

Covington For 2025
Agriculture ECF

Parcel ID	Liber/page	Date of Sale	Sale Price	Land Value	Sale Value of Buildings	Cost New Less Depreciati on of Buildings	Indicated ECF
002-059-002-10	20220938	06/23/22	\$175,000	\$3,098	\$171,902	\$184,369	0.93
multiparcel	20221367	09/14/22	\$250,000	\$192,739	\$57,261	\$84,199	0.68
multiparcel	20230169	02/13/23	\$75,000	\$49,713	\$25,287	\$41,750	0.61
002-224-006-10	20231186	09/01/23	\$260,000	\$41,906	\$218,094	\$216,792	1.01
002-212-015-00	20240240	03/11/24	\$30,000	\$19,085	\$10,915	\$33,641	0.32
					\$483,459	\$560,751	0.86

**Covington
Comm/Ind ECF**

For 2025

Parcel ID	Date of Sale	Sale Price	Land Value	Sale Value of Buildings	Cost New Less Depreciatio n of Buildings	Indicated ECF
005-067-033-00	05/26/22	\$99,500	\$26,665	\$72,835	\$66,983	1.09
004-357-011-00	06/24/22	\$825,000	\$40,436	\$784,564	\$715,595	1.10
044-549-025-00	07/26/22	\$480,000	\$32,937	\$447,063	\$433,942	1.03
044-549-000-20	10/24/22	\$55,000	\$24,275	\$30,725	\$28,101	1.09
044-512-001-00	10/25/22	\$60,000	\$2,061	\$57,939	\$58,856	0.98
044-501-010-00	10/27/22	\$118,000	\$10,306	\$107,694	\$214,547	0.50
042-528-003-00	03/20/23	\$160,000	\$27,887	\$132,113	\$46,604	2.83
042-671-010-00	03/20/23	\$125,000	\$13,508	\$111,492	\$102,082	1.09
005-067-052-00	04/06/23	\$675,000	\$37,202	\$637,798	\$344,362	1.85
042-523-004-50	05/09/23	\$25,000	\$9,782	\$15,218	\$18,897	0.81
multiparcel	06/09/23	\$275,000	\$23,260	\$251,740	\$354,146	0.71
004-366-032-00	07/10/23	\$30,000	\$11,928	\$18,072	\$171,305	0.11
003-403-004-00	08/23/23	\$55,000	\$10,460	\$44,540	\$55,486	0.80
multiparcel	09/26/23	\$250,000	\$116,126	\$133,874	\$133,598	1.00
multiparcel	10/13/23	\$205,000	\$7,774	\$197,226	\$193,629	1.02
044-549-000-40	11/14/2023	\$225,000	\$6,348	\$218,652	\$154,351	1.42
multiparcel	1/25/2024	\$217,000	\$41,480	\$175,520	\$171,526	1.02
004-359-018-00	3/7/2024	\$275,000	\$11,040	\$263,960	\$116,412	2.27
044-549-001-00	3/14/2024	\$380,000	\$11,684	\$368,316	\$254,778	1.45
005-067-033-00	4/3/2024	\$115,000	\$20,576	\$94,424	\$70,522	1.34
				\$4,163,765	\$3,705,722	1.12

02/04/2025

ECF Analysis for: 003 - COVINGTON

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02:11 PM

DB: Covington 2025

Neighborhoods Used: RES.RESIDENTIAL

26073 FORD RD					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
003-232-009-00	12/04/2023 RES	401	99,000	45,527	
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH 45	53,473	94,780	0.564	



11931 SYRJALA RD					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
003-218-007-00	07/11/2022 RES	401	160,000	43,553	
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH 74	116,447	199,952	0.582	

No Image
on File

Neighborhoods Used: RES.RESIDENTIAL

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<<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>>
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# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
2	41	3.44	5.04	0.992
After Application of E.C.F.s		0.95	1.35	1.002

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<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
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* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BARN	0.577(2)	0.577(2)	0.577(2)	0.577(2)	0.577(2)	0.577(2)
1 & 1/2 STORY	0.577(2)	0.577(2)	0.577(2)	0.577(2)	0.577(2)	0.577(2)
1 & 1/4 STORY	0.577(2)	0.577(2)	0.577(2)	0.577(2)	0.577(2)	0.577(2)
1 & 3/4 STORY	0.577(2)	0.577(2)	0.577(2)	0.577(2)	0.577(2)	0.577(2)
BI LEVEL	0.577(2)	0.577(2)	0.577(2)	0.577(2)	0.577(2)	0.577(2)
MOBILE HOME	0.577(2)	0.577(2)	0.577(2)	0.577(2)	0.577(2)	0.577(2)
RANCH	0.577(2)	0.577(2)	0.577(2)	0.577(2)	0.577(2)	0.577(2)
TRI LEVEL	0.577(2)	0.577(2)	0.577(2)	0.577(2)	0.577(2)	0.577(2)
	0.577(2)	0.577(2)	0.577(2)	0.577(2)	0.577(2)	0.577(2)

Single Family E.C.F. : 0.577 (2)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

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<<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>>
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Starting Date: 04/01/2022
Ending Date: 03/31/2024
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): RES - RESIDENTIAL

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 0.60
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00