

Covert Township		2022 - Residential - ECF Study- Rural Residential		4/1/2019 - 3/31/2021																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. 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	Land Value	Land Table	Property Class	Building Depr.			
80-07-002-014-01	26441 M 140 HWY	03/15/19	\$68,000	LC	03-ARM'S LENGTH	\$68,000	\$11,600	17.06	\$23,277	\$8,000	\$60,000	\$27,280	2.199	924	\$64.94	RRES	137.3356	1 STORY	\$8,000	RURAL RES	401	35			
80-07-002-041-00	73474 26TH AVE	10/18/19	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$47,700	39.75	\$96,304	\$14,500	\$105,500	\$13,015	0.793	1,692	\$62.35	RRES	3.2883	2 STORY	\$14,500	RURAL RES	401	68			
80-07-002-041-00	73474 26TH AVE	01/08/19	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$47,700	63.60	\$96,304	\$14,500	\$60,500	\$13,015	0.455	1,692	\$35.76	RRES	37.1151	2 STORY	\$14,500	RURAL RES	401	68			
80-07-002-041-00	73474 26TH AVE	10/18/19	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$47,700	39.75	\$96,304	\$14,500	\$105,500	\$13,015	0.793	1,692	\$62.35	RRES	3.2883	2 STORY	\$14,500	RURAL RES	401	68			
80-07-002-042-00	73368 26TH AVE	04/17/19	\$168,500	WD	03-ARM'S LENGTH	\$168,500	\$29,600	17.57	\$59,148	\$8,480	\$160,200	\$82,387	1.942	1,648	\$97.10	RRES	111.6268	1 STORY	\$8,000	RURAL RES	401	75			
80-07-002-045-00	73408 26TH AVE	07/26/19	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$52,100	43.42	\$105,065	\$16,286	\$103,714	\$14,356	0.718	1,680	\$61.73	RRES	10.7569	1 STORY	\$12,800	RURAL RES	401	58			
80-07-002-066-00	26200 72ND	03/07/19	\$37,000	QC	03-ARM'S LENGTH	\$37,000	\$20,800	56.22	\$41,633	\$14,500	\$22,500	\$44,119	0.510	714	\$31.51	RRES	31.6041	1 STORY	\$14,500	RURAL RES	401	45			
80-07-002-066-00	26200 72ND	03/08/19	\$43,500	QC	03-ARM'S LENGTH	\$43,500	\$20,800	47.82	\$41,633	\$14,500	\$29,000	\$44,119	0.657	714	\$40.62	RRES	16.8711	1 STORY	\$14,500	RURAL RES	401	45			
80-07-003-016-00	24774 M 140 HWY	11/07/19	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$29,900	66.44	\$61,132	\$10,000	\$35,000	\$83,141	0.421	1,972	\$17.75	RRES	40.5059	2 STORY	\$10,000	RURAL RES	401	45			
80-07-003-041-00	26390 75TH ST	09/18/20	\$153,200	WD	03-ARM'S LENGTH	\$153,200	\$56,200	36.68	\$112,338	\$28,566	\$124,634	\$116,350	1.071	1,682	\$74.10	RRES	24.5171	MULTI-STORY	\$27,566	RURAL RES	401	63			
80-07-003-053-00	75583 24TH AVE	11/06/20	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$41,500	89.00	\$89,320	\$30,124	\$19,876	\$81,661	0.243	992	\$20.04	RRES	58.2632	1 STORY	\$28,000	RURAL RES	401	66			
80-07-009-005-00	76488 W CR 378	12/09/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$54,900	36.60	\$109,789	\$11,934	\$138,066	\$135,910	1.016	1,296	\$106.53	RRES	18.9837	1 STORY	\$11,600	RURAL RES	401	86			
80-07-009-054-01	76710 30TH AVE	04/27/20	\$102,900	WD	03-ARM'S LENGTH	\$102,900	\$65,500	63.65	\$128,722	\$14,210	\$88,690	\$159,044	0.558	1,512	\$58.66	RRES	26.8386	1 STORY	\$14,210	RURAL RES	401	83			
80-07-009-055-00	76522 30TH AVE	09/04/19	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$40,300	67.17	\$81,038	\$26,000	\$34,000	\$89,403	0.380	1,386	\$24.53	RRES	44.6109	1 STORY	\$26,000	RURAL RES	401	55			
80-07-010-016-01	29139 76TH ST	08/28/20	\$190,500	WD	03-ARM'S LENGTH	\$190,500	\$83,900	44.04	\$165,683	\$28,800	\$161,700	\$190,659	0.848	1,552	\$104.19	RRES	2.2085	1 STORY	\$26,000	RURAL RES	401	75			
80-07-011-013-00	29179 M 140 HWY	11/02/20	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$45,000	100.00	\$89,928	\$24,492	\$20,508	\$90,883	0.226	1,214	\$16.89	RRES	60.0376	1 STORY	\$24,492	RURAL RES	401	57			
80-07-011-036-00	72197 CR 378	08/07/20	\$102,980	WD	03-ARM'S LENGTH	\$102,980	\$35,540	35.54	\$73,182	\$14,500	\$88,480	\$81,503	1.086	1,240	\$71.35	RRES	25.9579	1 STORY	\$14,500	RURAL RES	401	48			
80-07-011-037-01	29441 M 140 HWY	03/06/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$98,700	70.50	\$197,347	\$34,200	\$105,800	\$226,727	0.467	4,016	\$26.34	RRES	35.9387	1 STORY	\$34,200	RURAL RES	401	45			
80-07-012-044-00	29783 72ND ST	06/08/20	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$26,500	50.00	\$54,038	\$6,037	\$46,963	\$77,013	0.704	1,013	\$46.36	RRES	12.1598	1 STORY	\$3,600	RURAL RES	401	48			
80-07-015-001-01	75011 34TH AVE	04/19/19	\$73,500	PTA	03-ARM'S LENGTH	\$73,500	\$30,700	41.77	\$61,311	\$28,000	\$45,500	\$54,164	0.840	934	\$48.72	RRES	1.4009	1 STORY	\$28,000	RURAL RES	401	45			
80-07-015-080-00	74229 CR 378	03/08/19	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$14,300	71.50	\$28,674	\$15,370	\$4,630	\$21,633	0.214	805	\$5.75	RRES	61.1999	1 STORY	\$15,370	RURAL RES	401	25			
80-07-017-023-10	32276 BLUE STAR HWY	04/30/19	\$144,900	WD	03-ARM'S LENGTH	\$144,900	\$38,100	26.29	\$76.116	\$10,395	\$134,505	\$106,863	1.259	1,841	\$73.06	RRES	43.2634	1 STORY	\$10,395	RURAL RES	401	49			
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	\$56,760	\$66,740	\$72,946	0.915	1,168	\$57.14	RRES	8.8895	1 STORY	\$56,760	RURAL RES	401	45			
80-07-024-008-00	70108 38TH AVE	11/19/19	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$30,500	61.00	\$62,207	\$14,500	\$35,500	\$77,572	0.458	1,344	\$26.41	RRES	36.8391	1 STORY	\$14,500	RURAL RES	401	45			
80-07-026-010-36	M 140 HWY	02/28/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$79,700	28.98	\$159,422	\$110,720	\$164,280	\$67,642	2.429	1,230	\$133.56	RRES	160.2652	1 STORY	\$110,720	RURAL RES	401	58			
80-07-027-002-30	74398 CR 376	01/25/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$54,700	39.07	\$109,345	\$4,740	\$135,260	\$166,040	0.815	1,400	\$96.61	RRES	1.1404	1 STORY	\$4,000	RURAL RES	401	85			
80-07-027-048-00	43464 M 140 HWY	11/22/19	\$67,000	PTA	03-ARM'S LENGTH	\$67,000	\$25,300	37.76	\$51,089	\$3,652	\$63,348	\$77,133	0.821	1,320	\$47.99	RRES	0.4749	1 STORY	\$3,652	RURAL RES	401	58			
80-07-027-050-00	43493 M 140 HWY	11/16/20	\$45,000	MLC	03-ARM'S LENGTH	\$45,000	\$26,500	58.89	\$52,955	\$2,940	\$42,950	\$70,715	0.608	1,701	\$25.26	RRES	21.8622	1 STORY	\$2,940	RURAL RES	401	45			
80-07-027-055-00	74158 CR 376	09/27/19	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$65,000	40.37	\$131,896	\$11,022	\$149,978	\$186,543	0.763	1,506	\$99.59	RRES	6.2949	1 STORY	\$6,688	RURAL RES	401	87			
80-07-028-014-00	41627 78TH ST	12/09/19	\$29,500	WD	03-ARM'S LENGTH	\$29,500	\$16,400	55.59	\$33,303	\$12,800	\$16,700	\$36,613	0.456	1,200	\$13.92	RRES	36.9900	1 STORY	\$12,800	RURAL RES	401	47			
80-07-029-006-00	79608 CR 376	10/02/19	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$42,800	57.07	\$86,663	\$8,000	\$67,000	\$127,907	0.524	1,056	\$63.45	RRES	30.2212	1 STORY	\$8,000	RURAL RES	401	81			
80-07-029-008-00	79806 CR 376	10/11/19	\$78,200	WD	03-ARM'S LENGTH	\$78,200	\$32,100	41.05	\$64,784	\$6,962	\$71,238	\$94,020	0.758	1,386	\$51.40	RRES	6.8335	1 STORY	\$5,852	RURAL RES	401	63			
80-07-029-032-10	78667 40TH AVE	08/27/19	\$141,900	WD	03-ARM'S LENGTH	\$141,900	\$54,500	38.41	\$110,567	\$14,500	\$127,400	\$156,207	0.816	1,680	\$75.83	RRES	1.0441	1 STORY	\$14,500	RURAL RES	401	93			
80-07-029-042-00	78720 CR 376	06/18/20	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$58,900	40.90	\$117,840	\$59,676	\$84,324	\$89,783	1.044	1,740	\$48.46	RRES	21.7801	1 STORY	\$59,676	RURAL RES	401	45			
80-07-031-030-01	81012 46TH AVE	02/26/21	\$72,500	MLC	03-ARM'S LENGTH	\$72,500	\$32,300	44.55	\$64,665	\$19,574	\$52,926	\$71,573	0.739	1,032	\$51.28	RRES	8.6560	1 STORY	\$15,500	RURAL RES	401	61			
80-07-032-025-00	44964 CR 703	02/19/21	\$50,000	LC	03-ARM'S LENGTH	\$50,000	\$33,600	67.20	\$67,207	\$15,500	\$34,500	\$82,075	0.420	1,880	\$18.35	RRES	40.5679	1 STORY	\$15,500	RURAL RES	401	51			
80-07-033-010-05	45440 76TH ST	07/24/20	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$56,600	19.72	\$113,216	\$38,200	\$248,800	\$105,166	2.366	972	\$255.97	RRES	153.9757	1 STORY	\$38,200	RURAL RES	401	58			
80-07-033-037-01	47171 CR 703	12/20/19	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$70,200	71.63	\$141,852	\$17,500	\$80,500	\$202,198	0.398	2,536	\$31.74	RRES	42.7905	1 STORY	\$14,500	RURAL RES	401	68			
80-07-035-014-20	72193 CR 376 & 44200 72ND	12/10/19	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$47,900	28.18	\$97,041	\$12,800	\$157,200	\$135,564	1.159	1,920	\$81.88	RRES	33.2802	1 STORY	\$12,800	RURAL RES	401	62			
80-07-036-018-00	70622 48TH AVE	02/08/19	\$102,250	CD	03-ARM'S LENGTH	\$102,250	\$55,500	54.28	\$111,093	\$30,600	\$71,650	\$130,883	0.547	1,425	\$50.28	RRES	27.8593	1 STORY	\$30,600	RURAL RES	401	74			
80-07-280-001-00	74577 W CR 378	04/22/20	\$76,000	PTA	03-ARM'S LENGTH	\$76,000	\$34,000	44.74	\$67,907	\$6,060	\$69,940	\$86,899	0.814	1,170	\$59.78	RRES	1.1813	1 STORY	\$1,560	RURAL RES	401	63			
80-07-280-010-00	74841 W CR 378	07/21/20	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$56,300	80.43	\$117,594	\$1,680	\$68,320	\$154,062	0.443	2,304	\$29.65	RRES	38.2571	1 STORY	\$1,680	RURAL RES	401	63			
Totals:			\$4,338,830			\$4,338,830	\$1,862,000		\$3,746,248		\$3,503,650	\$4,437,634		588.79			3.6497								
									Sale. Ratio =>	42.91			E.C.F. =>	0.790			Std. Deviation=>	0.530121174							
									Std. Dev. =>	18.60			Ave. E.C.F. =>	0.826			Ave. Variance=>	35.4040	Coefficient of Var=>		42.86054497				