

COVERT TOWNSHIP 2022 - INDUSTRIAL ECF 04/1/2019*
to 3/31/2021

Parcel Number	Street Address	Sale Date *no time adj on	Sale Price older sales	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Other Parcels in Sale	Land Table	Property Class
80-09-006-018-40	68150 CR 388	03/12/18	\$350,000	WD	ARMS-LENGTH	\$350,000	\$81,900	23.40	\$344,101	\$344,101	\$133,763	\$212,046	0.631	3,000	\$44.59	02	4.3024			\$39,963		COM/IND SOUTH HAVEN CITY	301
80-17-360-003-00	5585 BLUE STAR HWY	03/08/18	\$482,700	WD	ARMS-LENGTH	\$482,700	\$230,400	47.73	\$442,147	\$132,470	\$350,230	\$477,160	0.734	20,630	\$16.98	17TT	12.4449			\$30,340		COM/IND SOUTH HAVEN TWP	301
80-53-220-004-00	1201 KALAMAZOO ST	06/13/19	\$275,000	MLC	ARMS-LENGTH	\$275,000	\$157,700	57.35	\$276,252	\$39,963	\$235,037	\$361,851	0.650	21,520	\$10.92	53IC	1.8272			\$39,963		COM/IND SOUTH HAVEN CITY	301
80-53-869-002-30	200 VETERANS BLVD	10/01/19	\$1,620,000	WD	ARMS-LENGTH	\$1,620,000	\$403,800	24.93	\$1,611,780	\$231,150	\$1,388,850	\$2,114,288	0.657	24,000	\$57.87	53IC	1.0924			\$231,150		COM/IND SOUTH HAVEN CITY	301
Totals:			\$2,727,700			\$2,727,700	\$873,800		\$2,674,280		\$2,107,880	\$3,165,345			\$32.59		0.1888						
							Sale. Ratio =>	32.03					E.C.F. =>	0.666		Std. Deviation=>	0.045469452						
							Std. Dev. =>	16.86					Ave. E.C.F. =>	0.668		Ave. Variance=>	4.9167	Coefficient of Var=>					7.362453404

USE .66