>	<b>6.74</b>			<b>per Net Acre=&gt;</b>	<b>3,298.49</b>	<b>Average</b>							
												<b>per SqFt=&gt;</b>	<b>\$0.08</b>								

2023 use 3300