

COVERT TOWNSHIP

2022 ECF STUDY - AC BTW BlueStar

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
80-07-030-010-00	43855 BLUE STAR HWY	10/27/20	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$56,100	35.73	\$112,250	\$35,020	\$121,680	\$77,230	1.579	1,512	280.67	85	68.9133	1 STORY	\$35,020	BLUESTAR E SIDE W I-196	401	76
80-07-030-011-00	81618 CR 376	03/30/20	\$33,000	CD	17-LENDING TO LENDI	\$33,000	\$32,200	97.58	\$64,440	\$18,908	\$14,092	\$70,040	0.201	1,377	\$10.23	85	68.9133	MODULAR/MANUF	\$18,240	BLUESTAR E SIDE W I-196	401	46
Totals:			\$190,000			\$190,000	\$88,300		\$176,690		\$136,072	\$147,279			\$45.45		3.3599					
						Sale. Ratio =>	46.47							E.C.F. =>	0.924							
						Std. Dev. =>	43.73							Ave. E.C.F. =>	0.890							
												Std. Deviatio	0.974580705									
												Ave. Varianc	68.9133	Coefficient of Var=>		77.40406973						