

<b>COVERT 2023</b>	<b>AGRICULTURAL LAND</b>	
Tillable	\$	4,600
Fruit	\$	4,600
Blueberry	\$	7,000
Woods (High)	\$	2,700
Woods (Low)	\$	2,700
Pasture/Scrub	\$	2,700
Swamp	\$	1,700
ROW	\$	-
Drain	\$	-
Pond	\$	3,000
Bldg Site 0-1	\$	7,500
Bldg Site 1-2.5	\$	7,500
Bldg Site 2.5-5	\$	7,500
Bldg Site 5.10	\$	5,800
Bldg Site >10	\$	4,400

COVERT 2023 LAND -AGRICULTURAL  
TILLABLE

NBHD	Parcel Number	Sale Date	Sale Price	Unadjusted							Other							Time			Adjusted Sale Price	Tillable Price Per Acre			
				Conf.	Liber/Page	Price per Acre	Irrigated	Total Acre	ROW	Drain	Residual Acre	Building Value	Fruit Value	Scrub Acre	Wet Acre	% of Land Adjusted	Other Acre Value	Tillable Acre	Residual Value	Days			Months	Adjustment	
2	80-04-007-013-01	7/16/2021	\$180,000	No	1722/940	\$4,543	No	39.890	0.267	0.000	39.623	\$0	\$0	6.360	0.000	16.05%	\$16,536	33.263	\$163,464	-105	-4	0.00%	163,464	\$4,914	
2	80-06-014-008-20	10/2/2020	\$35,000	No	1708/361	\$4,225	No	8.512	0.227	0.000	8.285	\$0	\$0	0.000	1.826	22.04%	\$2,922	6.459	\$32,078	179	6	0.00%	32,078	\$4,966	
2	80-04-032-034-15	6/26/2020	\$47,400	No	1702/351	\$2,994	No	15.830	0.000	0.000	15.83	\$0	\$0	1.620	3.320	31.21%	\$9,524	10.890	\$37,876	275	9	0.00%	37,876	\$3,478	
			\$204,900								<b>98.689</b>							<b>50.612</b>						<b>233,418</b>	<b>\$4,612</b>

2023-use 4600

COVERT

2023- LAND AGRICULTURAL  
SCRUB

NBHD	Parcel Number	Sale Date	Sale Price	Conf.	Liber/Page	Unadjusted		Total Acre	ROW	Drain	Residual Acre	Building Value	Space Holder	Tillable Acre	Wet Acre	% of Land Adjusted	Other Acre Value	Scrub Acre	Residual Value	Days	Months	Time		Scrub Price Per Acre
						Price per Acre	Topology															nt	Adjusted Sale Price	
2	80-07-009-058-00	1/3/2022	\$49,000	No	1731/740	\$2,645		20.000	1.475	0.000	18.525	\$0		0.000	0.000	0.00%	\$0	18.525	49,000	-272	-9	0.00%	\$49,000	\$2,645
2	80-07-027-045-00	3/3/2022	\$16,228	No	1734/184	\$3,329		5.000	0.125	0.000	4.875	\$0		0.000	0.000	0.00%	\$0	4.875	16,228	-332	-11	0.00%	\$16,228	\$3,329
2	80-07-009-008-00	10/7/2020	\$9,500	No	1707/807	\$2,421		4.000	0.076	0.000	3.924	\$0		0.000	0.000	0.00%	\$0	3.924	9,500	174	6	0.00%	\$9,500	\$2,421
2	80-07-003-028-00	10/22/2020	\$50,000	No	1708/812	\$2,564		20.000	0.500	0.000	19.500	\$0		0.000	0.000	0.00%	\$0	19.500	50,000	159	5	0.00%	\$50,000	\$2,564
2	80-07-027-046-00	1/14/2021	\$11,600	No	1712/762	\$2,379		5.000	0.125	0.000	4.875	\$0		0.000	0.000	0.00%	\$0	4.875	11,600	77	3	0.00%	\$11,600	\$2,379
2	80-07-024-011-00	7/31/2020	\$55,000	No	1704/65	\$3,046		19.398	1.344	0.630	18.054	\$0		0.000	0.000	0.00%	\$0	18.054	55,000	241	8	0.00%	\$55,000	\$3,046
			<b>\$0</b>			<b>16384.000</b>					<b>69.753</b>							<b>69.753</b>					<b>191,328</b>	<b>\$2,743</b>

2023-use 2700

COVERT 2023- LAND AGRICULTURAL WET

NBHD	Parcel Number	Sale Date	Sale Price	Conf.	Liber/Page	Unadjusted Price per Acre	Total Acre	ROW	Drain	Residual			% of Land Adjusted	Other Acre		Residual			Time Adjustment	Adjusted Sale Price	Wet Price Per Acre	
										Acre	Building Value	Tillable Acre		Scrub Acre	Value	Wet Acre	Value	Days				Months
2	80-07-016-084-20	5/19/2021	\$7,300	No	1726/558	\$1,515	4.940	0.120	0.000	4.82	\$0	0.000	0.000	0%	0	4.820	7,300	-48	-2	0.00%	\$7,300	\$1,515
2	80-18-008-010-25	2/25/2021	\$35,000	No	1715/601	\$1,976	17.764	0.050	0.000	17.714	\$0	0.000	3.860	22%	10,036	13.854	24,964	36	1	0.00%	\$24,964	\$1,802
															<b>18.674</b>						<b>\$32,264</b>	<b>\$1,727.75</b>
																	<b>2023</b>	<b>use</b>	<b>1700</b>			

**COVERT TOWNSHIP 2023 LAND - AGRICULTURAL  
BUILDABLE ACREAGE**

NBHD	Parcel Number	Sale Date	Sale Price	Conf.	Liber/Page	Unadjusted \$ per Acre	Total Acre	ROW	Drain	Residual Acre	Building Value	Residual Value	Days	Months	Time Adjust	Adjusted Sale Price	Price Per Acre
<b>0 to 2.49 acres</b>																	
2	80-17-027-031-35	12/3/2021	\$11,100	No	1732/321	\$10,979	1.176	0.165	0.000	1.011	\$0	11100	-242	-8	0.00%	11,100	10,979
	<b>Insufficient Sales</b>	<b>Used same</b>	<b>rate as</b>	<b>2.5 - 4.99</b>	<b>acre site</b>	<b>\$7,500</b>				<b>1.011</b>						<b>\$11,100</b>	<b>\$10,979</b>
																<b>11,000</b>	
<b>2.5 to 4.99 acres</b>																	
2	80-06-020-022-35	9/2/2021	\$25,000	No	1726/745	\$10,549	2.500	0.130	0.000	2.370	\$0	25000	-151	-5	0.00%	25,000	10,549
2	80-05-033-010-35	6/25/2020	\$15,000	No	1702/554	\$7,407	2.500	0.475	0.000	2.025	\$0	15000	276	9	0.00%	15,000	7,407
2	80-05-002-018-55	3/9/2021	\$15,000	No	1715/410	\$5,330	2.992	0.178	0.000	2.814	\$0	15000	22	1	0.00%	15,000	5,330
2	80-04-029-001-10	7/30/2021	\$26,500	No	1723/988	\$7,160	4.230	0.529	0.000	3.701	\$0	26500	-119	-4	0.00%	26,500	7,160
										<b>10.910</b>						<b>\$81,500</b>	<b>\$7,470</b>
														<b>2023</b>	<b>use</b>	<b>7,500</b>	
<b>5 to 9.99 acres</b>																	
2	80-07-009-007-00	4/6/2020	\$15,390	No	1699/171	\$3,157	5.000	0.125	0.000	4.875	\$0	15390	355	12	0.00%	15,390	3,157
2	80-03-028-007-05	2/24/2021	\$33,000	No	1714/453	\$5,793	6.008	0.311	0.000	0.570	\$0	33000	37	1	0.00%	33,000	5,793
2	80-06-020-009-00	4/14/2021	\$28,463	No	1719/103	\$3,621	8.000	0.140	0.000	7.860	\$0	28463	-13	0	0.00%	28,463	3,621
2	80-06-024-009-12	10/20/2020	\$45,000	No	1704/765	\$5,768	8.002	0.200	0.000	7.802	\$0	45000	161	5	0.00%	45,000	5,768
										<b>21.107</b>						<b>\$121,853</b>	<b>\$5,773</b>
														<b>2023</b>	<b>use</b>	<b>5,800</b>	
<b>10 acres and above</b>																	
2	80-07-036-023-10	11/29/2021	\$64,500	No	1730/928	\$6,833	10.000	0.560	0.000	9.440	\$0	64500	-238	-8	0.00%	64,500	6,833
2	80-07-032-015-00	10/4/2021	\$40,000	No	1727/568	\$3,790	11.826	1.271	0.000	10.555	\$0	40000	-183	-6	0.00%	40,000	3,790
2	80-07-013-024-00	6/2/2020	\$37,000	No	1703/146	\$3,246	12.500	1.100	0.000	11.400	\$0	37000	299	10	0.00%	37,000	3,246
2	80-04-009-014-00	3/8/2021	\$66,000	No	1715/30	\$4,171	16.354	0.532	0.000	15.822	\$0	66000	23	1	0.00%	66,000	4,171
2	80-07-012-038-10	4/8/2021	\$161,500	No	1718/721	\$4,141	40.000	1.000	0.000	39.000	\$0	161500	-7	0	0.00%	161,500	4,141
										<b>47.217</b>						<b>\$207,500</b>	<b>\$4,395</b>
														<b>2023</b>	<b>use</b>	<b>4,400</b>	



COVERT 2023 - LAND AGRICULTURAL  
BLUEBERRIES

LAND

NBHD	Parcel Number	Sale Date	Sale Price	Conf.	Liber/Page	Price per	Total Acre	ROW	Drain	Residual Acre	Building Value	Fruit Value	Tillable Acre	Scrub Acre	Wet Acre	% of Land Adjusted	Acre Value	blueberry	Residual Value	Days	Months	Time Adjustment	Adjusted Sale Price	Price Per Acre
2	80-07-012-033-20	11/20/2020	\$199,900	No	1710/93	\$6,019	34.152	0.938	0.000	33.214	\$0	\$0	0.000	13.460	0.000	40.53%	\$34,996	19.754	\$164,904	131	4	0.00%	164,904	\$8,348
2	80-07-016-006-01	10/29/2020	\$85,000	No	1708/601	\$5,800	15.000	0.345	0.000	14.655	\$0	\$0	0.000	7.165	0.170	50.05%	\$18,901	7.320	\$66,099	152	5	0.00%	66,099	\$9,030
2	80-04-019-021-00	5/3/2021	\$46,575	No	1720/286	\$4,908	9.890	0.250	0.000	9.49	\$0	\$0	1.240	0.970	0	10.22%	\$8,226	7.280	\$38,349	-32	-1	0.00%	38,349	\$5,268
2	80-06-030-016-00	6/28/2021	\$280,000	No	1722/328	\$5,523	51.635	0.942	0.000	50.693	\$16,509	\$0	0.000	10.143	0.830	21.65%	\$27,700	39.720	\$235,791	-87	-3	0.00%	235,791	\$5,936
2	80-04-018-027-00	12/21/2020	\$46,323	No	1711/781	\$9,705	5.000	0.227	0.000	4.773	\$0	\$0	0.000	6.033	0.000	0.00%	\$0	4.773	\$46,323	100	3	0.00%	46,323	\$9,705
			<b>\$247,900</b>			<b>\$31,955</b>				<b>90.21</b>								<b>78.847</b>				<b>551,466</b>	<b>\$6,994</b>	

2023-use 7000