COVERT 2023 **ECF - 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 + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
80-07-001-030-10	70526 28TH AVE	08/19/21	$37,000	WD	03-ARM'S LENGTH	$37,000	$13,600	36.76	$27,260	$8,000	$29,000	$34,393	0.843	1,120	$25.89	RRES	1.8445	1 STORY	MOBILE HOME	$8,000	No	/ /		RURAL RES	401	47
80-07-002-019-00	73647 26TH AVE	12/17/21	$131,000	WD	03-ARM'S LENGTH	$131,000	$45,400	34.66	$116,800	$18,210	$112,790	$127,024	0.888	1,628	$69.28	RRES	2.6296	TRI LEVEL	RES 1 FAMILY	$15,200	No	/ /		RURAL RES	401	58
80-07-003-003-00	74098 28TH AVE	02/03/22	$180,000	WD	03-ARM'S LENGTH	$180,000	$74,600	41.44	$192,620	$21,465	$158,535	$217,799	0.728	3,295	$48.11	RRES	13.3748	1 STORY	RESIDENTIAL	$19,530	No	/ /		RURAL RES	401	61
80-07-003-036-00	25074 M 140 HWY	09/23/21	$130,000	WD	03-ARM'S LENGTH	$130,000	$38,000	29.23	$75,964	$13,920	$116,080	$98,483	1.179	1,038	$111.83	RRES	31.7042	1 STORY		$9,300	No	/ /		RURAL RES	401	78
80-07-003-041-00	26390 75TH ST	09/18/20	$153,200	WD	03-ARM'S LENGTH	$153,200	$56,200	36.68	$112,338	$28,566	$124,634	$116,350	1.071	1,682	$74.10	RRES	20.9555	MULTI-STORY		$27,566	No	/ /		RURAL RES	401	63
80-07-003-054-00	25566 M 140 HWY	12/22/21	$190,000	PTA	03-ARM'S LENGTH	$190,000	$62,900	33.11	$156,587	$33,509	$156,491	$155,795	1.004	1,776	$88.11	RRES	14.2824	1 STORY		$31,000	No	/ /		RURAL RES	401	74
80-07-009-005-00	76488 W CR 378	12/09/20	$150,000	WD	03-ARM'S LENGTH	$150,000	$54,900	36.60	$109,789	$11,934	$138,066	$135,910	1.016	1,296	$106.53	RRES	15.4222	1 STORY		$11,600	No	/ /		RURAL RES	401	86
80-07-009-037-70	76597 30TH AVE	02/11/22	$94,462	WD	03-ARM'S LENGTH	$94,462	$58,000	61.40	$114,565	$19,570	$74,892	$120,247	0.623	1,636	$45.78	RRES	23.8825	2 STORY		$19,570	No	/ /		RURAL RES	401	63
80-07-009-037-75	76511 30TH AVE	03/04/22	$250,000	WD	03-ARM'S LENGTH	$250,000	$69,100	27.64	$136,567	$7,881	$242,119	$162,894	1.486	1,664	$145.50	RRES	62.4718	MODULAR/MANUF		$7,881	No	/ /		RURAL RES	401	83
80-07-009-054-01	76710 30TH AVE	04/27/20	$102,900	WD	03-ARM'S LENGTH	$102,900	$65,500	63.65	$128,722	$14,210	$88,690	$159,044	0.558	1,512	$58.66	RRES	30.4001	1 STORY		$14,210	No	/ /		RURAL RES	401	83
80-07-010-016-01	29139 76TH ST	08/28/20	$190,500	WD	03-ARM'S LENGTH	$190,500	$83,900	44.04	$165,683	$28,800	$161,700	$190,659	0.848	1,552	$104.19	RRES	1.3531	1 STORY		$26,000	No	/ /		RURAL RES	401	75
80-07-010-073-00	74787 30TH AVE	01/06/22	$189,000	PTA	03-ARM'S LENGTH	$189,000	$60,900	32.22	$149,843	$35,165	$153,835	$146,116	1.053	1,780	$86.42	RRES	19.1184	1 STORY		$31,000	No	/ /		RURAL RES	401	63
80-07-011-036-00	72197 CR 378	08/07/20	$102,980	WD	03-ARM'S LENGTH	$102,980	$36,600	35.54	$73,182	$14,500	$88,480	$81,503	1.086	1,240	$71.35	RRES	22.3963	1 STORY		$14,500	No	/ /		RURAL RES	401	48
80-07-012-044-00	29783 72ND ST	06/08/20	$53,000	WD	03-ARM'S LENGTH	$53,000	$26,500	50.00	$54,038	$6,037	$46,963	$66,668	0.704	1,013	$46.36	RRES	15.7213	1 STORY		$3,600	No	/ /		RURAL RES	401	48
80-07-014-042-00	72590 34TH AVE	11/30/20	$130,000	MLC	03-ARM'S LENGTH	$130,000	$40,100	30.85	$87,024	$6,840	$123,160	$101,499	1.213	1,780	$69.19	RRES	35.1770	1 STORY		$6,840	No	/ /		RURAL RES	401	45
80-07-015-058-00	74523 CR 378	09/24/21	$35,000	WD	03-ARM'S LENGTH	$35,000	$23,400	66.86	$46,722	$2,400	$32,600	$70,352	0.463	1,271	$25.65	RRES	39.8262	1 STORY		$2,400	No	/ /		RURAL RES	401	45
80-07-021-015-00	76396 38TH AVE	12/28/20	$123,500	WD	03-ARM'S LENGTH	$123,500	$46,100	37.33	$102,716	$56,760	$66,740	$72,946	0.915	1,168	$57.14	RRES	5.3279	1 STORY		$56,760	No	/ /		RURAL RES	401	45
80-07-025-006-60	41936 70TH ST	06/18/21	$95,000	WD	03-ARM'S LENGTH	$95,000	$50,000	52.63	$100,065	$24,000	$71,000	$120,738	0.588	1,744	$40.71	RRES	27.3594	1 STORY	RES 1 FAMILY	$15,500	No	/ /		RURAL RES	401	53
80-07-026-018-02	72302 CR 376	01/14/22	$181,000	PTA	03-ARM'S LENGTH	$181,000	$36,800	20.33	$98,725	$26,462	$154,538	$96,351	1.604	1,848	$83.62	RRES	74.2268	MODULAR/MANUF		$19,000	No	/ /		RURAL RES	401	63
80-07-027-002-30	74398 CR 376	01/25/21	$140,000	WD	03-ARM'S LENGTH	$140,000	$54,700	39.07	$109,345	$4,740	$135,260	$166,040	0.815	1,400	$96.61	RRES	4.7019	1 STORY		$4,000	No	/ /		RURAL RES	401	85
80-07-027-034-01	75006 CR 376	03/22/21	$148,400	WD	03-ARM'S LENGTH	$148,400	$57,500	38.75	$114,974	$60,000	$88,400	$98,168	0.900	2,100	$42.10	RRES	3.8855	MODULAR/MANUF		$60,000	No	/ /		RURAL RES	401	74
80-07-027-034-10	75102 CR 376	02/18/22	$71,000	PTA	03-ARM'S LENGTH	$71,000	$35,300	49.72	$68,795	$19,000	$52,000	$66,393	0.783	1,680	$30.95	RRES	7.8433	1 STORY		$19,000	No	/ /		RURAL RES	401	53
80-07-027-050-00	43492 M 140 HWY	11/16/20	$45,000	MLC	03-ARM'S LENGTH	$45,000	$26,500	58.89	$52,955	$2,040	$42,960	$70,715	0.608	1,701	$25.26	RRES	25.4137	1 STORY		$2,040	No	/ /		RURAL RES	401	45
80-07-029-042-00	78720 CR 376	06/18/20	$144,000	WD	03-ARM'S LENGTH	$144,000	$58,900	40.90	$117,840	$59,676	$84,324	$80,783	1.044	1,740	$48.46	RRES	18.2185	1 STORY		$59,676	No	/ /		RURAL RES	401	45
80-07-031-030-01	81012 46TH AVE	02/26/21	$72,500	MLC	03-ARM'S LENGTH	$72,500	$32,300	44.55	$64,665	$19,574	$52,926	$71,573	0.739	1,032	$51.28	RRES	12.2175	1 STORY		$15,500	No	/ /		RURAL RES	401	61
80-07-032-023-00	44964 CR 703	02/19/21	$50,000	LC	03-ARM'S LENGTH	$50,000	$33,600	67.20	$67,207	$15,500	$34,500	$82,075	0.420	1,880	$18.35	RRES	44.1294	1 STORY		$15,500	No	/ /		RURAL RES	401	51
80-07-032-032-30	78963 CR 376	09/03/20	$120,000	OTH	03-ARM'S LENGTH	$120,000	$48,800	40.67	$97,500	$16,352	$103,648	$112,706	0.920	1,536	$67.48	RRES	5.7991	1 STORY		$10,800	No	/ /		RURAL RES	401	71
80-07-033-034-00	47421 CR 703	08/26/21	$80,000	LC	03-ARM'S LENGTH	$80,000	$32,500	40.63	$65,050	$5,480	$74,520	$94,556	0.788	1,808	$41.22	RRES	7.3536	1 STORY		$5,480	No	/ /		RURAL RES	401	53
80-07-034-015-00	44668 M 140 HWY	07/13/21	$55,000	WD	03-ARM'S LENGTH	$55,000	$23,900	43.45	$47,756	$8,000	$47,000	$63,105	0.745	1,568	$29.97	RRES	11.6851	1 STORY		$8,000	No	/ /		RURAL RES	401	40
80-07-034-017-00	44520 M 140 HWY	06/09/21	$53,592	WD	21-NOT USED/OTHER	$53,592	$24,800	46.28	$49,582	$9,300	$44,292	$63,940	0.693	1,327	$33.38	RRES	16.8928	1 STORY		$9,300	No	/ /		RURAL RES	401	46
80-07-034-030-40	75638 48TH AVE	05/29/20	$150,000	WD	03-ARM'S LENGTH	$150,000	$74,600	49.73	$149,206	$15,950	$134,050	$185,078	0.724	1,728	$77.58	RRES	13.7354	MODULAR/MANUF		$15,950	No	/ /		RURAL RES	401	88
80-07-036-004-10	44978 715T ST	08/17/21	$70,000	PTA	03-ARM'S LENGTH	$70,000	$25,600	36.57	$51,220	$15,500	$54,500	$56,582	0.963	1,150	$47.39	RRES	10.1555	1 STORY		$15,500	No	/ /		RURAL RES	401	48
80-07-086-015-00	47560 82ND ST	09/13/21	$149,900	WD	03-ARM'S LENGTH	$149,900	$55,700	37.16	$111,356	$9,520	$140,380	$161,644	0.868	3,040	$46.18	RRES	0.6806	1 STORY	RESIDENTIAL	$9,520	No	/ /		RURAL RES	401	51
80-07-280-001-00	74577 W CR 378	04/22/20	$76,000	PTA	03-ARM'S LENGTH	$76,000	$34,000	44.74	$67,907	$6,060	$69,940	$85,899	0.814	1,170	$59.78	RRES	4.7428	1 STORY		$1,560	No	/ /		RURAL RES	401	63
80-07-280-010-00	74841 W CR 378	07/21/20	$70,000	WD	03-ARM'S LENGTH	$70,000	$56,300	80.43	$112,594	$1,680	$68,320	$154,062	0.443	2,304	$29.65	RRES	41.8186	1 STORY		$1,680	No	/ /		RURAL RES	401	63
	Totals:		**$3,976,934**			**$3,976,934**	**$1,603,900**		**$3,369,902**		**$3,338,333**	**$3,853,695**			**$61.12**		**0.4624**									
							Sale. Ratio =>	**40.33**				**E.C.F. =>**	**0.866**		**Std. Deviation=>**	**0.266524913**									
							Std. Dev. =>	**12.86**				**Ave. E.C.F. =>**	**0.862**		**Ave. Variance=>**	**20.1442**	**Coefficient of Var=>**		**23.37881184**						