

COVERT		2023 - LAND - Village of Covert (Rural Residential)																			
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Land Table	Paved	Class	
80-07-140-052-02	32200 M 140 HWY	09/25/20	\$80,000	QC	03-ARM'S LENGTH	\$80,000	\$16,700	20.88	\$33,472	\$49,028	\$2,500	1.35	1.35	\$1,852	\$0.83	VILLA 1707-782	VILLAGE OF COVERT		1	401	
80-07-140-068-10	32680 M 140 HWY	06/04/21	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$32,200	47.35	\$64,386	\$41,894	\$38,280	3.30	3.30	\$11,600	\$0.29	VILLA 1720/845	VILLAGE OF COVERT		1	401	
Totals:			\$148,000			\$148,000	\$48,900		\$97,858	\$90,922	\$40,780	4.65	4.65								
								Sale. Ratio =>	33.04					Average							
								Std. Dev. =>	18.72					per Net Acre=>	8,769.89	per SqFt=>	\$0.45				

Insufficient Sales - see
additional pages for
Site Value, Acreage Rates

COVERT 2023 - LAND - Village of Covert (Rural Residential) per acre rate -more than 5 Acres																				
Parcel Num	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Prev. Asmnt. \$	sd/Adj. Sal	Cur. Appraisal	Land Residual	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Pager	Parcels in Land Table	Paved	Class	
80-07-034	75638 48TH AVE	05/29/20	\$150,000	WD	03-ARM'S	\$150,000	\$74,600	49.73	\$149,206	\$16,744	5.50	5.50	\$3,044	\$0.07	RRES 1700-931		RURAL RES	0	401	
80-07-013	33405 72ND ST	06/04/20	\$37,000	WD	03-ARM'S	\$37,000	\$12,500	33.78	\$25,036	\$37,000	11.38	11.38	\$3,251	\$0.07	RRES 1703-146		RURAL RES	1	402	
80-07-001	71200 26TH AVE	03/16/22	\$190,000	WD	03-ARM'S	\$190,000	\$88,900	46.79	\$176,095	\$53,213	12.68	12.68	\$4,197	\$0.10	RRES L 1734 P523		RURAL RES	1	401	
Totals:			\$377,000			\$377,000	\$176,000		\$350,337	\$106,957	29.56	29.56								
								Sale. Ratio =>	46.68	Average		Average								
								Std. Dev. =>	8.49	per Net Acre=>		3,618.30	per SqFt=>		\$0.08					

2023

Village of Covert 5 plus acres
rate/acre 2023 use 3600

COVERT 2023 - LAND - Village of Covert (Rural Residential) per acre rate - 3-5 Acres																			
Parcel Num	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Prev. Asmnt.	sd/Adj. Sa	Cur. Appraisal	Land Residual	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Land Table	Paved	Class
80-07-015	32735 ORCHARD ST	08/07/21	\$8,000	QC	03-ARM'S	\$8,000	\$4,700	58.75	\$9,300	\$8,000	3.00	3.00	\$2,667	\$0.06	RRES	1724/271	RURAL RES	1	402
80-07-014	34TH AVE	11/16/20	\$10,000	QC	03-ARM'S	\$10,000	\$6,100	61.00	\$12,160	\$10,000	3.80	3.80	\$2,632	\$0.06	RRES	1709-235	RURAL RES	1	402
80-07-009	CR 378	10/07/20	\$9,500	WD	03-ARM'S	\$9,500	\$5,100	53.68	\$10,240	\$9,500	4.00	4.00	\$2,375	\$0.05	RRES	1707-807	RURAL RES	1	402
80-07-009	76306 CR 378	04/06/20	\$15,390	WD	03-ARM'S	\$15,390	\$5,800	37.69	\$11,600	\$15,390	5.00	5.00	\$3,078	\$0.07	RRES	1699-171	RURAL RES	1	401
80-07-027	75102 CR 376	02/18/22	\$71,000	PTA	03-ARM'S	\$71,000	\$35,300	49.72	\$68,795	\$21,205	5.00	5.00	\$4,241	\$0.10	RRES	PTA	RURAL RES	1	401
80-07-027	CR 376	01/14/21	\$11,600	WD	03-ARM'S	\$11,600	\$5,400	46.55	\$11,625	\$11,600	5.00	5.00	\$2,320	\$0.05	RRES	L 1712 P 762	RURAL RES	1	402
80-07-036	44978 71ST ST	08/17/21	\$70,000	PTA	03-ARM'S	\$70,000	\$25,600	36.57	\$51,220	\$34,280	5.00	5.00	\$6,856	\$0.16	RRES	PTA	RURAL RES	1	401
80-07-031	81012 46TH AVE	02/26/21	\$72,500	MLC	03-ARM'S	\$72,500	\$32,300	44.55	\$64,665	\$23,335	5.00	5.00	\$4,667	\$0.11	RRES	1714-724	RURAL RES	1	401
Totals:			\$267,990			\$267,990	\$120,300		\$239,605	\$133,310	35.80	35.80							
									Sale. Ratio =>			Average		Average					
									Std. Dev. =>	44.89		per Net Ac		3,723.74		per SqFt=>		\$0.09	

Village of Covert 3-5 Acre
rate/acre 2023 use 3700

COVERT		2023 - LAND - Village of Covert (Rural Residential) per acre rate - 2 Acres																				
80-07-012-008-00	30518 70TH ST	11/17/20	\$10,000	PTA	03-ARM'S LENGTH	\$10,000	\$4,000	40.00	\$8,000	\$10,000	0.0	2.00	2.00	\$5,000	\$0.11	0.00	RRES PTA	RURAL RES	0	1	402	
Totals:			\$10,000			\$10,000	\$4,000	40.00	\$8,000	\$10,000		2.00	2.00	\$5,000								
							Sale. Ratio =>	40.00				Average		Average								
							Std. Dev. =>	#DIV/0!				per Net Acre=>	5,000.00	per SqFt=>	\$0.11							
											Village of Covert	2 acres										
												rate/acre										
													2023 - use 5000									

COVERT		2023 - LAND - Village of Covert (Rural Residential)																		
Parcel Number	per Site rate Street Address	Sale Date	Sale Price	Instr.	erms of Sal	Inf. Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Net Acres	Total Acres	Dollars/Acr	Dollars/SqF	ECF Area	Liber/Page	Land Table	Paved	Class	
80-07-012-044-00	29783 72ND ST	06/08/20	\$53,000	WD	03-ARM'S	\$53,000	\$26,500	50.00	\$54,038	\$2,562	0.90	0.90	\$2,847	\$0.07	RRES 1701-815	RURAL RES			1 401	
80-07-033-034-00	47421 CR 703	08/26/21	\$80,000	LC	03-ARM'S	\$80,000	\$32,500	40.63	\$65,050	\$20,430	1.37	1.37	\$14,912	\$0.34	RRES 1725/692	RURAL RES			1 401	
80-07-015-079-10	75957 W CR 378	03/30/22	\$7,500	QC	03-ARM'S	\$7,500	\$3,100	41.33	\$6,156	\$7,500	1.62	1.62	\$4,630	\$0.11	RRES 1735/306	RURAL RES			1 401	
Totals:			\$140,500			\$140,500	\$62,100		\$125,244	\$30,492	3.89	3.89	\$22,389							
								Sale. Ratio =>	44.20			Average								
								Std. Dev. =>	5.22			per Net Acre=>	7,838.56	per SqFt=>	\$0.18					

Village of Covert SITE 2023 use 7800