

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
01 003 300 007 03 5 4	ANDERSON RD	08/03/23	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$55,500	28.76
01 004 100 002 04 5 4	11831 RIKER RD	11/14/23	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$160,900	34.23
01 009 100 005 09 5 4	W MOSHERVILLE RD	09/13/23	\$703,800	OTH	03-ARM'S LENGTH	\$703,800	\$199,000	28.28
01 017 300 001 17 5 4	HADLEY RD	05/10/24	\$194,300	WD	03-ARM'S LENGTH	\$194,300	\$61,200	31.50
01 025 200 004 25 5 4	RAINEY RD	02/20/24	\$440,440	WD	03-ARM'S LENGTH	\$440,440	\$163,300	37.08
Totals:			\$2,001,540			\$2,001,540	\$639,900	
							Sale. Ratio =>	31.97
							Std. Dev. =>	3.72

LITCHFIELD AG \$6758 CALCULATED, \$6700 APPLIED

UNTILLABLE AT \$4000 PER ACRE SAME AS LARGE PARCELS OF RESIDENTIAL

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$110,925	\$193,000	\$110,925	0.0	0.0	24.79	24.79	#DIV/0!	\$7,785	\$0.18
\$329,194	\$336,906	\$196,100	0.0	0.0	48.76	48.76	#DIV/0!	\$6,909	\$0.16
\$398,030	\$703,800	\$398,030	0.0	0.0	93.94	93.94	#DIV/0!	\$7,492	\$0.17
\$122,484	\$194,300	\$122,484	0.0	0.0	28.87	28.87	#DIV/0!	\$6,730	\$0.15
\$333,448	\$440,440	\$333,448	0.0	0.0	80.10	76.60	#DIV/0!	\$5,499	\$0.13
\$1,294,081	\$1,868,446	\$1,160,987	0.0		276.46	272.96			
		Average			Average			Average	
		per FF=>	#DIV/0!		per Net Acre=>	6,758.47		per SqFt=>	\$0.16

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class
0.00	1001	1855-0613		1001 AGRICULTURAL	10/20/2017	102
0.00	1001	1861-0693		1001 AGRICULTURAL	6/1/2015	101
0.00	1001	1858-0572	01 009 100 007 09 5 4, 01 009 100 006 09 5 4, 01 009 100 008 09 5 4	1001 AGRICULTURAL	11/3/2013	102
0.00	1001	1871-0173		1001 AGRICULTURAL	10/28/2015	102
0.00	1001	1866-0484	01 025 200 006 25 5 4	1001 AGRICULTURAL	11/11/2013	102
