

COVERT -

2023 - ECF COMMERCIAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	Other Parcels in Sale	Land Table	Property Class		
80-03-200-008-00	53838 M 43 HWY	11/23/21	\$200,000	MLC	03-ARM'S LENGTH	\$200,000	\$57,800	28.90	\$195,450	\$39,564	\$160,436	\$253,473	0.633	2,831	\$56.67	COMM	2.7066	\$39,564		COMMERCIAL	201		
80-06-580-006-00	53808 CR 388	10/25/21	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$43,200	25.26	\$169,960	\$14,720	\$156,280	\$252,423	0.619	7,142	\$21.88	COMM	0.4441	\$10,260	80-07-031-026-10	COMMERCIAL	201		
80-09-011-010-01	60041 4th ave	10/09/21	\$106,150	WD	03-ARM'S LENGTH	\$106,150	\$38,400	36.18	\$105,833	\$46,116	\$60,034	\$97,101	0.618	7,200	\$8.34	COMM	0.5298	\$25,541		COMMERCIAL	202		
Totals:			\$477,150			\$477,150	\$139,400		\$471,243		\$376,750	\$602,997			\$28.96		0.1235						
								Sale. Ratio =>	29.22					E.C.F. =>	0.625	Std. Deviation=>		0.008445089					
								Std. Dev. =>	5.56					Ave. E.C.F. =>	0.624	Ave. Variance=>		1.2268	Coefficient of Var=>				
0.7809																							