

COVERT - 2023 ECF - AGRICULTURAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Prev. Assmt.	Acid/Adj. Sale	Our. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Land Table	Property Class	Building Depr.
80-07-023-005-00	72401 36TH AVE	07/01/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$80,200	42.21	\$160,447	\$106,150	\$83,850	\$89,011	0.942	1,844	\$45.47	AG	32.8389	1 STORY	AGRICULTURAL	\$106,150	AGRICULTURE PROPERTY	101	45
80-07-028-028-00	41223 78TH ST	04/28/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$125,300	67.73	\$250,676	\$137,500	\$47,500	\$171,101	0.278	2,580	\$18.41	AG	33.6011	1 STORY	AGRICULTURAL	\$137,500	AGRICULTURE PROPERTY	101	59
80-07-036-014-01	47311 72ND ST	01/08/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$118,200	57.66	\$216,112	\$106,446	\$98,544	\$179,780	0.448	1,275	\$83.88	AG	6.5433	1 STORY	AGRICULTURAL	\$106,446	AGRICULTURE PROPERTY	101	66
80-07-036-026-01	47320 72ND ST	01/28/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$47,800	56.24	\$95,685	\$37,871	\$47,129	\$100,620	0.468	1,638	\$28.77	AG	20.3308	1 STORY	AGRICULTURAL	\$37,100	AGRICULTURE PROPERTY	401	47
80-07-036-014-10	71320 48TH AVE	03/16/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$60,200	37.63	\$120,487	\$11,875	\$148,125	\$178,052	0.832	1,768	\$83.78	AG	21.8293	1 STORY	AGRICULTURAL	\$11,875	AGRICULTURE PROPERTY	101	89
Totals:			\$825,000			\$825,000	\$431,700		\$843,407		\$425,158	\$718,565			\$52.06		2.1948						
							Sale. Ratio =>	52.33					0.592				Std. Deviation=>	0.271002921					
							Std. Dev. =>	12.24					0.614				Ave. Variance=>	23.0287	Coefficient of Var=>	37.52896547			

2023 - USE 0.610