

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
21 060 001 158	310 NORTH ST	05/31/23	\$245,000	MLC	03-ARM'S LENGTH	\$245,000	\$73,800	30.12
19 040 001 171	111 MARSHALL ST	10/23/23	\$67,000	WD	03-ARM'S LENGTH	\$67,000	\$29,800	44.48
17 065 001 170	108 N MAIN ST	06/30/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$24,700	49.40
14 027 200 001 27 8 4	307 S MAIN ST	09/09/24	\$460,000	MLC	03-ARM'S LENGTH	\$250,000	\$102,200	40.88
21 065 004 001	402 E CHICAGO ST	12/18/24	\$78,900	LC	03-ARM'S LENGTH	\$78,900	\$59,500	75.41
19 040 001 172	115 MARSHALL ST	12/01/23	\$140,000	WD	19-MULTI PARCEL AL	\$140,000	\$56,600	40.43
19 040 001 552	102 JONESVILLE ST	08/18/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$40,900	48.12
<b>Totals:</b>			<b>\$1,125,900</b>			<b>\$915,900</b>	<b>\$387,500</b>	
							<b>Sale. Ratio =&gt;</b>	<b>42.31</b>
							<b>Std. Dev. =&gt;</b>	<b>14.06</b>

**COMMERCIAL ECF CITY OF LITCHFIELD .745 CALCULATED AND APPLIED**

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$216,278	\$26,700	\$218,300	\$246,525	0.886	2,479	\$88.06	200	17.9142
\$76,415	\$1,873	\$65,127	\$100,056	0.651	2,419	\$26.92	CAPP	7.5897
\$48,989	\$1,468	\$48,532	\$75,311	0.644	1,935	\$25.08	CAPPV	6.9418
\$168,940	\$8,108	\$241,892	\$253,306	0.955	6,720	\$36.00	CAPPC	37.9934
\$79,763	\$4,635	\$74,265	\$106,780	0.695	2,107	\$35.25	CAPP	12.0491
\$152,070	\$2,144	\$137,856	\$225,453	0.611	5,848	\$23.57	CAPP2	3.6457
\$120,853	\$11,014	\$73,986	\$147,435	0.502	5,094	\$14.52	CAPP2	7.3185
<b>\$863,308</b>		<b>\$859,958</b>	<b>\$1,154,865</b>			<b>\$35.63</b>		<b>3.8274</b>
			<b>E.C.F. =&gt;</b>	<b>0.745</b>		<b>Std. Deviation=&gt;</b>	<b>0.15903713</b>	
			<b>Ave. E.C.F. =&gt;</b>	<b>0.706</b>		<b>Ave. Variance=&gt;</b>	<b>13.3503</b>	<b>Coefficient of Var=&gt;</b>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
		\$26,700	No	/ /	21 060 001 022
M-99 Downtown Retail	STORE RETAIL	\$1,873	No	09/03/24	
Village Bar/Restaurant	BAR	\$1,468	No	11/13/23	
Village-Retail	STORE DISC	\$9,104	No	08/18/20	
City Misc Com	GARAGE - SERVICE	\$11,074	No	09/25/14	
M-99 Downtown Restaurant w/ Res	RESTAURANTS	\$2,144	No	09/03/24	19 040 001 176
M-99 Office/Former Church	SHOPPING/RESIDENTIAL MIXED	\$5,006	No	09/24/21	

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**18.90002973**

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Land Table	Property Class	Building Depr.
00201.COMMERCIAL	201	0
19-CAPP.COMMERCIAL APPRAISALS	201	0
17-CAPP.COMMERCIAL APPRAISALS	201	0
14-CAPP.COMMERCIAL APPRAISALS	201	0
21-CAPP.COMMERCIAL APPRAISALS	401	0
19-CAPP.COMMERCIAL APPRAISALS	201	0
19-CAPP.COMMERCIAL APPRAISALS	201	45

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