

2024 Hatton Twp Res Subs FF

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	11/22/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$39,400	32.83	\$119,292	\$6,746	\$6,038	87.5	292.0
011-200-030-00	2530 TIMBERLANE RD	03/10/23	\$8,000	WD	03-ARM'S LENGTH	\$8,000	\$4,300	53.75	\$10,509	\$8,000	\$10,509	152.3	526.0
011-200-035-00	2690 TIMBERLANE	06/12/23	\$67,000	WD	03-ARM'S LENGTH	\$67,000	\$25,200	37.61	\$53,702	\$23,522	\$10,224	148.2	480.0
011-300-056-01	3452 TIMBERLANE	06/07/22	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$24,200	45.66	\$69,597	\$6,173	\$22,770	235.0	625.0
Totals:			\$248,000			\$248,000	\$93,100		\$253,100	\$44,441	\$49,541	623.0	
								Sale. Ratio =>	37.54	Average			
20023 was 69 FF								Std. Dev. =>	9.20	per FF=>		\$71 use	

2024 Hatton Twp Vacant Land Analysis

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Other Parcels in Sale	\$/Acre	Land Value as applied
003-120-094-00	1212 LAWRENCE	08/05/21	\$7,500	\$7,500	0.28	\$26,596			
007-015-100-24	N GRANT AVE	08/24/21	\$10,500	\$10,500	0.63	\$16,800			
003-635-016-00	VACANT	09/30/22	\$21,000	\$21,000	0.96	\$21,784			
015-061-026-00		11/29/21	\$11,000	\$11,000	1.00	\$11,000			
015-260-320-00		09/20/21	\$4,500	\$4,500	1.00	\$4,500			
015-280-380-00		07/08/21	\$5,250	\$5,250	1.00	\$5,250			
015-320-014-00		07/23/21	\$9,500	\$9,500	1.00	\$9,500		1 ACRE-\$6400	\$6,400
004-007-100-14		01/31/22	\$6,500	\$6,500	1.49	\$4,362			
003-035-400-13	4867 E ARNOLD LAKE	09/26/22	\$12,000	\$12,000	1.60	\$7,500		1.5 ACRES-5900	\$8,850
011-200-030-00	TIMBERLANE RD	03/10/23	\$8,000	\$8,000	1.81	\$4,417		2 ACRES-5500	\$11,000
015-389-036-00		03/24/23	\$13,000	\$13,000	2.00	\$6,500	015-389-037-00	2.5 ACRES-5400	\$13,500
015-200-010-00		07/08/21	\$10,000	\$10,000	3.00	\$3,333	015-200-009-00, 015-200-011-00	3 ACRES-5300	\$15,900
007-015-200-14	3321 HAMILTON	11/09/22	\$10,000	\$10,000	3.24	\$3,086			
015-021-200-04	2947 E ELM	04/08/22	\$65,000	\$65,000	3.96	\$16,414			
002-014-300-09	9192 HILL RD	05/26/21	\$16,000	\$16,000	4.00	\$4,000		4 ACRES-5200	\$20,800
003-017-300-10	VACANT	05/20/22	\$20,000	\$20,000	4.90	\$4,082			
015-017-200-13	8048 WHITE BIRCH	09/07/22	\$37,500	\$37,500	4.97	\$7,545			
007-018-300-03	435 E TOWNLINE LAKE RD	05/19/21	\$23,500	\$23,500	5.00	\$4,700		5 ACRES-5000	\$25,000
007-019-300-15	51 E CLARENCE RD	01/13/23	\$30,000	\$30,000	5.05	\$5,941			
002-036-300-28	6280 ELOIS DR	03/21/22	\$27,500	\$27,500	5.43	\$5,064	002-036-300-29		
002-012-200-03		05/05/22	\$35,000	\$35,000	6.81	\$5,140		7 ACRES-4200	\$29,400
015-022-100-08	3394 OLD SURREY	01/28/22	\$33,500	\$33,500	8.00	\$4,188			
007-017-100-04	E CRANBERRY LAKE RD	06/21/22	\$32,999	\$32,999	9.19	\$3,592	007-165-322-00, 007-165-323-00		
005-014-300-05	3136 PIPEMAN RD	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			
005-007-200-04		09/16/22	\$25,000	\$25,000	9.85	\$2,538			
003-023-200-14	8700 TIMBERLANE	07/13/22	\$38,000	\$38,000	10.00	\$3,800			
003-029-100-10	VACANT	05/06/21	\$22,000	\$22,000	10.00	\$2,200			
005-032-200-07		04/23/21	\$15,000	\$15,000	10.00	\$1,500			
002-020-400-05		06/03/21	\$19,000	\$19,000	10.00	\$1,900			
007-018-300-14		02/08/23	\$23,000	\$23,000	10.00	\$2,300			
012-004-300-08		03/17/22	\$23,000	\$23,000	10.00	\$2,300			
002-012-300-10		08/05/22	\$25,000	\$25,000	10.00	\$2,500		10 ACRES-3200	\$32,000
001-032-400-08		06/18/21	\$26,500	\$26,500	10.00	\$2,650			
007-015-400-02	3363 N BALL AVE	07/26/21	\$27,000	\$27,000	10.00	\$2,700			
007-003-400-07		03/17/22	\$30,000	\$30,000	10.00	\$3,000			
007-010-300-19		02/07/22	\$31,500	\$31,500	10.00	\$3,150			
009-017-300-03	10670 W ASHARD	09/30/21	\$32,000	\$32,000	10.00	\$3,200			
007-006-400-13		07/12/22	\$32,000	\$32,000	10.00	\$3,200			
010-009-400-22		04/18/22	\$33,500	\$33,500	10.00	\$3,350			
003-031-400-05	6199 N HARRISON AVE	11/17/21	\$40,000	\$40,000	10.00	\$4,000			

009-015-400-11		03/23/22	\$15,000	\$15,000	10.01	\$1,499	
009-015-400-03		03/23/22	\$15,000	\$15,000	10.01	\$1,499	
009-015-200-08		11/23/22	\$23,000	\$23,000	10.01	\$2,298	
009-015-200-26		03/07/23	\$27,500	\$27,500	10.01	\$2,747	
003-029-300-13		12/29/22	\$33,000	\$33,000	10.01	\$3,297	
010-032-400-20		01/03/22	\$22,000	\$22,000	10.02	\$2,196	
010-032-400-20		04/05/22	\$29,000	\$29,000	10.02	\$2,894	
010-032-400-20		11/22/22	\$29,900	\$29,900	10.02	\$2,984	
003-029-300-10		01/27/22	\$34,000	\$34,000	10.02	\$3,393	
007-024-200-13		09/29/22	\$25,000	\$25,000	10.04	\$2,490	
005-029-200-08		06/09/22	\$35,000	\$35,000	10.05	\$3,483	
010-010-200-12		11/12/21	\$25,000	\$25,000	10.05	\$2,488	
010-016-200-09	3260 TICE	08/13/21	\$32,985	\$32,985	10.09	\$3,269	
010-009-200-19	3142 WOODVIEW TRAIL	12/01/22	\$40,000	\$40,000	10.09	\$3,964	
007-018-100-16		07/07/22	\$30,000	\$30,000	10.10	\$2,970	
007-018-100-19	POCAHONTAS	12/17/21	\$30,000	\$30,000	10.10	\$2,970	
003-035-300-14	6373 BIRCH DR	03/14/23	\$30,800	\$30,800	10.10	\$3,050	
010-008-101-07	718 PINE ST	07/29/22	\$33,000	\$33,000	10.10	\$3,267	
006-035-100-12	1220 PEASLEY	05/21/21	\$35,000	\$35,000	10.10	\$3,465	
006-035-100-11	PEASLEY BLVD	11/18/22	\$37,000	\$37,000	10.10	\$3,663	
010-010-300-10	1651 DUKES TRAIL	03/09/22	\$30,000	\$30,000	10.13	\$2,962	
010-010-300-06		03/17/23	\$30,000	\$30,000	10.15	\$2,956	
003-023-200-17		08/27/22	\$34,000	\$34,000	10.22	\$3,327	
004-034-300-09	9075 E ARNOLD LAKE RD	04/26/22	\$45,000	\$45,000	10.30	\$4,369	
010-007-300-10		12/14/22	\$21,000	\$21,000	11.00	\$1,909	
005-015-400-11		09/10/21	\$23,000	\$23,000	11.00	\$2,091	
008-016-400-08		05/09/22	\$45,900	\$45,900	11.92	\$3,851	008-040-016-00, 008-040-017-00
016-033-200-10		08/31/21	\$43,900	\$43,900	12.65	\$3,470	
008-017-100-20	7180 E CRANBERRY LAKE	07/22/22	\$30,000	\$30,000	14.00	\$2,143	
005-015-300-25	8587 FIR	07/16/21	\$80,000	\$66,135	14.63	\$4,521	
004-013-201-02	11842 MEREDITH GRANDE	08/23/22	\$70,000	\$70,000	14.82	\$4,723	
013-016-400-05		02/25/22	\$36,000	\$36,000	15.00	\$2,400	
010-007-200-21		10/25/21	\$58,000	\$58,000	15.00	\$3,867	15 ACRES-3100 \$46,500
014-006-200-23	5690 HALF MOON TRAIL	04/02/21	\$30,000	\$30,000	16.94	\$1,771	
009-700-077-01		10/18/22	\$40,000	\$40,000	17.42	\$2,296	
016-031-100-15		08/19/22	\$65,000	\$65,000	17.70	\$3,672	
004-016-400-09		10/20/21	\$66,900	\$66,900	17.92	\$3,733	004-016-400-10
010-007-200-02	OAK	10/01/21	\$54,000	\$54,000	18.50	\$2,919	
013-035-300-06		10/27/22	\$74,500	\$74,500	19.26	\$3,869	
016-036-300-07		08/25/22	\$48,000	\$48,000	19.50	\$2,462	016-036-300-08
001-029-300-10	7323 N PARTRIDGE AVE	12/13/21	\$45,000	\$45,000	20.00	\$2,250	
007-018-300-11		06/25/21	\$50,000	\$50,000	20.00	\$2,500	007-018-300-10
007-018-300-11		11/19/21	\$55,000	\$55,000	20.00	\$2,750	007-018-300-10

002-008-100-02		03/29/22	\$67,250	\$67,250	20.00	\$3,363		20 ACRES-2700	\$54,000
005-029-100-07		07/02/21	\$97,000	\$97,000	20.00	\$4,850	005-029-100-08		
010-010-200-13		11/12/21	\$50,000	\$50,000	20.10	\$2,488	010-010-200-14		
010-032-400-14		10/13/22	\$45,000	\$45,000	21.51	\$2,092	010-032-400-15		
008-029-300-09	1134 DODGE LAKE RD	09/28/21	\$70,000	\$70,000	22.20	\$3,153	008-029-300-08		
007-018-400-16		06/28/21	\$68,000	\$68,000	23.08	\$2,946	007-018-400-23		
041-026-402-28		08/12/21	\$62,900	\$62,900	23.40	\$2,688			
007-023-300-22		05/12/21	\$46,000	\$46,000	23.41	\$1,965			
010-005-100-07		01/18/23	\$65,000	\$65,000	24.60	\$2,642			
011-004-400-09		11/09/21	\$60,000	\$60,000	25.00	\$2,400			
003-027-300-42		05/21/21	\$75,000	\$75,000	25.00	\$3,000		25 ACRES-2600	\$65,000
005-034-400-13		12/23/21	\$69,000	\$69,000	26.68	\$2,586			
005-014-400-06	3287 N MCKINLEY AVE	10/01/21	\$70,000	\$70,000	30.00	\$2,333			
009-015-200-25		02/08/23	\$67,000	\$67,000	30.02	\$2,232	009-014-300-15		
007-012-200-05	E CRANBERRY LAKE RD	03/11/22	\$115,000	\$115,000	30.70	\$3,746	007-012-200-06, 007-012-200-14	30 ACRES-2500	\$75,000
010-021-400-06		05/06/22	\$82,000	\$82,000	32.00	\$2,563			
002-010-401-17	2349 MUSKEGON RD	03/04/22	\$80,000	\$80,000	32.29	\$2,478			
013-013-400-09	8756 S HEMLOCK	02/25/22	\$56,000	\$56,000	36.22	\$1,546			
007-006-200-08		09/30/21	\$73,000	\$73,000	37.20	\$1,962			
010-014-100-15		05/14/21	\$92,000	\$92,000	37.70	\$2,440			
003-016-400-18	9291 N CLARE AVE	02/11/22	\$95,000	\$95,000	38.00	\$2,500			
005-003-200-03		04/12/22	\$110,500	\$110,500	39.00	\$2,833			
001-033-300-18	9625 W PINE RD	04/25/22	\$74,800	\$74,800	39.40	\$1,898			
008-015-100-22		08/26/21	\$94,900	\$94,900	39.50	\$2,403			
005-024-200-15	6225 W TEMPLE	04/09/21	\$78,000	\$78,000	39.98	\$1,951			
007-003-400-03	3595 E STOCKWELL RD	05/20/22	\$96,000	\$96,000	40.00	\$2,400		40 ACRES-2400	\$96,000
009-016-100-01		10/28/22	\$52,000	\$52,000	40.00	\$1,300			
011-003-300-03		09/20/22	\$76,000	\$76,000	40.00	\$1,900			
005-029-100-01		12/23/21	\$79,900	\$79,900	40.00	\$1,998			
016-027-200-15		07/26/22	\$160,000	\$160,000	41.67	\$3,840			
008-004-300-13		01/17/22	\$75,250	\$75,250	42.44	\$1,773	008-004-300-10		
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		50 ACRES-2200	\$110,000
001-026-100-03	7741 BEVERLY LN	02/01/23	\$140,000	\$140,000	54.20	\$2,583			
010-032-200-11	S JACKSON	03/03/22	\$155,000	\$155,000	60.00	\$2,583			
007-004-100-05	390 GREEN RD	04/30/21	\$116,000	\$116,000	61.96	\$1,872			
005-020-300-01		06/27/22	\$85,000	\$85,000	69.96	\$1,215			
001-028-100-15		07/06/22	\$140,000	\$140,000	74.87	\$1,870			
016-035-100-06		12/02/22	\$235,000	\$235,000	76.14	\$3,086	016-035-100-05		
007-033-300-07		10/28/22	\$160,000	\$160,000	79.00	\$2,025			
016-024-100-02	11338 E SURREY RD	09/15/22	\$280,000	\$280,000	79.00	\$3,544			
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			

010-012-100-03		08/13/21	\$235,000	\$235,000	85.60	\$2,745	010-012-100-06	
014-028-200-15		11/21/22	\$250,000	\$250,000	86.71	\$2,883		
005-010-300-13		02/18/22	\$275,000	\$275,000	99.34	\$2,768		
004-033-100-13	6713 N ATHEY	01/06/23	\$195,000	\$195,000	140.00	\$1,393		
009-012-400-01		12/09/22	\$350,000	\$350,000	160.00	\$2,188		
							100 ACRES-2000	\$200,000

2024 Hatton Twp AG Land Study

The purpose of this Tab:
To summarize data by region.

All columns will auto-fill based on individual Unit tabs and "Region Assign" tab.

Region #	Region Name	No. of Units	Vacant (0 or 1)	Improved (0 or 1)	Indicated Sale Price Total	Adjusted Sale Price Total	Total Acres	Total Untillable Acres	Total ROW Acres	Total Net Tillable Acres	Total Value of Improvements	Total Value of Un-tillable Acres	Total Residual Values	Avg. Resid. Value/ Till. Property	Total Resid. Values/ Ac.	Total Till. Ac.	2023 FOR 2024 STUDY YEAR:	PRIOR STUDY YEAR
1	Winterfield, Frost, Franklin, Redding, Greenwood, Hayes, Hatton, Garfield	8	4	1	\$858,900	\$858,900	293.84	108.1	8.97	176.77	\$157,720	\$237,820	\$463,360	\$2,628	\$2,621	\$2,600	\$2,600	\$2,600
2	Hamilton	1	1	1	\$263,000	\$263,000	44.89	13.17	2.15	29.57	\$139,655	\$28,974	\$94,371	\$2,637	\$3,191	\$2,800	\$2,800	\$2,800
3	Arthur, Grant, Sheridan	3	4	6	\$2,684,000	\$2,684,000	422.66	58.65	21.31	342.7	\$1,009,685	\$129,030	\$1,545,285	\$4,328	\$4,509	\$4,400	\$4,400	\$4,000
4		0	0	0	\$0	\$0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5		0	0	0	\$0	\$0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6		0	0	0	\$0	\$0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
7		0	0	0	\$0	\$0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8		0	0	0	\$0	\$0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
9		0	0	0	\$0	\$0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10		0	0	0	\$0	\$0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Totals:		12	9	8	\$3,805,900	\$3,805,900	761.39	179.92	32.43	549.04	\$1,307,060	\$395,824	\$2,103,016					

2024 Hatton Twp Ag Land sales

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	Net Acres	Total Acres
001-020-400-02		06/03/21	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$40,000	35.71	\$97,976	\$112,000	\$97,976	0.0	0.0	40.00	40.00
001-032-200-13		04/26/21	\$59,500	WD	03-ARM'S LENGTH	\$59,500	\$30,600	51.43	\$69,154	\$59,500	\$69,154	0.0	0.0	30.00	30.00
001-032-200-19	10106 W PINE	01/13/23	\$334,000	WD	03-ARM'S LENGTH	\$334,000	\$66,200	19.82	\$160,955	\$263,045	\$90,000	0.0	0.0	40.00	40.00
001-032-300-05		06/22/21	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$77,600	50.89	\$178,552	\$152,500	\$178,552	0.0	0.0	77.22	77.22
006-019-200-06		04/26/21	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$82,400	47.11	\$153,396	\$174,900	\$153,396	1,215.0	2582.4	73.02	73.02
006-022-100-01	2786 N HARDING	09/30/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$105,100	29.19	\$333,724	\$202,280	\$176,004	0.0	0.0	73.60	73.60
008-004-300-12		01/17/22	\$18,000	WD	03-ARM'S LENGTH	\$18,000	\$13,500	75.00	\$23,488	\$18,000	\$23,488	0.0	0.0	9.89	9.89
008-027-100-11	9284 E CLARENCE	01/07/22	\$170,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$170,000	\$113,800	66.94	\$263,964	\$77,608	\$115,912	660.0	1991.2	50.00	25.00
008-036-200-10	11844 SULLIVAN	02/18/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$90,600	36.98	\$219,389	\$105,345	\$79,734	0.0	0.0	35.00	35.00
011-006-100-03	398 S HARRISON	03/10/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$81,000	22.19	\$221,315	\$214,891	\$71,206	0.0	0.0	30.35	30.35
012-014-200-01	2500 S HOOVER	05/12/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$153,254	63.86	\$342,420	\$157,116	\$259,536	0.0	0.0	76.00	76.00
012-022-200-03	3270 S BAILEY LAKE	06/10/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$180,948	65.80	\$253,638	\$159,758	\$138,396	0.0	0.0	40.00	40.00
012-031-100-09		03/11/22	\$225,000	LC	03-ARM'S LENGTH	\$225,000	\$69,780	31.01	\$169,987	\$225,000	\$169,987	0.0	0.0	43.79	43.79
015-009-100-09	2340 E DOVER	05/11/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$154,100	61.64	\$273,196	\$76,951	\$100,147	0.0	0.0	30.01	30.01
015-009-400-08	7810 S GRANT	02/28/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$191,504	63.83	\$295,653	\$32,008	\$27,661	0.0	0.0	9.66	9.66
015-025-200-07		01/25/22	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$58,300	47.02	\$117,031	\$124,000	\$117,031	0.0	0.0	35.00	35.00
016-007-200-03	7246 S RODGERS	01/12/22	\$595,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$595,000	\$200,500	33.70	\$612,867	\$428,293	\$297,504	0.0	0.0	78.50	40.00
016-017-200-06		04/06/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$74,000	23.13	\$155,800	\$320,000	\$155,800	0.0	0.0	40.00	40.00
016-018-200-04	8326 S RODGERS	02/02/22	\$300,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$300,000	\$113,200	37.73	\$297,345	\$300,000	\$221,141	0.0	0.0	60.00	40.00
016-027-300-14	9127 E WASHINGTON	04/06/21	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$141,100	54.90	\$296,566	\$53,189	\$92,755	0.0	0.0	24.70	24.70
016-033-300-26		10/21/21	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$43,300	36.69	\$98,212	\$118,000	\$98,212	0.0	0.0	23.99	25.00
Totals:			\$4,994,900			\$4,994,900	\$2,080,786		\$4,634,628	\$3,374,384	\$2,733,592	1,875.0		920.73	838.24
								Sale. Ratio =>	41.66	Average				Average	
								Std. Dev. =>	16.52	per FF=>		\$1,800	per Net Acre=>		3,664.90

2024 Hatton Twp IND COM Land Sales

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	Net Acres	Total Acres	Sq. Ft.	Dollars/Acre	Dollars/SqFt	ECF Area
002-010-002-18	20111 MUSKEGON	03/03/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$58,600	19.30	\$106,639	\$2,813	\$6,452	0.34	0.46	14,854	\$8,249	\$0.19	2ECF
003-022-300-05	8036 N CLARE	11/15/21	\$110,000	LC	03-ARM'S LENGTH	\$110,000	\$80,600	73.27	\$119,933	\$14,782	\$24,715	0.53	0.53	23,087	\$27,891	\$0.64	2ECF
003-028-200-19	7715 N CLARE AVE	03/20/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$31,200	48.00	\$67,878	\$25,610	\$28,488	0.82	1.00	35,632	\$31,308	\$0.72	2ECF
008-036-300-06	5019 E ARNDT D LAKE RD	11/10/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$124,000	70.86	\$194,996	\$4,861	\$24,857	1.21	1.97	52,838	\$4,007	\$0.09	2ECF
007-016-300-46	3088 N CLARE	09/13/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$18,200	36.40	\$51,714	\$85,698	\$37,412	0.69	0.69	29,882	\$52,038	\$1.19	2ECF
007-017-200-05	3519 N CLARE	02/03/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$80,900	47.59	\$176,516	\$43,640	\$50,156	2.19	2.42	95,440	\$19,918	\$0.46	2ECF
007-017-400-04	3387 N CLARE	10/15/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$67,900	61.73	\$118,495	\$4,590	\$13,085	0.46	0.46	20,212	\$9,892	\$0.23	2ECF
007-017-403-04	3185 N CLARE AVE	02/16/23	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$129,700	82.09	\$170,181	\$3,752	\$49,911	2.11	2.30	91,884	\$17,934	\$0.41	2ECF
007-023-200-38	4930 E TOWNLINE LAKE	10/22/21	\$160,000	LC	03-ARM'S LENGTH	\$160,000	\$109,800	68.88	\$189,728	\$46,144	\$48,872	7.40	7.40	322,257	\$6,237	\$0.14	2ECF
007-033-200-01		08/11/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$30,000	20.00	\$110,108	\$150,000	\$110,108	37.05	37.05	1,613,942	\$4,048	\$0.09	3ECF
007-034-301-17	300 N CLARE	05/12/21	\$495,000	LC	03-ARM'S LENGTH	\$411,364	\$146,200	35.54	\$400,227	\$78,921	\$67,784	21.12	21.12	920,074	\$3,736	\$0.09	2ECF
007-145-007-00	3897 N CLARE	02/04/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$22,700	50.44	\$48,892	\$17,745	\$21,507	0.46	0.46	19,994	\$38,660	\$0.89	2ECF
007-275-029-00	5720 N CLARE	07/09/21	\$150,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$150,000	\$46,600	31.07	\$243,658	\$22,462	\$72,156	5.68	1.50	247,464	\$8,962	\$0.09	2ECF
008-100-284-00	2811 N DODGE LAKE	06/24/21	\$100,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$100,000	\$86,400	86.40	\$120,206	\$16,286	\$25,250	0.69	0.52	29,969	\$23,672	\$0.54	2ECF
010-008-101-13	525 W ARTHUR RD	10/06/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$50,300	55.89	\$82,230	\$55,863	\$48,093	6.80	7.10	296,295	\$8,213	\$0.19	2ECF
011-015-100-03		02/01/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$20,400	13.60	\$133,538	\$149,244	\$132,702	4.83	4.83	210,221	\$30,925	\$0.71	2ECF
011-022-400-08	3598 S CLARE	09/26/22	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$176,600	30.71	\$899,836	\$32,502	\$47,318	2.00	2.00	87,120	\$16,251	\$0.37	1ECF
013-015-400-04	8200 W LUDINGTON DR	01/19/23	\$170,000	LC	03-ARM'S LENGTH	\$170,000	\$73,000	42.94	\$165,501	\$27,499	\$23,000	0.57	0.71	25,003	\$47,908	\$1.10	2ECF
013-015-400-38	8953 S LAKE STATION AVE	01/19/23	\$79,500	WD	03-ARM'S LENGTH	\$79,500	\$34,100	42.89	\$90,476	\$7,027	\$18,003	0.28	0.40	12,023	\$25,460	\$0.58	2ECF
013-015-402-16	8075 W LUDINGTON	09/02/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$146,100	59.63	\$243,576	\$53,620	\$52,196	2.97	2.97	129,417	\$18,048	\$0.41	2ECF
014-016-200-28	8855 S HARDING	12/30/21	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$98,862	12.76	\$860,725	\$56,784	\$52,509	10.36	10.10	450,628	\$54,788	\$1.26	2ECF
015-030-300-27	444 E LUDINGTON	10/26/21	\$370,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$370,000	\$106,100	28.68	\$290,074	\$196,313	\$78,098	2.08	1.20	90,474	\$94,518	\$2.17	2ECF
015-030-300-29	320 E LUDINGTON	09/22/21	\$398,000	WD	03-ARM'S LENGTH	\$398,000	\$240,900	60.53	\$384,499	\$60,244	\$46,743	1.72	1.72	74,880	\$35,046	\$0.80	2ECF
016-017-300-04	8657 RODGERS	02/27/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$68,100	23.48	\$132,180	\$290,000	\$112,180	36.79	36.79	1,602,616	\$7,882	\$0.18	1ECF
041-026-200-42	720 W MAIN ST	11/03/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$71,629	28.65	\$272,216	\$95,638	\$87,844	4.28	4.28	186,524	\$8,230	\$0.19	2ECF
041-635-001-04	770 E MAIN	10/27/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$108,905	46.34	\$249,467	\$31,375	\$45,842	2.04	2.04	88,862	\$15,380	\$0.35	2ECF
051-034-100-21	684 ANN ARBOR	08/03/21	\$450,000	CD	11-FROM LENDING INSTITUTION EXPOSED	\$450,000	\$363,500	80.78	\$462,333	\$38,224	\$50,557	1.50	1.50	65,340	\$25,483	\$0.59	2ECF
051-035-101-02	1026 N MC EWAN ST	12/27/22	\$1,795,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,795,000	\$869,000	48.41	\$1,808,458	\$117,517	\$125,975	3.22	3.22	140,807	\$36,485	\$0.84	2ECF
051-060-009-00	609 N MC EWAN	05/03/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$47,400	67.71	\$68,981	\$32,867	\$81,850	0.13	0.13	5,618	\$254,788	\$5.85	2ECF
051-065-007-80	515 N MC EWAN	06/09/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$25,700	23.36	\$91,003	\$37,292	\$18,295	0.04	0.04	1,830	\$887,905	\$20.38	2ECF
051-071-002-00	420 N MC EWAN ST	12/13/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$110,800	44.32	\$245,560	\$60,253	\$55,813	0.44	0.44	19,254	\$136,319	\$3.13	2ECF
051-072-008-00	411 N MC EWAN	11/05/21	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$115,700	22.69	\$508,265	\$33,985	\$42,750	0.13	0.13	5,750	\$257,462	\$5.91	1ECF
051-140-011-00	419 W FIFTH	10/08/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$75,400	40.76	\$233,653	\$20,807	\$59,460	0.61	0.61	26,397	\$34,335	\$0.79	2ECF
070-741-003-01	233 S FIRST ST	05/18/22	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$51,500	21.55	\$206,132	\$86,600	\$53,732	0.32	0.32	13,852	\$272,327	\$6.25	2ECF
070-826-005-03	234 E PINE ST	01/03/23	\$400,000	LC	03-ARM'S LENGTH	\$400,000	\$142,700	35.68	\$378,703	\$53,929	\$32,632	0.53	0.53	22,956	\$102,332	\$2.35	2ECF
Totals:			\$9,774,500			\$9,690,864	\$4,029,496		\$9,054,547	\$2,488,867	\$1,759,065	162.37	158.32				
									Sale. Ratio =>	41.58	Average		Average				
									Std. Dev. =>	20.23	per FF=>		per Net Acre=>		15,328.65	Average	
															per SqFt=>		
															\$0.35		

2024 Hatton Twp 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	08/31/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$36,900	52.71	\$59,978	\$15,910	\$54,090	\$34,161	1.583	924
011-003-400-17	876 S CLARE AVE	07/30/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$55,900	38.55	\$172,719	\$40,622	\$104,378	\$102,401	1.019	896
011-004-200-08	TIMBERLANE	07/21/22	\$45,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$45,000	\$18,700	41.56	\$45,400	\$38,350	\$6,650	\$1,279	5.199	0
011-004-300-26	2331 E MONROE	11/10/21	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$35,600	26.18	\$148,853	\$17,310	\$118,690	\$101,971	1.164	1,352
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	\$136,048	\$9,966	\$95,534	\$97,738	0.977	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	\$123,629	\$13,341	\$125,659	\$85,495	1.470	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	\$219,214	\$32,800	\$202,900	\$134,135	1.513	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	\$144,371	\$6,640	\$135,360	\$106,768	1.268	1,215
011-015-100-04	3025 E MANNSIDING RD	12/13/22	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$61,300	36.27	\$186,065	\$14,859	\$154,141	\$132,718	1.161	1,064
011-015-200-15	3675 BARBARA LN	10/31/22	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$29,700	56.04	\$53,338	\$9,140	\$43,860	\$34,262	1.280	1,568
011-017-200-08	1634 E MANNSIDING RD	12/16/22	\$150,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$150,000	\$45,300	30.20	\$143,983	\$19,240	\$130,760	\$89,625	1.459	1,456
011-034-400-25	5610 S CLARE AVE	10/22/21	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$60,800	34.55	\$267,071	\$18,732	\$157,268	\$192,511	0.817	1,200
011-034-400-26	3788 POPLAR RD	02/27/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$69,500	44.84	\$213,674	\$20,000	\$135,000	\$150,135	0.899	1,344
011-036-400-04	5984 S CORNWELL AVE	07/01/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$44,600	37.17	\$134,885	\$6,506	\$113,494	\$99,519	1.140	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	\$119,292	\$8,592	\$96,408	\$85,814	1.123	1,320
011-100-042-00	3651 MORNINGSIDE LANE	11/22/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$39,400	32.83	\$119,292	\$8,592	\$111,408	\$85,814	1.298	1,320
011-200-013-00	2735 TIMBERLANE	02/28/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$36,900	43.41	\$122,851	\$14,930	\$70,070	\$83,660	0.838	1,512
011-200-046-00	2998 TIMBERLANE	06/03/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$20,700	59.14	\$66,644	\$15,352	\$19,648	\$20,761	0.946	1,216
011-300-006-10	3864 TIMBERLANE	09/17/21	\$65,000	MLC	03-ARM'S LENGTH	\$65,000	\$41,300	63.54	\$145,984	\$8,777	\$56,223	\$106,362	0.529	1,199
011-300-014-00	3801 TIMBERLANE	12/17/21	\$63,000	WD	03-ARM'S LENGTH	\$63,000	\$24,900	39.52	\$85,285	\$12,872	\$50,128	\$56,134	0.893	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	\$290,400	\$30,133	\$139,767	\$195,190	0.716	1,576
011-300-048-00	3630 TIMBERLANE	07/07/22	\$46,000	WD	03-ARM'S LENGTH	\$46,000	\$30,600	66.52	\$93,509	\$11,385	\$34,615	\$63,662	0.544	1,788
011-300-056-01	3452 TIMBERLANE	06/07/22	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$24,200	45.66	\$69,597	\$22,770	\$30,230	\$36,300	0.833	910

Totals: \$2,583,100 \$2,583,100 \$992,800 \$3,162,082 \$2,186,281 \$2,096,414

Sale. Ratio => 38.43 E.C.F. => 1.160 use
 Std. Dev. => 11.97 Ave. E.C.F. => 1.247

2023 was 1.29

2024 Hatton Twp ECF Ag

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
011-006-400-02	875 E MONROE RD	01/01/23	\$331,448	WD	03-ARM'S LENGTH	\$331,448	\$172,200	51.95	\$370,209	\$40,599	\$290,849	\$281,718	1.032	2,791
011-006-400-11	770 S HARRISON AVE	01/01/22	\$180,742	WD	03-ARM'S LENGTH	\$180,742	\$76,500	42.33	\$209,285	\$50,341	\$130,401	\$110,385	1.181	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	\$94,357	\$86,898	\$12,169	\$6,375	1.909	0
011-013-400-07	2696 S CORNWELL AVE	01/01/23	\$452,599	WD	03-ARM'S LENGTH	\$452,599	\$271,300	59.94	\$566,869	\$251,802	\$200,797	\$168,288	1.193	1,428
011-017-100-01	2319 S HARRISON AVE	01/01/23	\$421,240	WD	03-ARM'S LENGTH	\$421,240	\$199,400	47.34	\$404,682	\$328,151	\$93,089	\$65,411	1.423	924
011-025-400-01	5601 E BROWNS RD	01/01/23	\$361,350	WD	03-ARM'S LENGTH	\$361,350	\$187,900	52.00	\$392,682	\$171,763	\$189,587	\$188,820	1.004	2,741
011-036-300-01	5643 S EBERHART AVE	01/01/22	\$320,962	WD	03-ARM'S LENGTH	\$320,962	\$135,500	42.22	\$324,338	\$219,543	\$101,419	\$89,568	1.132	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	\$284,368	\$34,909	\$171,297	\$165,955	1.032	1,288
Totals:			\$2,373,614			\$2,373,614	\$1,184,200		\$2,646,790		\$1,189,608	\$1,076,520		
								Sale. Ratio =>	49.89			E.C.F. =>	1.105	use
								Std. Dev. =>	6.16			Ave. E.C.F. =>	1.238	

2023 was 1.17

2024 Hatton Twp 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	\$377,956	WD	03-ARM'S LENGTH	\$377,056	\$144,300	38.27	\$357,046	\$154,892	\$227,164	\$246,529	0.901	5,788
011-003-200-02	16 S CLARE AVE	01/01/23	\$207,951	WD	03-ARM'S LENGTH	\$207,951	\$109,500	52.66	\$229,932	\$34,081	\$173,870	\$238,843	0.728	3,833
011-010-400-25	1900 S CLARE AVE	01/01/22	\$245,604	WD	03-ARM'S LENGTH	\$245,604	\$101,000	41.12	\$268,627	\$37,191	\$208,413	\$282,239	0.738	4,032
011-015-200-02	3599 E MANNSIDING	01/01/23	\$187,826	WD	03-ARM'S LENGTH	\$187,826	\$78,300	41.69	\$165,545	\$20,963	\$166,863	\$176,320	0.946	1,836
011-015-300-65	2500 O MAJOR MOUNTAIN RD	01/01/23	\$828,982	WD	03-ARM'S LENGTH	\$828,982	\$478,100	57.67	\$1,007,559	\$71,874	\$757,108	\$1,015,688	0.745	35,229
011-022-100-05	3224 E ASHARD	01/01/23	\$180,811	WD	03-ARM'S LENGTH	\$180,811	\$72,200	39.93	\$160,664	\$52,734	\$128,077	\$131,622	0.973	5,914
011-022-400-08	3598 S CLARE AVE	09/26/22	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$176,600	30.71	\$424,517	\$33,085	\$541,915	\$477,356	1.135	4,416
011-500-004-10	2100 S CLARE AVE	01/01/23	\$110,499	WD	03-ARM'S LENGTH	\$110,499	\$43,100	39.00	\$90,114	\$28,099	\$82,400	\$75,628	1.090	1,260
		Totals:	\$2,713,729			\$2,713,729	\$1,203,100		\$2,704,004		\$2,280,810	\$2,644,225		
							Sale. Ratio =>	44.33				E. C. F. =>	0.863	use
							Std. Dev. =>	8.55				Ave. E. C. F. =>	0.907	

2023 was .82

2024 Hatton Twp 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	01/01/23	\$335,977	WD	03-ARM'S LENGTH	\$335,977	\$153,100	45.57	\$326,632	\$55,495	\$280,482	\$595,905	0.471	7,364
Totals:			\$335,977			\$335,977	\$153,100		\$326,632		\$280,482	\$595,905		
							Sale. Ratio =>	45.57					E.C.F. =>	0.471 use
							Std. Dev. =>	#DIV/0!					Ave. E.C.F. =>	0.471

2022 was .455