

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Prev. Asmnt. | Asd/Adj. Sale | |
|-----------------------|----------------------|-----------|--------------------|--------|--------------------|------------------|------------------|--------------------------|--------------|
| 02 004 400 040 04 5 3 | 11180 CONCORD RD | 04/12/23 | \$170,000 | WD | 03-ARM'S LENGTH | \$170,000 | \$0 | 0.00 | |
| 21 065 004 001 | 402 E CHICAGO ST | 12/18/24 | \$78,900 | LC | 03-ARM'S LENGTH | \$78,900 | \$59,500 | 75.41 | |
| 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 | |
| 15 014 200 017 14 8 3 | 1731 E MONTGOMERY RD | 11/01/24 | \$99,000 | MLC | 03-ARM'S LENGTH | \$99,000 | \$85,800 | 86.67 | |
| 19 040 001 172 | 115 MARSHALL ST | 12/01/23 | \$140,000 | WD | 19-MULTI PARCEL AL | \$140,000 | \$56,600 | 40.43 | |
| 21 060 001 158 | 310 NORTH ST | 05/25/23 | \$250,000 | MLC | 03-ARM'S LENGTH | \$245,000 | \$70,500 | 28.78 | |
| Totals: | | | \$1,197,900 | | | \$982,900 | \$374,600 | | |
| | | | | | | | | Sale. Ratio => | 38.11 |
| | | | | | | | | Std. Dev. => | 31.58 |

LITCHFIELD COMM IND ECF .756 CALCULATED AND APPLIED

| Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) |
|------------------|-------------|------------------|--------------------------|--------------|------------|----------------------------|-------------------|--------------------------------|
| \$142,605 | \$14,250 | \$155,750 | \$204,387 | 0.762 | 3,240 | \$48.07 | 009 | 2.9551 |
| \$79,763 | \$4,635 | \$74,265 | \$106,780 | 0.695 | 2,107 | \$35.25 | CAPP | 12.0491 |
| \$168,940 | \$8,108 | \$241,892 | \$253,306 | 0.955 | 6,720 | \$36.00 | CAPPC | 37.9934 |
| \$133,020 | \$13,796 | \$85,204 | \$180,097 | 0.473 | 3,405 | \$25.02 | CAPP | 10.1905 |
| \$152,070 | \$2,144 | \$137,856 | \$225,453 | 0.611 | 5,848 | \$23.57 | CAPP2 | 3.6457 |
| \$173,321 | \$3,838 | \$241,162 | \$268,594 | 0.898 | 2,479 | \$97.28 | CAPP | 32.2861 |
| \$849,719 | | \$936,129 | \$1,238,616 | | | \$44.20 | | 2.3302 |
| | | | E.C.F. => | 0.756 | | Std. Deviation=> | 0.17944639 | |
| | | | Ave. E.C.F. => | 0.732 | | Ave. Variance=> | 16.5200 | Coefficient of Var=> |

| Building Style | Use Code | Land Value | Other Parcels in Sale | Land Table | Property Class |
|---------------------------------|------------------|------------|-----------------------|-------------------------------|----------------|
| | | \$14,250 | | 2001 COMMERCIAL/ INDUSTRIAL | 201 |
| City Misc Com | GARAGE - SERVICE | \$11,074 | | 21-CAPP.COMMERCIAL APPRAISALS | 401 |
| Village-Retail | STORE DISC | \$9,104 | | 14-CAPP.COMMERCIAL APPRAISALS | 201 |
| Village-Unincorporated Misc Com | MARKET CONV | \$13,322 | | 15-CAPP.COMMERCIAL APPRAISALS | 401 |
| M-99 Downtown Restaurant w/ Res | RESTAURANTS | \$2,144 | 19 040 001 176 | 19-CAPP.COMMERCIAL APPRAISALS | 201 |
| City Day Care | DAY CARE | \$3,838 | | 21-CAPP.COMMERCIAL APPRAISALS | 201 |

22.55334446