

COVERT 2023		ECF Industrial		4/1/20 - 3/31/22																	
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	Land Table	Property Class	
80-10-032-004-01	555905 92nd Ave	05/04/21	\$13,500,000	WD	03-ARM'S LENGTH	\$1,350,000	\$434,500	32.19	\$1,331,474	\$50,876	\$1,299,124	\$1,955,111	0.664	58,048	\$22.38	IND	1.2490	\$50,876	INDUSTRIAL	301	
80-12-033-012-00	65564 94th Ave	12/03/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$82,000	54.67	\$154,490	\$25,300	\$124,700	\$197,237	0.632	15,235	\$8.19	IND	4.4730	\$25,300	INDUSTRIAL	301	
80-07-017-018-05	78277 CR 378	06/25/21	\$2,070,000	CD	03-ARM'S LENGTH	\$2,050,000	\$35,500	1.73	\$2,208,870	\$87,906	\$1,962,094	\$3,238,113	0.606	67,500	\$29.07	IND	7.1028	\$87,906	INDUSTRIAL	301	
Totals:			\$2,070,000			\$3,550,000	\$552,000		\$2,208,870		\$1,962,094	\$3,238,113			\$29.07		0.0000				
								Sale. Ratio =>	15.55				E.C.F. =>	0.606	Std. Deviation=>	0.029319443					
								Std. Dev. =>	26.57				Ave. E.C.F. =>	0.606	Ave. Variance=>	7.1028	Coefficient of Var=>	11.7220016			

Use .61