

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
21 105 001 011	222 READING AVE	01/14/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$114,900	48.89
21 105 001 072	461 OLDS ST	04/26/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$162,800	54.27
21 060 001 062	246 E CHICAGO ST	09/10/20	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$18,700	37.40
21 060 001 134	239 E CHICAGO ST	01/12/21	\$90,000	PTA	03-ARM'S LENGTH	\$90,000	\$35,900	39.89
19 040 001 194	160 MARSHALL ST	11/03/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$0	0.00
19 040 001 404	111 S CHICAGO ST	11/18/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$66,200	66.20
Totals:			\$970,000			\$970,000	\$398,500	
							Sale. Ratio =>	41.08
							Std. Dev. =>	22.66

CITY OF LITCHFIELD COMMERCIAL ECF .760 CALCULATED, .760 APPLIED

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$229,790	\$51,988	\$183,012	\$222,810	0.821	4,864	\$37.63	200	0.1658
\$325,500	\$37,975	\$262,025	\$360,307	0.727	2,762	\$94.87	200	9.2498
\$37,466	\$5,075	\$44,925	\$41,741	1.076	624	\$72.00	200	25.6555
\$71,812	\$2,377	\$87,623	\$87,011	1.007	2,173	\$40.32	200	18.7305
\$212,012	\$14,000	\$181,000	\$249,700	0.725	9,610	\$18.83	L-COM	9.4165
\$132,467	\$23,178	\$76,822	\$137,817	0.557	2,040	\$37.66	L-COM	26.1615
\$1,009,047		\$835,407	\$1,099,386			\$50.22		5.9150
			E.C.F. =>	0.760		Std. Deviation=>	0.19352584	
			Ave. E.C.F. =>	0.819		Ave. Variance=>	14.8966	Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
1 STORY		\$30,805	No	/ /		00201.COMM	201
		\$37,975	No	/ /		00201.COMM	201
		\$5,075	No	/ /		00201.COMM	201
		\$2,377	No	/ /		00201.COMM	201
		\$14,000	No	/ /		COMM	202
		\$19,211	No	/ /		COMM	201

18.18799999

Building Depr.

45
0
0
0
0
0
0
