

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
19 040 001 080	413 N CHICAGO ST	08/16/24	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$74,000
19 040 001 171	111 MARSHALL ST	10/23/23	\$67,000	WD	03-ARM'S LENGTH	\$67,000	\$29,800
13 018 300 033 18 7 1	9137 HUDSON RD	08/21/23	\$67,000	MLC	03-ARM'S LENGTH	\$67,000	\$31,600
14 017 300 004 17 8 4	105 E MCCALLUM ST	03/12/25	\$90,000	WD	03-ARM'S LENGTH	\$135,000	\$125,700
006-222-151-04	400 ARCH AVE	04/05/24	\$1,200,000	WD	19-MULTI PARCEL AL	\$1,200,000	\$312,400
19 040 001 172	115 MARSHALL ST	12/01/23	\$140,000	WD	19-MULTI PARCEL AL	\$140,000	\$56,600
19 040 001 552	102 JONESVILLE ST	08/18/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$40,900
21 120 001 006	530 INDUSTRIAL PKWY	07/11/24	\$2,150,000	WD	03-ARM'S LENGTH	\$2,150,000	\$781,000
Totals:			\$3,904,000			\$3,949,000	\$1,452,000
							Sale. Ratio =>
							Std. Dev. =>

CITY OF LITCHFIELD INDUSTRIAL ECF .700 CALCULATED, .700 APPLIED

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
70.48	\$166,614	\$15,257	\$89,743	\$203,164	0.442	1,670	\$53.74	CAPP
44.48	\$76,415	\$1,873	\$65,127	\$100,056	0.651	2,419	\$26.92	CAPP
47.16	\$92,222	\$12,966	\$54,034	\$139,290	0.388	8,156	\$6.63	IAPP
93.11	\$255,231	\$21,800	\$113,200	\$410,248	0.276	18,282	\$6.19	IAPP
26.03	\$721,209	\$61,378	\$1,138,622	\$1,160,026	0.982	46,210	\$24.64	IAPP
40.43	\$152,070	\$2,144	\$137,856	\$225,453	0.611	5,848	\$23.57	CAPP2
48.12	\$120,853	\$11,014	\$73,986	\$147,435	0.502	5,094	\$14.52	CAPP2
36.33	\$1,561,926	\$46,533	\$2,103,467	\$3,006,732	0.700	61,750	\$34.06	300
	\$3,146,540		\$3,776,035	\$5,392,404			\$23.79	
36.77				E.C.F. =>	0.700		Std. Deviation=>	0.2188114
21.27				Ave. E.C.F. =>	0.569		Ave. Variance=>	49.7755

Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.
44.1727	City Medical Office	MED OFC	\$15,257	Yes
65.0903	M-99 Downtown Retail	STORE RETAIL	\$1,873	No
38.7925	M-99 Village-Unincorporated Industrial	INDUSTRIAL LIGHT MANUFACTURING	\$12,966	Yes
27.5931	Village-Industrial Light Manufacturing	INDUSTRIAL LIGHT MANUFACTURING	\$21,800	Yes
98.1548	Hillsdale Industrial Park	INDUSTRIAL LIGHT MANUFACTURING	\$39,800	Yes
61.1463	M-99 Downtown Restaurant w/ Res	RESTAURANTS	\$2,144	No
50.1821	M-99 Office/Former Church	SHOPPING/RESIDENTIAL MIXED	\$5,006	No
13.0723			\$37,925	No

13.1388

Coefficient of Var=>

87.5

Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
04/11/25		19-CAPP.COMMERCIAL APPRAISALS	201	0
09/03/24		19-CAPP.COMMERCIAL APPRAISALS	201	0
04/10/25		13-IAPP.INDUSTRIAL APPRAISALS	301	0
04/10/25		14-IAPP.INDUSTRIAL APPRAISALS	301	0
11/03/25	006-222-100-11	006-IAPP.INDUSTRIAL APPRAISALS	301	0
09/03/24	19 040 001 176	19-CAPP.COMMERCIAL APPRAISALS	201	0
09/24/21		19-CAPP.COMMERCIAL APPRAISALS	201	45
//		00301.INDUSTRIAL	301	0