

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
01 005 200 011 05 5 4	HOMER RD	10/08/20	\$106,040	WD	03-ARM'S LENGTH	\$106,040	\$45,703	43.10	
01 013 100 006 13 5 4	5633 W LITCHFIELD RD	02/01/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$175,400	29.23	
01 023 100 003 23 5 4	HERRING RD	03/26/21	\$1,470,000	WD	03-ARM'S LENGTH	\$1,470,000	\$310,467	21.12	
01 023 400 002 23 5 4	W STERLING RD	09/08/21	\$66,000	WD	03-ARM'S LENGTH	\$66,000	\$25,000	37.88	
01 030 400 001 30 5 4	10400 GENESEE RD	08/12/21	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$143,100	57.24	
01 030 400 003 30 5 4	HADLEY RD	02/02/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$33,630	48.04	
01 031 200 009 31 5 4	10451 GENESEE RD	05/17/21	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$57,000	34.13	
01 033 400 003 33 5 4	ALLEN RD	02/04/22	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$0	0.00	
Totals:			\$2,861,040			\$2,861,040	\$790,300		
								Sale. Ratio =>	27.62
								Std. Dev. =>	17.65

LITCHFIELD AG LAND \$4515 CALCULATED, \$4500 APPLIED PER ACRE

02-003-400-011-03-5-3		04/13/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000		
02 012 300 018 12 5 3	POPE RD	11/08/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$39,900	39.90
07/031-300-009-31-6-3		12/03/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000		
01 035 200 006 35 5 4	N CRONK RD	08/26/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$98,590	49.30

LITCHFIELD NON TILL \$3200 APPLIED, \$3239 CALCULATED

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$91,405	\$106,040	\$91,405	0.0	0.0	26.51	26.51	#DIV/0!	\$4,000	\$0.09
\$395,973	\$600,000	\$395,973	0.0	0.0	100.86	63.29	#DIV/0!	\$5,949	\$0.14
\$616,559	\$1,470,000	\$616,559	0.0	0.0	311.93	58.58	#DIV/0!	\$4,713	\$0.11
\$49,938	\$66,000	\$49,938	0.0	0.0	17.22	17.22	#DIV/0!	\$3,833	\$0.09
\$286,220	\$250,000	\$286,220	0.0	0.0	85.00	85.00	#DIV/0!	\$2,941	\$0.07
\$66,888	\$70,000	\$66,888	0.0	0.0	20.00	20.00	#DIV/0!	\$3,500	\$0.08
\$113,946	\$164,374	\$111,320	0.0	0.0	35.50	35.50	#DIV/0!	\$4,630	\$0.11
\$132,841	\$132,000	\$132,841	0.0	0.0	36.01	36.01	#DIV/0!	\$3,666	\$0.08
\$1,753,770	\$2,858,414	\$1,751,144	0.0		633.03	342.11			
		Average			Average			Average	
		per FF=>	#DIV/0!		per Net Acre=>	4,515.45		per SqFt=>	\$0.10

	\$210,000				65.49			\$3,207	
\$79,760	\$100,000	\$79,760	0.0	0.0	25.50	12.50	#DIV/0!	\$3,922	\$0.09
	\$120,000				37.50	37.50		\$3,200	
\$214,339	\$200,000	\$214,339	0.0	0.0	65.99	66.09	#DIV/0!	\$3,031	\$0.07

Actual Front	ECF Area	Liber/Page
0.00	1001	1775-0890
0.00	1001	1821-0325
0.00	1001	1790-0787
0.00	1001	1808-0686
0.00	1001	
0.00	1001	1785-0740
0.00	1001	1795-0792
0.00	1001	1818-1271

0.00 002 1811-1095
 1780/1038
0.00 1001 1771-0859

Other Parcels in Sale	Land Table	Gravel
	1001 AGRICULTURAL	0
01 013 300 016 13 5 4	1001 AGRICULTURAL	0
01 023 100 004 23 5 4, 01 023 100 002 23 5 4, 01 023 100 006 23 5 4, 01 023 300 006 23 5 4, 01 023 300 008 23 5 4	1001 AGRICULTURAL	0
	1001 AGRICULTURAL	0
	1001 AGRICULTURAL	0
	1001 AGRICULTURAL	0
	1001 AGRICULTURAL	0

02 012 300 010 12 5 3	4001 RES LAND	1
	1001 AGRICULTURAL	1

Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
0	6/1/1996		102			
0	11/10/2013		102			
0	11/24/2013		102			
0	12/18/2015		102			
0	11/11/2013		102			
0	11/11/2013		102			
0	7/16/2015		101			
0	10/20/2017		102			

0 8/9/2019 402

0 7/8/2015 102