Covert Township **2022 - Rural Residential Land Study** **4/1/2019 - 3/31/2021**

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	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Use Code	Class
	Less than 1.99 Acres Site																										
80-07-280-002-00	CR 378	03/27/20	$3,500	WD	03-ARM'S LENGTH	$3,500	50	0.00	$3,600	$3,500	$3,600	0.0	0.0	0.90	0.90	#DIV/0!	$3,889	$0.09	0.00	RRES	1697-426		RURAL RES	0	1	402	
80-07-027-002-30	**74398 CR 376**	01/22/19	$18,000	WD	03-ARM'S LENGTH	$18,000	$2,600	14.44	$5,160	$18,000	$4,400	0.0	0.0	1.00	1.00	#DIV/0!	$18,000	$0.41	0.00	RRES	1683/794						
80-07-015-047-00	**35829 76th St**	05/06/19	$11,000	QC	03-ARM'S LENGTH	$11,000	$3,100	28.18	$6,240	$11,000	$6,240	0.0	0.0	1.95	1.95	#DIV/0!	$5,641	$0.13	0.00	RRES	1683-829						
80-07-240-003-01	CR 378	03/21/19	$1,500	QC	03-ARM'S LENGTH	$1,500	$2,700	180.00	$5,456	$1,500	$5,456	0.0	0.0	1.24	1.24	#DIV/0!	$1,210	$0.03	0.00	RRES	1680/217		RURAL RES	0	0	402	
		Totals:																									
	2 Acre Site										**Average per FF=>**			**Average per Net Acre=>**	**7,100.00 7,100.00**		**Average per Sqft=>**	**$0.17**									
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	$8,000	0.0	0.0	2.00	2.00	#DIV/0!	$5,000	$0.11	0.00	RRES	PTA		RURAL RES	0	1 RES VAC	402	
											Average per FF=>			**Average per Net Acre=>**	**5,000.00** 5,000.00		**Average per Sqft=>**	**$0.11**									
	3 Acre Site																										
80-07-010-010-00	30TH AVE	03/01/19	$12,000	WD	03-ARM'S LENGTH	$12,000	$5,400	45.00	$10,800	$12,000	$10,800	0.0	0.0	3.00	3.00	#DIV/0!	$4,000	$0.09	0.00	RRES	1680/499		RURAL RES	0	1	402	
80-07-010-030-00	**75180 30th Ave**	09/20/19	$11,000	QC	03-ARM'S LENGTH	$11,000	$5,400	49.09	$10,800	$11,000	$10,800	0.0	0.0	3.00	3.00	#DIV/0!	$3,667	$0.08	0.00	RRES	1689-753		RURAL RES	0	1		402
											Average per FF=>			**Average per Net Acre=>**	**3,833.00 3,825.00**		**Average per Sqft=>**	**$0.08**									
	3-75 - 4 Acre Site																										
80-07-592-009-00	Blue Star Hwy	12/11/19	$25,000	WD	03-ARM'S LENGTH	$25,000	$7,100	28.40	$14,212	$25,000	$14,212	0.0	0.0	3.74	3.74	#DIV/0!	$6,684	$0.15	0.00	RRES	1691-374		RURAL RES	0	1		402
80-07-009-008-00	CR 378	10/07/20	$9,500	WD	03-ARM'S LENGTH	$9,500	$5,100	53.68	$10,240	$9,500	$10,240	0.0	0.0	4.00	4.00	#DIV/0!	$2,375	$0.05	0.00	RRES	1707-807		RURAL RES	0	1	402	
											Average per FF=>			**Average per Net Acre=>**	**4,529.00 4,525.00**		**Average per Sqft=>**	**$0.08**									
	5 Acre Site																										
80-07-009-007-00	76306 CR 378	04/06/20	$15,390	WD	03-ARM'S LENGTH	$15,390	$5,800	37.69	$11,600	$15,390	$11,600	0.0	0.0	5.00	5.00	#DIV/0!	$3,078	$0.07	0.00	RRES	1699-171		RURAL RES	0	1	401	
											Average per FF=>			**Average per Net Acre=>**	**3,078.00 3,075.00**		**Average per Sqft=>**	**$0.07**									
	6-10 Acres																										
80-07-027-006-00	40609 76TH ST	09/27/19	$30,000	WD	03-ARM'S LENGTH	$30,000	$11,000	36.67	$21,912	$30,000	$21,912	0.0	0.0	9.96	9.96	#DIV/0!	$3,012	$0.07	0.00	RRES	1690-716		RURAL RES	0	1	402	
80-07-004-001-00	28TH AVE	04/25/19	$30,000	MLC	03-ARM'S LENGTH	$30,000	$13,000	43.33	$26,000	$30,000	$26,000	0.0	0.0	10.00	10.00	#DIV/0!	$3,000	$0.07	0.00	RRES	PTA		RURAL RES	0	1	402	
											Average per FF=>			**Average per Net Acre=>**	**3,006.00 3,000.00**		**Average per Sqft=>**	**$0.07**									
	11-15 Acres																										
80-07-013-024-00	31405 72ND ST	06/04/20	$37,000	WD	03-ARM'S LENGTH	$37,000	$12,500	33.78	$25,036	$37,000	$25,036	0.0	0.0	11.38	11.38	#DIV/0!	$3,251	$0.07	0.00	RRES	1703-146		RURAL RES	0	1	402	
80-07-086-015-30	46812 82ND ST	09/09/19	$46,500	LC	03-ARM'S LENGTH	$46,500	$12,700	27.31	$25,398	$46,500	$25,398	0.0	0.0	14.11	14.11	#DIV/0!	$3,296	$0.08	0.00	RRES	1689-494		RURAL RES	0	0 RES VAC	402	
80-07-021-027-00	38760 76TH ST	04/05/19	$45,000	WD	03-ARM'S LENGTH	$45,000	$16,100	35.78	$32,120	$45,000	$32,120	0.0	0.0	14.60	14.60	#DIV/0!	$3,082	$0.07	0.00	RRES	1682/503		RURAL RES	0	1	402	
											Average			**Average** per Net Acre=>	3,209.00 3,200.00		**Average per Sqft=>**	$0.07									
	16-20 Acres																										
80-07-003-028-00	25816 M 140 HWY	10/23/20	$50,000	WD	03-ARM'S LENGTH	$50,000	$14,000	28.00	$28,000	$50,000	$28,000	0.0	0.0	20.00	20.00	#DIV/0!	$2,500	$0.06	0.00	RRES	1708-812		RURAL RES	0	1	402	
80-07-024-011-00	71903 36TH AVE	07/31/20	$55,000	WD	03-ARM'S LENGTH	$55,000	$14,000	25.45	$28,000	$55,000	$28,000	0.0	0.0	20.00	20.00	#DIV/0!	$2,750	$0.06	0.00	RRES	1704-65		RURAL RES	0	1 RES VAC	402	
80-07-011-033-00	CR 378	12/11/19	$60,000	WD	03-ARM'S LENGTH	$60,000	$13,900	23.17	$27,888	$60,000	$27,888	0.0	0.0	24.90	24.90	#DIV/0!	$2,410	$0.06	0.00	RRES	1694-212		RURAL RES	0	1	402	
											Average			**Average** per Net Acre=>	**2,553.00 2,550.00**		**Average per Sqft=>**	$0.06									
	20-34 Acres																										
80-07-012-038-20	71323 CR 378	09/30/19	$67,900	WD	03-ARM'S LENGTH	$67,900	$23,200	34.17	$46,480	$67,900	$46,480	0.0	0.0	33.20	33.20	#DIV/0!	$2,045	$0.05	0.00	RRES	1690/64		RURAL RES	0	1	402	
80-07-012-033-20	30816 70TH ST	11/20/20	$199,900	WD	03-ARM'S LENGTH	$199,900	$23,300	11.66	$46,536	$199,900	$46,536	0.0	0.0	33.24	33.24	#DIV/0!	$6,014	$0.14	0.00	RRES	1710-93		RURAL RES	0	1 RES VAC	402	
		Totals:									**Average**			**Average** per Net Acre=>	**4,029.00 4,025.00**		**Average per Sqft=>**									
	35 or more Acres																										
80-07-031-012-00	80787 46TH AVE	11/04/20	$191,000	WD	03-ARM'S LENGTH	$191,000	$24,000	12.57	$48,000	$191,000	$48,000	0.0	0.0	40.00	40.00	#DIV/0!	$4,775	$0.11	0.00	RRES	1709-99		RURAL RES	0	1	402	
		Totals:									**Average per FF=>**			**Average per Net Acre=>**	**4,775.00 4,775.00**		**Average per Sqft=>**	$0.11									
		Totals ALL:	**$782,300**			**$782,300**	**$166,700**		**$333,458**	**$782,300**	**$333,458**	**0.0**		**221.43**	**30,568.43**												
							Sale. Ratio =>	**21.31**			**Average per FF=>**		**#DIV/0!**	**Average per Net Acre=>**	**3,532.94**		**Average per Sqft=>**	**$0.08**									
							Std. Dev. =>	**10.00**																			