

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
01 022 400 002 22 5 4	8111 ANDERSON RD	08/13/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$54,510
01 006 200 005 06 5 4	11700 HADLEY RD	08/13/21	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$100,300
02 017 100 006 17 5 3		10/20/21	\$10,500	PTA	03-ARM'S LENGTH	\$10,500	\$3,100
02 017 300 012 17 5 3	3660 W HASTINGS LAKE RD	05/12/20	\$44,000	WD	03-ARM'S LENGTH	\$44,000	\$16,100
01 013 300 015 13 5 4	9475 HOMER RD	06/04/20	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$8,679
01 034 200 019 34 5 4	ANDERSON RD	05/18/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$12,900
01 024 300 004 24 5 4	5680 W STERLING RD	07/24/20	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$82,731
02 011 300 031 11 5 3	1730 E LITCHFIELD RD	06/26/20	\$33,000	WD	03-ARM'S LENGTH	\$33,000	\$22,400
01 027 100 002 27 5 4	7960 ANDERSON RD	12/04/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$118,978
01 027 100 002 27 5 4	7960 ANDERSON RD	12/21/21	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$110,600
02 026 300 006 26 5 3	E CHICAGO RD	11/23/21	\$32,550	WD	03-ARM'S LENGTH	\$32,550	\$17,500
02 027 300 007 27 5 3	7215 DOBSON RD	08/18/20	\$82,540	WD	03-ARM'S LENGTH	\$82,540	\$0
01 017 100 003 17 5 4	9551 HADLEY RD	06/03/21	\$234,500	WD	03-ARM'S LENGTH	\$234,500	\$81,400
01 023 300 007 23 5 4	6666 W STERLING RD	07/26/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$70,500
01 036 400 003 36 5 4	5240 JONESVILLE RD	06/30/20	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$87,631
01 033 300 003 33 5 4	8660 JONESVILLE RD	10/01/20	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$31,221
02 004 300 024 04 5 3	2554 W MOSHERVILLE RD	08/04/20	\$429,900	WD	03-ARM'S LENGTH	\$429,900	\$204,500
02 015 100 004 15 5 3	1257 E LITCHFIELD RD	05/19/21	\$118,900	WD	03-ARM'S LENGTH	\$118,900	\$35,300
02 012 300 018 12 5 3	POPE RD	11/08/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$39,900
02 003 400 011 03 5 3	E MOSHERVILLE RD	04/13/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$108,000
Totals:			\$2,815,690			\$2,815,690	\$1,206,250
							Sale. Ratio =>
							Std. Dev. =>

LITCHFIELD TOWNSHIP REISIDENTIAL LAND \$7500 FIRST ACRE, 5 ACRES AT \$25,000 10 ACRES AT \$35,000 15 ACRES + AT \$3500 PEI

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
51.91	\$107,262	\$5,238	\$7,500	0.0	0.0	1.00	1.00	#DIV/0!	\$5,238
45.61	\$198,132	\$28,166	\$6,398	0.0	0.0	1.01	1.01	#DIV/0!	\$27,805
29.52	\$6,240	\$10,500	\$6,240	0.0	0.0	1.14	1.14	#DIV/0!	\$9,211
36.59	\$32,763	\$17,517	\$6,280	0.0	0.0	1.25	1.25	#DIV/0!	\$14,014
31.00	\$25,985	\$28,000	\$25,985	0.0	0.0	5.76	5.76	#DIV/0!	\$4,861
36.86	\$25,775	\$35,000	\$25,775	0.0	0.0	5.85	5.85	#DIV/0!	\$5,983
46.22	\$162,795	\$43,655	\$27,450	0.0	0.0	6.96	6.96	#DIV/0!	\$6,272
67.88	\$44,480	\$33,000	\$44,480	0.0	0.0	9.12	2.28	#DIV/0!	\$3,618
56.66	\$221,132	\$20,765	\$31,897	0.0	0.0	9.24	9.24	#DIV/0!	\$2,248
44.26	\$238,627	\$43,170	\$31,897	0.0	0.0	9.24	9.24	#DIV/0!	\$4,673
53.76	\$35,000	\$32,550	\$35,000	0.0	0.0	10.00	10.00	#DIV/0!	\$3,255
0.00	\$88,410	\$28,380	\$34,250	0.0	0.0	10.00	10.00	#DIV/0!	\$2,838
34.71	\$160,871	\$112,442	\$38,813	0.0	0.0	10.58	10.58	#DIV/0!	\$10,628
33.57	\$137,982	\$114,318	\$42,300	0.0	0.0	11.28	11.28	#DIV/0!	\$10,135
37.94	\$167,541	\$115,959	\$52,500	0.0	0.0	14.00	14.00	#DIV/0!	\$8,283
60.04	\$61,974	\$44,851	\$54,825	0.0	0.0	15.00	15.00	#DIV/0!	\$2,990
47.57	\$401,619	\$95,121	\$66,840	0.0	0.0	22.50	22.50	#DIV/0!	\$4,228
29.69	\$70,500	\$118,900	\$70,500	0.0	0.0	24.00	24.00	#DIV/0!	\$4,954
39.90	\$79,760	\$100,000	\$79,760	0.0	0.0	25.50	12.50	#DIV/0!	\$3,922
51.43	\$215,071	\$190,679	\$195,750	0.0	0.0	65.50	65.50	#DIV/0!	\$2,911
	\$2,481,919	\$1,218,211	\$884,440	0.0		258.93	239.09		
42.84			Average			Average		Average	
14.50			per FF=>	#DIV/0!		per Net Acre=>	4,704.77	per SqFt=>	

R ACRE

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel
\$0.12	0.00	4001	1769-1059		4001 RESIDENTIAL	0
\$0.64	0.00	4001	1804-0808		4001 RESIDENTIAL	0
\$0.21	0.00	002			4001 RES LAND	0
\$0.32	0.00	002	1762-1245		4001 RES LAND	0
\$0.11	0.00	1001	1764-0042		1001 AGRICULTURAL	0
\$0.14	0.00	4001	1796-0727		4001 RESIDENTIAL	0
\$0.14	0.00	4001	1768-0032		4001 RESIDENTIAL	1
\$0.08	0.00	002	1765-0637	02 011 300 033 11 5 3, 02 011 300 032 11 5 3, 02 011 300 034 11	4001 RES LAND	0
\$0.05	0.00	4001	1781-0041		4001 RESIDENTIAL	0
\$0.11	0.00	4001	1816-0229		4001 RESIDENTIAL	0
\$0.07	0.00	002	1814-0509		4001 RES LAND	0
\$0.07	0.00	002	1770-0514		4001 RES LAND	1
\$0.24	0.00	4001	1797-1117		4001 RESIDENTIAL	0
\$0.23	0.00	4001	1805-0178		4001 RESIDENTIAL	0
\$0.19	0.00	4001	1766-0642		4001 RESIDENTIAL	0
\$0.07	0.00	4001	1774-1113		4001 RESIDENTIAL	0
\$0.10	0.00	002	1769-0080		4001 RES LAND	0
\$0.11	0.00	002	1796-0787		4001 RES LAND	0
\$0.09	0.00	002	1811-1095	02 012 300 010 12 5 3	4001 RES LAND	1
\$0.07	0.00	001	1792-1036		4001 RES LAND	0

\$0.11

Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
1	11/6/2017		401			
1	6/25/2015		401			
1	8/27/2019		001			
0	8/27/2019		401			
0	10/6/2022		402			
0	10/6/2022		402			
0	9/28/2021		401			
0	8/6/2019		402			
1	11/6/2017		401			
1	11/6/2017		401			
0	9/23/2019		402			
0	9/23/2019		401			
1	7/21/2015		401			
0	10/9/2015		401			
1	9/1/2015		401			
1	7/14/2015		102			
1	8/5/2019		401			
1	11/4/2019		402			
0	8/9/2019		402			
1	6/25/2019		401			
