

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Assmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/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 Depr.	
COVERT TOWNSHIP		2022 - ECF - LELAC, PINESIDE 4/1/2019 - 3/31/2021																									
80-07-021-006-35	77785 38TH AVE	12/17/20	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$275,600	33.37	\$546,461	\$180,860	\$519,140	\$468,719	1.108	2,554	\$203.27	LELAC	10.3893	2 STORY		\$175,000	No	/ /		LE LAC APPELLE	401	90	
80-07-021-006-53	77822 LE LAC DR	07/17/19	\$450,000	LC	03-ARM'S LENGTH	\$450,000	\$247,500	55.00	\$499,825	\$192,798	\$268,202	\$284,206	0.854	1,764	\$164.27	LELAC	34.3648	1 STORY		\$175,000	No	/ /		LE LAC APPELLE	401	91	
80-07-005-015-00	43055 WHISPERING PINES PATH	05/12/20	\$395,000	PTA	03-ARM'S LENGTH	\$395,000	\$317,500	28.65	\$130,668	\$40,716	\$164,264	\$283,510	1.250	1,800	\$157.65	PS	28.5555	2 STORY		\$28,000	No	/ /		DOCKHOUSE	401	92	
		Totals:	\$1,545,000			\$1,545,000	\$640,200		\$1,276,954		\$1,131,626	\$1,147,136			\$179.03		1.7199										
						Sale Ratio =>	41.44							E.C.F. =>	0.986	Std. Deviation=		0.311191884									
						Std. Dev. =>	12.79							Avg. E.C.F. =>	1.004	Avg. Variance=		23.3232	Coefficient of Var=>		23.23769208						

USE .986