

2023 Hatton FF Res Subs

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
011-100-042-00	3651 MORNINGSIDE LANE	06/02/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$26,300	25.05	\$83,733	\$26,167	\$4,900	175.0	292.0
011-200-013-00	2735 TIMBERLANE	02/28/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$36,900	43.41	\$87,156	\$6,244	\$8,400	150.0	500.0
011-200-035-00	2690 TIMBER LANE	09/14/20	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$15,000	33.33	\$38,622	\$14,676	\$8,298	148.2	480.0
011-200-043-00	2932 TIMBERLANE RD	07/12/20	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$16,600	30.18	\$51,441	\$12,484	\$8,925	159.4	612.0
011-200-046-00	2998 TIMBER LANE	06/03/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$20,700	59.14	\$47,898	(\$438)	\$12,460	222.5	616.0
011-300-014-00	3801 TIMBER LANE	12/17/21	\$63,000	WD	03-ARM'S LENGTH	\$63,000	\$24,900	39.52	\$60,609	\$11,631	\$9,240	165.0	625.0
Totals:			\$388,000			\$388,000	\$140,400		\$369,459	\$70,764	\$52,223	1,020.1	
								Sale. Ratio =>	36.19	Average			
2022 was 56								Std. Dev. =>	12.07	per FF=>			
												\$69	use

2023 HATTON RES ACERAGE

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Other Parcels in Sale	Dollars per acre	Value as applied
007-015-100-24		08/24/21	\$10,500	\$10,500	0.91	\$11,538			
006-033-400-12		07/23/21	\$11,000	\$11,000	0.94	\$11,702			
013-022-301-07		06/24/21	\$13,000	\$13,000	1.00	\$13,000			
015-013-300-22	SURREY RD	11/24/21	\$5,000	\$5,000	1.00	\$5,000		1 Acre 8000	\$8,000
015-030-301-03	10908 BEAVER AVE	04/27/20	\$4,000	\$4,000	1.06	\$3,774			
015-026-300-02	10579 S CLARE	04/01/21	\$3,500	\$3,500	1.30	\$2,692			
005-034-400-39		12/17/20	\$6,500	\$6,500	1.32	\$4,924			
004-007-100-14		01/31/22	\$6,500	\$6,500	1.49	\$4,362		1.5 Acres 6600	\$9,900
002-020-400-14		06/02/20	\$10,000	\$10,000	1.74	\$5,747			
004-013-201-01		10/06/20	\$7,000	\$7,000	1.82	\$3,846			
001-033-300-08	9637 W PINE RD	11/16/21	\$15,000	\$15,000	2.01	\$7,463			
003-021-200-11	8545 N CLARE AVE	06/25/21	\$25,000	\$25,000	2.36	\$10,593	003-021-200-13	2 Acres \$6500	\$13,000
003-027-100-22		01/28/21	\$12,000	\$12,000	2.48	\$4,839	003-027-100-23		
015-032-400-09	E MAPLE RD	06/24/21	\$12,000	\$12,000	2.60	\$4,615		2.5 Acres \$6000	\$15,000
008-015-400-05		07/02/20	\$10,200	\$10,200	3.49	\$2,923		3 Acres \$5300	\$15,900
002-014-300-09	9192 HILL RD	05/26/21	\$16,000	\$16,000	3.74	\$4,278			
007-017-100-11		09/03/20	\$8,500	\$8,500	4.29	\$1,981			
015-019-300-38		02/17/21	\$5,000	\$5,000	4.37	\$1,144		4 Acres \$4,000	\$16,000
007-017-100-12		10/08/20	\$10,000	\$10,000	4.66	\$2,146	007-165-317-00		
012-027-100-07		05/29/20	\$28,250	\$28,250	4.80	\$5,885			
013-031-300-16		10/18/20	\$14,200	\$14,200	5.00	\$2,840			
015-019-300-22	250 KAPPLINGER	04/15/20	\$29,900	\$29,900	5.00	\$5,980			
002-036-300-28		03/21/22	\$27,500	\$27,500	5.54	\$4,964	002-036-300-29	5 Acres \$4,000	\$20,000
005-025-400-28		08/27/21	\$53,000	\$53,000	5.80	\$9,143	005-025-400-17		
008-033-300-01		08/17/21	\$20,000	\$20,000	6.03	\$3,317			
007-018-300-03	435 E TOWNLINE LAKE RD	05/19/21	\$23,500	\$23,500	6.33	\$3,712			
016-027-100-12		10/25/21	\$43,000	\$43,000	6.49	\$6,626			
004-015-300-23		06/02/20	\$30,000	\$30,000	6.70	\$4,478			
005-014-300-13	7930 W TEMPLE	10/22/20	\$19,900	\$19,900	6.72	\$2,961			
006-024-100-15	530 W M-61	10/19/20	\$21,000	\$21,000	7.27	\$2,889		7 Acres \$3,000	\$21,000
007-014-100-15	3790 N BALL AVE	06/29/20	\$12,000	\$12,000	7.59	\$1,581			
002-010-402-28		05/28/20	\$3,500	\$3,500	7.88	\$444			
015-022-100-08	3394 OLD SURREY	01/28/22	\$33,500	\$33,500	8.48	\$3,950			
007-014-400-01	3480 DEER LAKE RD	06/01/20	\$15,000	\$15,000	9.35	\$1,604			
005-014-300-04		11/24/21	\$49,900	\$49,900	9.43	\$5,292	005-014-300-16		
005-014-300-05		03/21/22	\$28,000	\$28,000	9.43	\$2,969			
005-007-100-18		03/22/22	\$20,000	\$20,000	9.75	\$2,051			
002-020-400-05		06/03/21	\$19,000	\$19,000	9.86	\$1,927			
006-003-300-14	5100 N HARDING AVE	07/24/20	\$23,000	\$23,000	9.95	\$2,312			
007-003-400-07		03/17/22	\$30,000	\$30,000	9.96	\$3,012			
001-032-400-08		06/18/21	\$26,500	\$26,500	10.00	\$2,650		10 Acres \$2,800	\$28,000
003-029-100-10	VACANT	05/06/21	\$22,000	\$22,000	10.00	\$2,200			
003-031-400-05	6199 N HARRISON AVE	11/17/21	\$40,000	\$40,000	10.00	\$4,000			
004-031-400-18	6710 PINE ROAD	08/14/20	\$24,000	\$24,000	10.00	\$2,400			
005-032-200-07		04/23/21	\$15,000	\$15,000	10.00	\$1,500			
009-017-300-03	10670 W ASHARD	09/30/21	\$32,000	\$32,000	10.00	\$3,200			
010-009-100-06		04/22/20	\$23,750	\$23,750	10.00	\$2,375			
012-004-300-08		10/30/20	\$13,000	\$13,000	10.00	\$1,300			

012-004-300-08		03/17/22	\$23,000	\$23,000	10.00	\$2,300	
009-015-400-03		03/23/22	\$15,000	\$15,000	10.01	\$1,499	
009-015-400-11		03/23/22	\$15,000	\$15,000	10.01	\$1,499	
009-015-400-12		02/23/22	\$10,000	\$10,000	10.01	\$999	
003-029-300-10		01/27/22	\$34,000	\$34,000	10.02	\$3,393	
010-010-300-05		10/07/20	\$20,000	\$20,000	10.02	\$1,996	
010-032-400-20		01/03/22	\$22,000	\$22,000	10.02	\$2,196	
007-018-100-19	POCAHONTAS	12/17/21	\$30,000	\$30,000	10.04	\$2,988	
010-010-200-12		11/12/21	\$25,000	\$25,000	10.05	\$2,488	
007-015-400-02		07/26/21	\$27,000	\$27,000	10.06	\$2,684	
016-022-100-23		03/28/22	\$45,000	\$45,000	10.07	\$4,469	
010-016-200-10		10/30/20	\$20,000	\$20,000	10.09	\$1,982	
003-024-400-09		07/07/20	\$25,000	\$25,000	10.10	\$2,475	
003-026-200-08		11/05/20	\$28,000	\$28,000	10.10	\$2,772	
003-026-400-08		10/02/20	\$20,000	\$20,000	10.10	\$1,980	
010-031-200-05		12/01/20	\$25,000	\$25,000	10.10	\$2,475	
006-035-100-11	PEASLEY BLVD	07/17/20	\$25,000	\$25,000	10.12	\$2,470	
010-010-300-10	1651 DUKES TRAIL	03/09/22	\$30,000	\$30,000	10.13	\$2,962	
007-010-300-19		02/07/22	\$31,500	\$31,500	10.15	\$3,103	
008-013-200-13		11/06/20	\$28,500	\$28,500	10.19	\$2,797	
010-016-200-09	TICE	08/13/21	\$32,985	\$32,985	10.28	\$3,209	
004-034-300-09	9075 E ARNOLD LAKE RD	07/24/20	\$25,000	\$25,000	10.30	\$2,427	
007-003-300-22		01/15/21	\$30,000	\$30,000	10.50	\$2,857	
005-015-400-11		09/10/21	\$23,000	\$23,000	11.00	\$2,091	
007-018-300-18		03/01/21	\$15,000	\$15,000	11.25	\$1,333	
015-011-400-10		07/13/21	\$27,840	\$27,840	11.60	\$2,400	015-011-400-13
011-004-400-13	RAIL ROAD GRADE	11/09/21	\$60,000	\$60,000	11.77	\$5,098	
011-009-200-20	1271 HARRISON RR GRADE	08/26/20	\$43,000	\$43,000	11.97	\$3,592	
004-013-201-27		10/06/20	\$30,000	\$30,000	13.00	\$2,308	
016-033-200-10		08/31/21	\$43,900	\$43,900	13.44	\$3,266	
003-014-300-12	4045 E HASKELL LAKE RD	10/29/20	\$35,000	\$35,000	14.62	\$2,394	
010-007-200-21		10/25/21	\$58,000	\$58,000	15.00	\$3,867	
013-016-400-05		02/25/22	\$36,000	\$36,000	15.00	\$2,400	15 Acres \$2,400 \$36,000
008-017-100-20	7180 E CRANBERRY LAKE	05/16/20	\$50,000	\$50,000	15.24	\$3,281	
007-005-400-09		06/12/20	\$28,000	\$28,000	15.46	\$1,811	007-005-400-10, 007-005-400-11, 007-005-400-12
004-013-300-21	11640 N LITTLE GEORGE LAKE RD	10/29/20	\$37,000	\$37,000	15.83	\$2,337	
004-013-200-16		07/24/20	\$37,000	\$37,000	15.91	\$2,326	
005-016-100-01	3980 TWIN LAKES	08/10/20	\$37,000	\$37,000	15.91	\$2,326	
007-001-300-14		11/12/20	\$40,000	\$40,000	16.80	\$2,381	
016-031-100-15		12/21/21	\$30,000	\$30,000	17.89	\$1,677	
007-022-200-02	MYERS	08/28/20	\$43,500	\$43,500	18.00	\$2,417	
004-016-400-09		08/28/20	\$45,000	\$45,000	18.25	\$2,466	004-016-400-10
004-016-400-09		10/20/21	\$66,900	\$66,900	18.25	\$3,666	004-016-400-10
010-007-200-02	OAK	10/01/21	\$54,000	\$54,000	18.50	\$2,919	
004-003-400-06		05/01/20	\$36,000	\$36,000	18.70	\$1,925	
005-022-300-05		09/29/20	\$35,000	\$35,000	19.50	\$1,795	
007-016-200-15	2420 E CRANBERRY LAKE RD	07/07/20	\$34,900	\$34,900	19.55	\$1,785	
006-004-300-09		01/18/21	\$42,500	\$42,500	19.68	\$2,160	
002-008-100-02		03/29/22	\$67,250	\$67,250	19.72	\$3,410	
001-029-300-10		10/06/20	\$39,000	\$39,000	20.00	\$1,950	

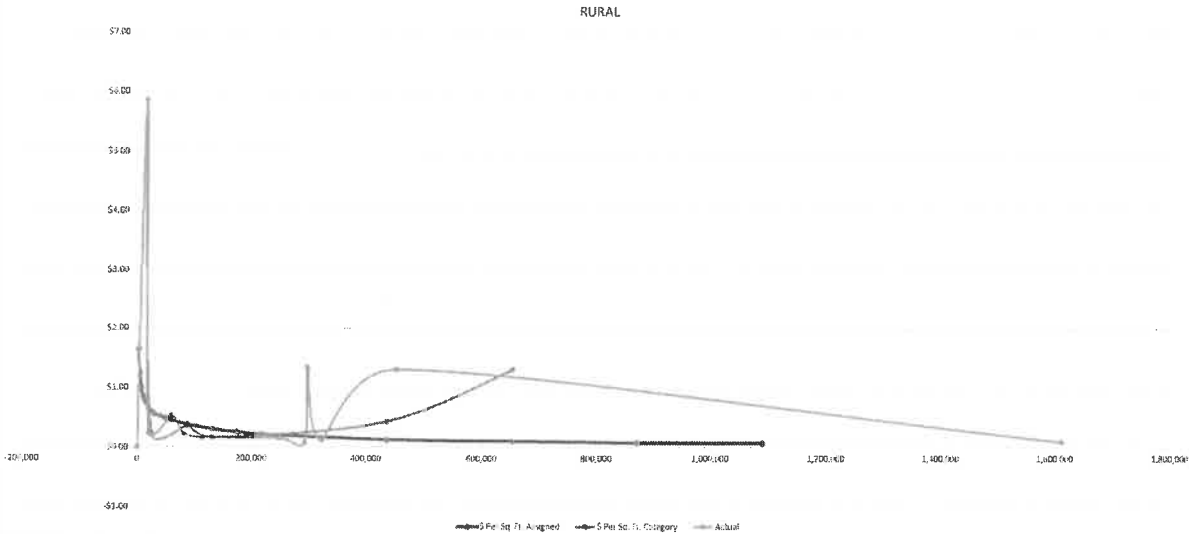
001-029-300-10		12/13/21	\$45,000	\$45,000	20.00	\$2,250			
004-025-100-07		08/05/20	\$60,000	\$60,000	20.00	\$3,000			
005-029-100-07		07/02/21	\$97,000	\$97,000	20.00	\$4,850	005-029-100-08		
005-029-100-08		07/02/21	\$97,000	\$97,000	20.00	\$4,850	005-029-100-07		
015-028-200-24	10430 S GRANT AVE	05/22/20	\$195,000	\$195,000	20.07	\$9,716	015-028-200-40	20 Acres	\$2,250
007-018-300-11		06/25/21	\$50,000	\$50,000	22.14	\$2,258	007-018-300-10		\$45,000
007-018-300-11		11/19/21	\$55,000	\$55,000	22.14	\$2,484	007-018-300-10		
015-011-400-13	7726 EBERHART	07/13/21	\$58,000	\$58,000	22.44	\$2,585	015-011-400-10		
007-018-400-16		06/28/21	\$68,000	\$68,000	23.13	\$2,940	007-018-400-23		
011-004-400-09		11/09/21	\$60,000	\$60,000	23.69	\$2,533			
003-027-300-42		05/21/21	\$75,000	\$75,000	25.00	\$3,000		25 Acres	\$2,220
002-010-403-03	10159 RICHARDSON DR	03/18/22	\$105,000	\$105,000	25.02	\$4,197			\$55,000
005-034-400-13		12/23/21	\$69,000	\$69,000	26.68	\$2,586			
007-012-200-14	4701 HAYES	03/11/22	\$115,000	\$115,000	28.52	\$4,032	007-012-200-05, 007-012-200-06		
005-014-400-06	3287 N MCKINLEY AVE	10/01/21	\$70,000	\$70,000	30.00	\$2,333			
002-010-401-17	2349 MUSKEGON RD	03/04/22	\$80,000	\$80,000	30.28	\$2,642		30 Acres	\$2200
015-025-200-07		01/25/22	\$124,000	\$124,000	35.00	\$3,543			\$66,000
007-006-200-08		09/30/21	\$73,000	\$73,000	37.58	\$1,943			
007-025-200-09		07/13/20	\$67,500	\$67,500	37.96	\$1,778			
003-016-400-18	9291 N CLARE AVE	11/25/20	\$67,500	\$67,500	38.00	\$1,776			
003-016-400-18	9291 N CLARE AVE	02/11/22	\$95,000	\$95,000	38.00	\$2,500			
010-014-400-08		03/01/21	\$90,000	\$90,000	38.29	\$2,350			
005-024-200-15	6225 W TEMPLE	04/09/21	\$78,000	\$78,000	38.98	\$2,001			
009-018-100-03		09/24/20	\$59,900	\$59,900	39.00	\$1,536			
008-015-100-22		08/26/21	\$94,900	\$94,900	39.07	\$2,429			
012-030-300-04	6595 E BROWNS RD	12/29/20	\$175,000	\$175,000	39.24	\$4,460	012-030-300-03		
005-027-200-03		12/01/20	\$79,900	\$79,900	39.50	\$2,023			
005-029-100-01		12/23/21	\$79,900	\$79,900	40.00	\$1,998			
009-016-100-01		10/09/20	\$45,000	\$45,000	40.00	\$1,125			
013-028-300-04		06/30/20	\$155,000	\$155,000	40.00	\$3,875			
015-029-400-01	1770 E ROCK	06/19/20	\$102,000	\$102,000	40.00	\$2,550	015-029-400-04		
015-032-400-06	E MAPLE RD	06/24/21	\$142,128	\$142,128	40.06	\$3,548			
010-033-100-20		11/05/20	\$60,900	\$60,900	40.40	\$1,507		40 Acres	\$2,125
008-004-300-13		01/17/22	\$75,250	\$75,250	41.67	\$1,806	008-004-300-10		\$85,000
009-036-100-05		06/30/21	\$115,200	\$115,200	48.00	\$2,400			
001-034-400-05	8525 W PINE	07/14/21	\$149,000	\$149,000	48.33	\$3,083			
001-034-400-05	8525 W PINE	04/29/21	\$120,000	\$120,000	48.33	\$2,483			
002-021-300-11		11/09/20	\$250,000	\$250,000	48.94	\$5,108			
008-004-200-47		10/07/20	\$92,500	\$92,500	49.80	\$1,857		50 Acres	\$2,000
007-004-100-05	390 GREEN RD	04/30/21	\$116,000	\$116,000	61.96	\$1,872			\$100,000
015-032-300-25	11743 HARRISON	06/24/21	\$535,000	\$535,000	76.00	\$7,039			
010-014-100-15		05/14/21	\$92,000	\$92,000	77.59	\$1,186			
005-027-100-03		11/04/20	\$149,200	\$149,200	79.00	\$1,889			
010-002-400-01	764 OLD STATE AVE	07/21/20	\$100,000	\$100,000	79.00	\$1,266			
010-012-400-07		12/17/20	\$151,000	\$151,000	79.03	\$1,911			
005-002-400-01		06/15/21	\$108,000	\$108,000	80.00	\$1,350			
010-004-300-04	523 S JACKSON	09/23/21	\$249,900	\$249,900	80.00	\$3,124			
006-013-300-20	3220 N OLD STATE	06/06/20	\$149,500	\$149,500	80.95	\$1,847			
010-012-100-03		08/13/21	\$235,000	\$235,000	85.60	\$2,745	010-012-100-06		
006-011-100-11		01/18/21	\$150,000	\$150,000	92.48	\$1,622			

003-010-100-06		02/05/21	\$130,000	\$130,000	103.62	\$1,255	003-010-100-05	100 Acres \$1,800	\$180,000
005-010-300-13		02/18/22	\$275,000	\$275,000	108.80	\$2,528			
005-014-300-01		06/11/21	\$349,900	\$349,900	155.46	\$2,251	005-014-300-09, 005-014-300-04, 005-014-400-06		
005-014-400-06	3287 N MCKINLEY	06/11/21	\$349,900	\$349,900	155.46	\$2,251	005-014-300-01, 005-014-300-04, 005-014-300-09		
015-032-300-28	E MAPLE RD	06/24/21	\$535,000	\$535,000	156.00	\$3,429	015-032-300-25		

2023 Hatton Twp Com/Ind land analysis

Sq. Ft. Category	\$ Per Sq. Ft.		Sq. Ft. Category * \$
	Assigned	Category	
2,500	\$1.65	#N/A	\$4,125.00
5,000	\$1.25	#N/A	\$6,250.00
7,500	\$1.00	#N/A	\$7,500.00
10,000	\$0.85	#N/A	\$8,500.00
12,500	\$0.80	#N/A	\$10,000.00
15,000	\$0.75	5.87	\$11,250.00
20,000	\$0.65	#N/A	\$13,000.00
25,000	\$0.60	0.23	\$15,000.00
30,000	\$0.55	#N/A	\$16,500.00
40,000	\$0.52	#N/A	\$20,800.00
50,000	\$0.48	#N/A	\$24,000.00
60,000	\$0.45	#N/A	\$27,000.00
87,120	\$0.38	0.95	\$33,105.60
130,680	\$0.30	0.16	\$39,204.00
174,240	\$0.25	#N/A	\$43,560.00
217,800	\$0.21	#N/A	\$45,738.00
435,600	\$0.12	0.43	\$52,272.00
653,400	\$0.10	1.31	\$64,104.38
871,200	\$0.08	#N/A	\$69,696.00
1,089,000	\$0.07	#N/A	\$76,230.00
10,000,000	\$0.01	0.09	\$100,000.00

Unordered Sqft - (Act. Values)	Ordered Sqft (Act. Values)	Actual	
14,853.96	0	corresp. wit	\$ -
20,211.84	0	corresp. wit	\$ -
322,236.88	0	corresp. wit	\$ -
1,611,720.00	0	corresp. wit	\$ -
82,284.84	0	corresp. wit	\$ -
247,464.36	0	corresp. wit	\$ -
296,730.72	0	corresp. wit	\$ -
450,628.20	0	corresp. wit	\$ -
292,679.64	0	corresp. wit	\$ -
113,256.00	0	corresp. wit	\$ -
60,156.36	0	corresp. wit	\$ -
-	0	corresp. wit	\$ -
-	14853.96	corresp. wit	\$ 5.87
-	20211.84	corresp. wit	\$ 0.23
-	60156.36	corresp. wit	\$ 0.53
-	82284.84	corresp. wit	\$ 0.22
-	113256	corresp. wit	\$ 0.16
-	247464.36	corresp. wit	\$ 0.15
-	292679.64	corresp. wit	\$ 0.08
-	296730.72	corresp. wit	\$ 1.35
-	322256.88	corresp. wit	\$ 0.12
-	450628.2	corresp. wit	\$ 1.31
-	1611720	corresp. wit	\$ 0.09



CLARE COUNTY AG LAND GRID
2022 FOR 2023 EQUALIZATION STUDY

Winterfield (001) 2022 = \$2,600 PER/AC 2023 = \$2,600 PER/AC <u>3 SALES</u> 2022 ECF- 0.77 2023 ECF- 0.78	Summerfield (002) 2022 = NC 2023 = NC <u>0 SALES</u> 2022 ECF- 0.77 2023 ECF- 0.78	Frost (003) 2022 = \$2,600 PER/AC 2023 = \$2,600 PER/AC <u>0 SALES</u> 2022 ECF- 0.77 2023 ECF- 0.78	Franklin (004) 2022 = \$2,600 PER/AC 2023 = \$2,600 PER/AC <u>0 SALES</u> 2022 ECF- 0.77 2023 ECF- 0.78
Redding (005) 2022 = \$2,600 PER/AC 2023 = \$2,600 PER/AC <u>0 SALES</u> 2022 ECF- 0.77 2023 ECF- 0.78	Greenwood (006) 2022 = \$2,600 PER/AC 2023 = \$2,600 PER/AC <u>2 SALES</u> 2022 ECF- 0.77 2023 ECF- 0.78	Hayes (007) 2022 = \$2,600 PER/AC 2023 = \$2,600 PER/AC <u>0 SALES</u> 2022 ECF- 0.77 2023 ECF- 0.78	Hamilton (008) 2022 = \$2,800 PER/AC 2023 = \$2,600 PER/AC <u>7 SALES</u> 2022 ECF- 0.77 2023 ECF- 0.78
Freeman (009) 2022 = NC 2023 = NC <u>0 SALES</u> 2022 ECF- 0.77 2023 ECF- 0.78	Lincoln (010) 2022 = NC 2023 = NC <u>0 SALES</u> 2022 ECF- 0.77 2023 ECF- 0.78	Hatton (011) 2022 = \$2,600 PER/AC 2023 = \$2,600 PER/AC <u>0 SALES</u> 2022 ECF- 0.77 2023 ECF- 0.78	Arthur (012) 2022 = \$4,000 PER/AC 2023 = \$4,100 PER/AC <u>3 SALES</u> 2022 ECF- 0.77 2023 ECF- 0.78
Garfield (013) 2022 = \$2,600 PER/AC 2023 = \$2,600 PER/AC <u>1 SALES</u> 2022 ECF- 0.77 2023 ECF- 0.78	Surrey (014) 2022 = NC 2023 = NC <u>0 SALES</u> 2022 ECF- 0.77 2023 ECF- 0.78	Grant (015) 2022 = \$4,000 PER/AC 2023 = \$4,100 PER/AC <u>6 SALES</u> 2022 ECF- 0.77 2023 ECF- 0.78	Sheridan (016) 2022 = \$4,000 PER/AC 2023 = \$4,100 PER/AC <u>7 SALES</u> 2022 ECF- 0.77 2023 ECF- 0.78

2023 Hatton ECFAg

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
011-006-100-03	398 S HARRISON AVE	04/10/20	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$66,100	39.35	\$185,700	\$52,706	\$115,294	\$108,680	1.061	1,824
011-006-400-11	770 S HARRISON AVE	01/01/22	\$180,742	WD	03-ARM'S LENGTH	\$180,742	\$76,500	42.33	\$170,398	\$50,234	\$130,508	\$125,301	1.042	1,400
011-012-400-02	E MANNSIDING RD	01/01/22	\$99,067	WD	03-ARM'S LENGTH	\$99,067	\$42,500	42.90	\$92,554	\$86,898	\$12,169	\$5,898	2.063	1,200
011-036-300-01	5643 S EBERHART AVE	01/01/22	\$320,962	WD	03-ARM'S LENGTH	\$320,962	\$135,500	42.22	\$298,788	\$219,543	\$101,419	\$82,633	1.227	1,521
011-036-400-13	5505 E ADAMS RD	01/01/22	\$206,206	WD	03-ARM'S LENGTH	\$206,206	\$98,900	47.96	\$223,222	\$34,697	\$171,509	\$131,129	1.308	1,288
Totals:			\$974,977			\$974,977	\$419,500		\$970,662		\$530,899	\$453,641		
								Sale. Ratio =>	43.03					
								Std. Dev. =>	3.12					
										E.C.F. =>		1.170	use	
2022 was .959										Ave. E.C.F. =>		1.340		

2023 Hatton ECF Ind

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
011-010-400-02	1540 S CLARE AVE	01/01/22	\$222,448	WD	03-ARM'S LENGTH	\$222,448	\$113,400	50.98	\$419,933	\$49,920	\$172,528	\$379,186	0.455	7,364
Totals:			\$222,448			\$222,448	\$113,400		\$419,933		\$172,528	\$379,186		
							Sale. Ratio =>	50.98					E.C.F. =>	0.455 use
2022 was .657							Std. Dev. =>	#DIV/0!					Ave. E.C.F. =>	0.455

2023 Hatton ECF Com

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
011-002-100-09	251 S CLARE AVE	01/01/22	\$377,056	WD	03-ARM'S LENGTH	\$377,056	\$144,300	38.27	\$367,918	\$154,892	\$216,946	\$242,396	0.895	5,788
011-010-400-25	1900 S CLARE AVE	01/01/22	\$245,604	WD	03-ARM'S LENGTH	\$245,604	\$101,000	41.12	\$261,098	\$37,191	\$208,413	\$266,556	0.782	4,032
011-015-200-19	3550 E MANNSIDING RD	01/01/22	\$190,592	WD	03-ARM'S LENGTH	\$190,592	\$80,500	42.24	\$203,155	\$77,877	\$112,715	\$147,077	0.766	5,918
Totals:			\$813,252			\$813,252	\$325,800		\$832,171		\$538,074	\$656,029		
								Sale. Ratio =>	40.06					E.C.F. => 0.820 use
2022 was .84								Std. Dev. =>	2.05					Ave. E.C.F. => 0.814

2023 Hatton ECF Res

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
011-001-100-14	5479 E GLADWIN RD	11/06/20	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$28,800	41.14	\$83,538	\$15,910	\$54,090	\$70,008	0.773	924
011-001-100-14	5479 E GLADWIN RD	08/31/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$36,900	52.71	\$83,538	\$15,910	\$54,090	\$70,008	0.773	924
011-002-300-11	4411 E MONROE RD	10/06/20	\$92,680	WD	03-ARM'S LENGTH	\$92,680	\$35,700	38.52	\$97,782	\$8,166	\$84,514	\$92,770	0.911	1,344
011-003-400-06	700 S CLARE AVE	12/02/20	\$129,700	WD	03-ARM'S LENGTH	\$129,700	\$48,600	37.47	\$124,224	\$23,916	\$105,784	\$103,839	1.019	864
011-003-400-17	876 S CLARE AVE	07/30/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$55,900	38.55	\$131,630	\$40,417	\$104,583	\$94,423	1.108	896
011-004-200-08	TIMBERLANE	07/21/22	\$45,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$45,000	\$18,700	41.56	\$34,539	\$33,400	\$11,600	\$1,179	9.838	0
011-004-300-26	2331 E MONROE	11/10/21	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$35,600	26.18	\$107,768	\$16,950	\$119,050	\$94,014	1.266	1,352
011-005-200-05	488 S BASS LAKE AVE	01/06/21	\$89,600	WD	03-ARM'S LENGTH	\$89,600	\$31,100	34.71	\$74,354	\$45,644	\$43,956	\$29,720	1.479	1,080
011-005-200-07	312 S BASS LAKE AVE	07/29/21	\$105,500	WD	03-ARM'S LENGTH	\$105,500	\$39,500	37.44	\$96,366	\$9,312	\$96,188	\$90,118	1.067	880
011-008-300-03	1705 S HARRISON AVE	07/12/22	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$41,800	30.07	\$88,578	\$12,425	\$126,575	\$78,833	1.606	1,210
011-009-300-06	2085 E MANNSIDING RD	04/29/22	\$235,700	WD	19-MULTI PARCEL ARM'S LENGTH	\$235,700	\$68,800	29.19	\$149,255	\$29,780	\$205,920	\$123,680	1.665	1,008
011-014-300-01	2623 S CLARE AVE	06/03/22	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$47,000	33.10	\$101,332	\$6,225	\$135,775	\$98,454	1.379	1,215
011-018-200-08	2250 S HARRISON AVE	10/16/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$83,400	43.89	\$238,079	\$144,800	\$45,200	\$96,562	0.468	640
011-018-400-01	2790 S HARRISON AVE	09/22/20	\$349,901	WD	03-ARM'S LENGTH	\$349,901	\$163,700	46.78	\$442,749	\$150,116	\$199,785	\$302,933	0.660	2,636
011-034-200-03	5030 S CLARE AVE	06/26/20	\$52,900	WD	03-ARM'S LENGTH	\$52,900	\$14,200	26.84	\$76,638	\$7,960	\$44,940	\$71,095	0.632	983
011-034-400-25	5610 S CLARE AVE	10/22/21	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$60,800	34.55	\$189,984	\$18,512	\$157,488	\$177,507	0.887	1,200
011-036-400-04	5984 S CORNWELL AVE	07/01/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$44,600	37.17	\$94,742	\$6,098	\$113,902	\$91,764	1.241	1,040
011-100-042-00	3651 MORNINGSIDE LANE	06/02/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$26,300	25.05	\$84,871	\$8,392	\$96,608	\$79,171	1.220	1,320
011-200-013-00	2735 TIMBERLANE	02/28/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$36,900	43.41	\$89,106	\$14,573	\$70,427	\$77,156	0.913	1,512
011-200-035-00	2690 TIMBER LANE	09/14/20	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$15,000	33.33	\$40,548	\$11,439	\$33,561	\$30,134	1.114	784
011-200-043-00	2932 TIMBERLANE RD	07/12/20	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$16,600	30.18	\$53,513	\$10,997	\$44,003	\$44,012	1.000	1,274
011-200-046-00	2998 TIMBER LANE	06/03/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$20,700	59.14	\$50,790	\$15,352	\$19,648	\$36,685	0.536	1,216
011-300-006-10	3864 TIMBERLANE	09/17/21	\$65,000	MLC	03-ARM'S LENGTH	\$65,000	\$41,300	63.54	\$103,391	\$8,652	\$56,348	\$98,074	0.575	1,199
011-300-014-00	3801 TIMBER LANE	12/17/21	\$63,000	WD	03-ARM'S LENGTH	\$63,000	\$24,900	39.52	\$62,754	\$12,756	\$50,244	\$51,758	0.971	600
011-300-018-00	3651 TIMBERLANE	04/22/22	\$169,900	PTA	19-MULTI PARCEL ARM'S LENGTH	\$169,900	\$93,100	54.80	\$199,131	\$25,269	\$144,631	\$179,981	0.804	1,576
011-300-048-00	3630 TIMBERLANE	07/07/22	\$46,000	WD	03-ARM'S LENGTH	\$46,000	\$30,600	66.52	\$68,084	\$11,385	\$34,615	\$58,695	0.590	1,788
011-300-056-01	3452 TIMBERLANE	06/07/22	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$24,200	45.66	\$55,108	\$22,770	\$30,230	\$33,476	0.903	910
011-700-006-02	3787 E ASHARD	12/21/20	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$51,800	52.86	\$140,557	\$16,566	\$81,434	\$128,355	0.634	1,590
Totals:			\$3,108,881			\$3,108,881	\$1,236,500		\$3,162,949		\$2,365,189	\$2,504,407		
							Sale. Ratio =>	39.77				E.C.F. =>	1.290	use
							Std. Dev. =>	11.11				Ave. E.C.F. =>	1.287	

2022 was .966