

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
21 009 100 007 09 6 3	530 BECK ST	10/04/21	\$130,000	QC	03-ARM'S LENGTH	\$130,000	\$54,800	42.15
21 060 001 136	360 E CHICAGO ST	09/16/20	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$24,600	35.14
19 040 001 190	100 MARSHALL ST	12/30/21	\$70,000	LC	03-ARM'S LENGTH	\$70,000	\$30,300	43.29
19 040 001 177	MARSHALL ST	09/11/20	\$5,000	QC	03-ARM'S LENGTH	\$5,000	\$1,300	26.00
21 090 001 030	204 OLDS ST	04/20/21	\$220,000	LC	03-ARM'S LENGTH	\$220,000	\$76,700	34.86
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
Totals:			\$1,030,000			\$1,030,000	\$465,400	
							Sale. Ratio =>	45.18
							Std. Dev. =>	9.50

LITCHFIELD COMM/IND FRONT FOOTAGE \$268 CALCULATED, \$240 APPLIED

21 060 001 062	246 E CHICAGO ST	09/10/20	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$18,700	37.40
04-060-001-056		07/01/20	\$10,000	WD	ARMS LENGTH	\$10,000		
02 017 100 006 17 5 3		10/20/21	\$10,500	PTA	03-ARM'S LENGTH	\$10,500	\$3,100	29.52
07-028-200-048-28-6-3		08/03/20	\$9,000	WD	03-ARM'S LENGTH	\$9,000		
06-035-200-030-35-5-3		08/10/20	\$35,000	WD	03-ARM'S LENGTH	\$35,000		
01-013-300-01513-5-4		06/04/20	\$28,000	WD	ARMS LENGTH	\$28,000		
01-034-200-019-34-5-4		05/18/21	\$35,000	WD	ARMS LENGTH	\$35,000		
07-021-400-008-21-6-3		06/12/20	\$43,750	WD	03-ARM'S LENGTH	\$43,750		
06-012-100-016-12-6-3		09/24/20	\$43,000	WD	ARMS LENGTH	\$43,000		
06-012-100-014-12-6-3		08/17/20	\$45,000	WD	ARMS LENGTH	\$45,000		
14-022-300-025-22-8-4		12/14/20	\$40,000	PTA	ARMS LENGTH	\$40,000		
03-005-300-015-05-5-2		07/30/22	\$44,000	WD	03-ARM'S LENGTH	\$44,000		
02-015-100-004-15-5-3		05/19/21	\$118,900	WD	03-ARM'S LENGTH	\$118,900		
02 029 400 024 29 5 3		06/03/21	\$141,750	PTA	03-ARM'S LENGTH	\$141,750	\$74,900	52.84
Totals:			\$480,150			\$480,150	\$78,000	
							Sale. Ratio =>	16.24
							Std. Dev. =>	16.49

FIRST ACRE AT \$12,000 5 ACRES AT \$30000, 10 ACRES AT \$45,000 15 ACRES + AT \$3600 PER ACRE FOR COMMERCIAL AND INDUSTRIAL LAND

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$109,539	\$40,086	\$19,625	119.0	187.0	0.51	0.51	\$337	\$79,065	\$1.82
\$49,268	\$46,720	\$25,988	148.5	173.0	0.59	0.59	\$315	\$79,186	\$1.82
\$60,513	\$22,735	\$13,248	56.4	55.8	0.10	0.10	\$403	\$227,350	\$5.22
\$2,515	\$5,000	\$2,515	21.4	56.8	0.03	0.03	\$234	\$166,667	\$3.83
\$153,367	\$95,508	\$28,875	225.0	225.0	0.85	0.85	\$424	\$112,099	\$2.57
\$229,790	\$36,015	\$30,805	176.0	228.0	0.92	0.92	\$205	\$39,104	\$0.90
\$325,500	\$12,475	\$37,975	217.0	125.5	0.63	0.63	\$57	\$19,960	\$0.46
\$930,492	\$258,539	\$159,031	963.3		3.63	3.63			
	Average				Average			Average	
	per FF=>		\$268		per Net Acre=>	71,321.10		per SqFt=>	\$1.64

\$37,466	\$17,609	\$5,075	29.0	198.0	0.13	0.13	\$607	\$133,402	\$3.06
	\$10,000				0.73	0.73		\$13,699	\$0.31
\$6,240	\$10,500	\$6,240	0.0	0.0	1.14	1.14	#DIV/0!	\$9,211	\$0.21
	\$9,000				1.25	1.25		\$7,200	\$0.17
	\$32,500				5.00	5.00		\$6,500	\$0.15
	\$28,000				5.67	5.67		\$4,938	\$0.11
	\$35,000				5.85	5.85		\$5,983	\$0.14
	\$43,750				6.06	6.06		\$7,219	\$0.17
	\$43,000				8.95	8.95		\$4,804	\$0.11
	\$45,000				8.00	8.00		\$5,625	\$0.13
	\$40,000				11.20	11.20		\$3,571	\$0.08
	\$44,000				12.05	12.05		\$3,651	\$0.08
	\$118,900				24.00	24.00		\$4,954	\$0.11
\$149,817	\$141,750	\$149,817	0.0	0.0	40.47	40.47	#DIV/0!	\$3,503	\$0.08
\$156,057	\$480,150	\$156,057	0.0		111.31	111.31			
	Average				Average			Average	
	per FF=>		#DIV/0!		per Net Acre=>	4,313.63		per SqFt=>	\$0.10

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
0.00	300	1808-0234		00301.INDUSTRIAL	0	0	10/7/2022		301
148.50	200	1773-0343		00201.COMMERCIAL	0	0	NOT INSPECTED		201
78.00	L-COM	1816-0782		COMM	0	1	6/9/1989	COMM/RES MIX	201
23.00	L-COM	1772-0915		COMM	0	1	6/9/1989	COMM VAC	201
165.00	200	1793-0634		00201.COMMERCIAL	0	1	11/20/2009		201
176.03	200			00201.COMMERCIAL	0	0	9/30/2021		201
217.00	200	1794-0810		00201.COMMERCIAL	0	0	NOT INSPECTED		201

29.00	200	1772-0884		00201.COMMERCIAL	0	0	NOT INSPECTED		201
				4001 RES LAND	0	1	9/2/2019		
0.00	2			4001 RES LAND	0	1	8/27/2019		1

0.00	1			1001 AG	0	0	9/30/2019		1
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Rate Group 1	Rate Group 2	Rate Group 3
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COMMERCIAL PRIM		
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