

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	
21 009 100 020 09 6 3	545 BECK ST	01/14/22	\$150,000	LC	03-ARM'S LENGTH	\$150,000	\$43,000	28.67	
006-016-100-04	3980 CARLETON	12/31/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000			
19-085-001-001	916 ANDERSON	10/14/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000			
006-016-100-26	3890 CARLTON	01/22/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000			
20-110-002-157-23-7-4	120 ENTERPRISE	11/06/20	\$580,000	OTH	03-ARM'S LENGTH	\$580,000			
13-013-200-002-13-7-1	14587 DAY	03/30/22	\$810,000	WD	03-ARM'S LENGTH	\$810,000			
21 120 001 009	541 INDUSTRIAL PKWY	12/22/21	\$420,000	PTA	03-ARM'S LENGTH	\$420,000	\$122,600	29.19	
21 120 001 011	551 INDUSTRIAL PKWY	04/09/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$93,800	38.29	
<b>Totals:</b>			<b>\$3,295,000</b>			<b>\$3,295,000</b>	<b>\$314,200</b>		
								<b>Sale. Ratio =&gt;</b>	<b>9.54</b>
								<b>Std. Dev. =&gt;</b>	<b>6.71</b>

LITCHFIELD INDUSTRIAL ECF .578 CALCULATED AND APPLIED

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$109,539	\$20,797	\$109,203	\$165,563	0.660	9,019	\$12.11	300	2.0953
\$85,930	\$15,412	\$134,588	\$134,320	1.002	6,393	\$21.05	300	36.3364
	\$163,586	\$176,414	\$443,157	0.398				
	\$42,809	\$217,191	\$464,907	0.467				
	\$20,672	\$339,328	\$713,084	0.476				
	\$59,276	\$520,724	\$978,750	0.532				
	\$109,341	\$700,659	\$1,237,542	0.566				
\$245,115	\$18,350	\$401,650	\$431,933	0.930	12,000	\$33.47	300	29.1258
\$187,512	\$24,490	\$220,510	\$307,589	0.717	7,500	\$29.40	300	7.8268
<b>\$628,096</b>		<b>\$2,820,267</b>	<b>\$4,876,845</b>			<b>\$24.01</b>		<b>6.0334</b>
			<b>E.C.F. =&gt;</b>	<b>0.578</b>		<b>Std. Deviation=&gt;</b>	<b>0.21029731</b>	
			<b>Ave. E.C.F. =&gt;</b>	<b>0.639</b>		<b>Ave. Variance=&gt;</b>	<b>18.8460</b>	<b>Coefficient of Var=&gt;</b>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
		\$19,625	No	/ /		00301.INDUSTRIAL	301	0
		\$7,500	No	/ /		00301.INDUSTRIAL	301	0
		\$18,350	No	/ /		00301.INDUSTRIAL	301	0
		\$24,490	No	/ /		00301.INDUSTRIAL	301	0

**29.51005491**

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