

**Covington
Ag Vacant**

For 2025

DATE	PID	SALE PRICE	NET ACRES	\$/ACRE
Under 1				
8/9/2021	006-681-008-00	16,800	0.7	\$24,348
11/5/2020	006-413-065-10	8,000	0.7	\$10,811
		24,800	1.4	\$17,343

1-3 ac				
6/1/2021	006-156-035-00	12,000	1.3	\$9,231
4/27/2020	008-129-007-00	8,400	1.5	\$5,600
10/03/22	002-080-057-30	\$7,800	2.93	\$2,662
8/18/2021	006-156-055-00	20,000	2.0	\$9,852
		48,200	7.8	\$6,211

3-10 ac				
11/10/2020	002-376-011-53	20,000	4.1	\$4,890
5/21/2020	006-081-006-25	31,000	4.8	\$6,485
3/31/2021	005-115-012-10	11,000	5.0	\$2,200
12/15/2020	007-018-020-00	6,000	5.4	\$1,121
12/15/2020	007-018-020-00	6,000	5.4	\$1,121
		74,000	24.6	\$3,012

10-30 ac				
9/30/2020	007-019-124-00	30,000	18.9	\$1,587
9/30/2020	007-019-124-00	30,000	18.9	\$1,587
4/8/2021	005-134-011-40	32,500	20.0	\$1,625
4/8/2021	005-134-011-40	32,500	20.0	\$1,625
7/23/2021	MULTIPARCEL	25,999	25.9	\$1,004
9/21/2022	008-164-009-00	92,500	26.9	\$3,436
07/03/23	002-082-013-50	\$50,000	20	\$2,500
06/09/23	007-018-020-00	\$30,000	25.35	\$1,183
2/6/2023	008-164-009-20	68,000	27.0	\$2,519
		391,499	203.0	\$1,929

30-40 ac				
2/26/2021	08-155-014-00	27,000	30.0	\$900
6/9/2021	MULTIPARCEL	57,000	31.9	\$1,786
10/14/2020	008-119-011-00	44,750	34.2	\$1,309
4/30/2021	003-217-013-50	28,000	36.0	\$778
2/23/2022	002-213-003-10	49,500	39.0	\$1,269
2/17/2021	002-224-001-00	32,000	39.5	\$810
9/18/2020	77-004-008-009-00	60,000	40.0	\$1,500
9/21/2022	08-164-009-00	92,500	40.1	\$2,307
9/21/2022	008-164-009-00	92,500	40.1	\$2,306
10/26/2021	52-18-135-016-00	61,050	41.0	\$1,490
1/4/2021	002-220-001-00	30,900	41.0	\$754
08/30/22	001-021-011-00	\$55,000	40	\$1,375
10/17/2025	003-209-003-00	80,000	40.0	\$2,000
		710,200	492.8	\$1,441

Acres	\$/ac 2025	AV Total 2025
1	17000	17000
1.5	8000	12000
2	6000	12000
2.5	4000	10000
3	3000	9000
4	3000	12000
5	3000	15000
7	2500	17500
10	2500	25000
15	2500	37500
20	2000	40000
25	1500	37500
30	1200	36000
40	1400	56000
50	1350	67500
100	1300	130000

over 40				
1/10/2020	002-283-013-00 &	80,000	77.2	\$1,036
1/10/2020	002-283-013-00	80,000	77.2	\$1,036
10/7/2022	002-223-004-00	135,000	78.0	\$1,731
4/16/2020	52-18-403-015-00	70,000	79.5	\$881
5/11/2021	77-004-019-002-40	125,000	80.0	\$1,563
10/10/2022	52-04-010-010-00	100,000	80.0	\$1,250
8/25/2020	008-005-014-00	250,000	110.6	\$2,260
6/30/2022	002-226-028-10	145,786	126.8	\$1,150
		985,786	709.3	\$1,390

Covington For 2025

Commerical Vacant

Parcel Number Sale Date Sale Price Effec. Front Net Acres Total Acres

under 1

52-51-556-058-00	08/19/21	\$6,000	78.0	0.22	0.22	\$27,649.77
52-51-300-086-00	11/01/21	\$307	60.0	0.22	0.22	\$1,395.45
52-05-121-054-00	09/09/22	\$15,000	0.0	0.69	0.69	\$21,770.68
		\$21,307		1.13	1.13	\$18,922.74

1 to 10

52-05-266-002-14	08/24/22	\$20,870	0.0	1.14	1.14	\$18,307.02
52-05-121-058-00	06/28/23	\$7,500	0.0	1.90	1.90	\$3,947.37
52-06-203-029-00	07/12/22	\$20,000	0.0	8.70	8.70	\$2,298.85
		\$48,370			11.74	\$4,120.10

over 20

52-51-300-086-00	11/01/21	\$307	60.0	0.22	0.22	\$1,395.45
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Acres	2025 \$/ac	2025 total TCV
1	18000	18000
1.5	12500	18750
2	10000	20000
2.5	9000	22500
3	8000	24000
4	6000	24000
5	4000	20000
7	4000	28000
10	3000	30000
15	2000	30000
20	1400	28000
25	1400	35000
30	1400	42000
40	1400	56000
50	1400	70000
100	1400	140000

Covington For 2025
Residential Land

DATE	PID	SALE PRICE	NET ACRES	\$/ACRE
Under 1				
06/27/23	044-721-032-00	\$3,600	0.27	13,333
		\$3,600	0.27	13,333

1 to 3 ac				
02/02/23	005-074-016-00	\$12,500	1.61	7,764
06/17/22	001-234-005-00	\$15,000	1.7	8,824
07/06/23	004-359-039-00	\$1,500	1.81	829
10/07/22	001-235-018-00	\$8,500	2.07	4,106
09/07/22	004-213-008-00	\$10,000	2.3	4,348
04/14/22	001-059-001-10	\$18,000	2.9	6,207
		\$65,500	12.39	5,287

3 to 10 ac				
03/05/24	002-212-016-10	\$19,000	4.57	4,158
03/05/24	002-212-016-10	\$19,000	4.57	4,158
08/04/22	004-378-002-09	\$20,000	4.94	4,049
11/22/23	002-212-016-60	\$23,900	5.83	4,099
05/15/23	002-159-013-20	\$25,000	6.48	3,858
06/16/22	042-583-065-40	\$19,900	7.12	2,795
02/09/24	002-060-005-25	\$20,000	7.19	2,782
05/19/23	004-378-002-05	\$30,000	8.04	3,731
06/30/23	004-378-002-01	\$31,000	9.06	3,422
10/12/22	002-029-014-90	\$30,000	9.5	3,158
07/12/23	002-233-009-20	\$20,000	9.54	2,096
04/19/23	002-060-005-30	\$22,000	9.66	2,277
10/04/22	002-204-005-12	\$19,900	9.75	2,041
05/05/23	004-378-002-04	\$35,000	9.79	3,575
		\$334,700	106.04	3,156

11-35 ac				
09/27/22	001-168-015-22	\$34,000	13.6	2,500
08/08/23	003-118-006-00	\$18,000	14.48	1,243
03/11/24	005-009-003-72	\$60,000	21.28	2,820
01/12/24	004-353-002-06	\$30,000	26.66	1,125
06/30/22	001-217-004-05	\$59,500	27.21	2,187
05/05/22	003-102-012-00	\$30,000	33.83	887
		\$231,500	137.06	1,689

35-45 ac				
04/14/22	002-031-020-00	\$43,000	35.32	1,217
08/04/23	002-230-012-00	\$45,000	37.68	1,194
7/8/2022	002-007-003-75	\$26,000	39.5	658
12/02/22	001-131-002-00	\$48,200	40	1,205
06/02/23	004-134-009-00	\$25,000	40	625
03/23/24	004-202-006-05	\$32,500	40	813
06/03/22	003-161-001-05	\$39,000	40	975
03/07/24	005-158-006-00	\$17,600	40	440

Acres	2025 \$/ac	2025 tcv
1	13000	\$13,000
1.5	12000	\$18,000
2	5000	\$10,000
2.5	5000	\$12,500
3	4000	\$12,000
4	3500	\$14,000
5	3500	\$17,500
7	3100	\$21,700
10	3000	\$30,000
15	2000	\$30,000
20	1700	\$34,000
25	1500	\$37,500
30	1000	\$30,000
40	900	\$36,000
50	900	\$45,000
100	900	\$90,000

Over 45 ac				
10/05/23	002-225-004-00	\$94,088	77.09	1,220
03/01/24	002-310-002-00	\$64,000	78.03	820
08/15/23	001-067-010-20	\$90,000	79	1,139
10/02/23	004-054-002-00	\$72,500	80	906
05/12/22	005-026-005-00	\$85,000	80	1,063
01/24/24	003-166-001-00	\$63,500	80	794
04/13/23	002-231-009-00	\$63,000	83.98	750
8/3/2023	005-102-001-00	\$150,000	159.98	938
3/14/2024	171-001-10	\$156,000	200	780
		\$838,088	\$918	913

02/08/24	004-108-004-00	\$30,000	40	750
01/23/24	001-220-004-00	\$32,500	40	813
05/15/23	005-053-001-75	\$35,000	40	875
06/30/22	002-004-001-50	\$44,680	40.61	1,100
08/02/22	001-069-011-50	\$40,000	42	954
		\$458,480	515	890

**Covington
Vacant River Sales**

For 2025

Parcel Number	Sale Date	Sale Price	Net Acres	Price/AC
52-16-118-002-00	7/18/2023	\$75,000	40	\$1,875
52-18-521-011-00	6/30/2021	\$79,000	40.5	\$1,951
52-01-004-002-12	10/31/2023	\$120,000	50.93	\$2,356
		\$274,000	131.43	\$2,085

Acres	\$/ac 2025	AV Total 2025
1	\$2,000	\$2,000
1.5	\$2,000	\$3,000
2	\$2,000	\$4,000
2.5	\$2,000	\$5,000
3	\$2,000	\$6,000
4	\$2,000	\$8,000
5	\$2,000	\$10,000
7	\$2,000	\$14,000
10	\$2,000	\$20,000
15	\$2,000	\$30,000
20	\$2,000	\$40,000
25	\$2,000	\$50,000
30	\$2,000	\$60,000
40	\$2,000	\$80,000
50	\$2,000	\$100,000
100	\$2,000	\$200,000

**Covington
Lake \$/FF**

For 2025

DATE	PID	LIBER/PAGE	SALE PRICE	FF	\$/FF	LAKE
03/25/24	005-179-009-00	20240331	\$70,000	2000	\$35	NED
08/19/22	005-082-003-00	20221250	\$75,000	950	\$79	PETTICOTE
12/05/22	005-170-007-00	20221836	\$120,000	1500	\$80	NED
03/03/23	005-380-021-00	20230243	\$16,000	101	\$158	OLSON
09/08/22	005-009-039-00	20221395	\$150,000	931	\$161	FENCE
05/04/22	005-300-024-00	20220729	\$40,835	199.0	\$205	BEAUFORD
05/05/22	005-420-047-00	20220745	\$79,900	223.0	\$358	PETTICOTE
			\$551,735	5904	\$93	