

**Analysis for Equalized Valuations - Real Property**

County: Clare County		City or Township: Hatton Township				Year: 2025 / 2026	
Assessment Roll Classification		Sample				Projected True Cash Value	Study Type
Classification of Real Property	Assessed Value	No. of Parcels	Assessed Value	Appraised Value	Study Ratio		
<b>Agricultural</b>	7,099,500	8	968,700	2,354,716	41.14%	17,256,928	AS
Stratified	0	0	0	0		0	
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>	<b>0</b>	
<b>Commercial</b>	3,303,200	6	526,000	1,158,745	45.39%	7,277,374	AS
Stratified	0	0	0	0		0	
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>	<b>0</b>	
<b>Industrial</b>	658,300	6	422,700	947,568	44.61%	1,475,678	AS
Stratified	0	0	0	0		0	
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>	<b>0</b>	
<b>Residential</b>	46,497,400	22	0	0	41.21%	112,830,381	SS
Stratified	0	0	0	0		0	
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>	<b>0</b>	
<b>Timber-Cutover</b>	0	0	0	0	0.00%	0	NC
Stratified	0	0	0	0		0	
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>	<b>0</b>	
<b>Developmental</b>	0	0	0	0	0.00%	0	NC
Stratified	0	0	0	0		0	
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>	<b>0</b>	
<b>TOTAL - REAL</b>	<b>57,558,400</b>	<b>42</b>				<b>138,840,361</b>	

Study Types: AS - Appraisal Study SS - Sales Study ST - Stratified (explanation required) NC - None Classified ES - Estimated (explanation required)

Explanation:

**Analysis for Equalized Valuations - Personal Property**

County: Clare County		City or Township: Hatton Township				Year: 2025 / 2026	
Assessment Roll Classification		Sample				Projected True Cash Value	Study Type
Classification of	Assessed Value	No. of	Assessed Value	True Cash Value	Study		
<b>Agricultural</b>	0	0	0		0.00%	0	NC
<b>Commercial</b>	824,300	0	0		50.00%	1,648,600	RV
<b>Industrial</b>	2,072,500	0	0		50.00%	4,145,000	RV
<b>Residential</b>	0	0	0		0.00%	0	NC
<b>Utility</b>	5,159,400	0	0		50.00%	10,318,800	RV
<b>TOTAL - PERSONAL</b>	<b>8,056,200</b>	<b>0</b>				<b>16,112,400</b>	

Study Types: AU - Audit   RV - Record Verification   NC - None Classified   NS - None Studied (explanation required)   ES - Estimated (explanation required)

Explanation:

### 2025 24 and 12 Month Sales Ratio Study for Determining the 2026 Starting Base

This form is utilized with your Sales Ratio Study to determine the ratio and true cash value amounts entered on Form 603, *Analysis for Equalized Valuation*

**NOTE: PAGE 2 CONTAINS INSTRUCTIONS THAT SHOULD BE REVIEWED PRIOR TO COMPLETING THIS FORM**

County Name: <b>Clare County</b>	City or Township Name: <b>Hatton Township</b>
Classification of Property (Ag, Com, Res, etc.) <b>RESIDENTIAL</b>	

**2023 to 2024 Adjustment Modifier**

1. Enter the assessed valuation after adjustment from the 2024 form L-4023 line 405 .....	1. <u>44,240,600</u>
2. Enter the assessed valuation before adjustment from the 2024 form L-4023 line 403 .....	2. <u>43,144,600</u>
3. 2023 to 2024 Adjustment Modifier. Divide line 1 by line 2 .....	3. <u>1.0254</u>

**2024 to 2025 Adjustment Modifier**

4. Enter the assessed valuation after adjustment from the 2025 form L-4023 line 405 .....	4. <u>46,085,800</u>
5. Enter the assessed valuation before adjustment from the 2025 form L-4023 line 403 .....	5. <u>44,886,500</u>
6. 2024 to 2025 Adjustment Modifier. Divide line 4 by line 5 .....	6. <u>1.0267</u>

**2023 to 2025 Adjustment Modifier**

7. 2023 to 2025 Adjustment Modifier. Multiply line 3 by line 6 .....	7. <u>1.0528</u>
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**24 Month Sales Study**

A	B	C	D	E	F	G	H
Year of Assessment	Sales Period	Number of Sales	Total Assessed Value for Sales	Applicable Adjustment Modifier	Adjusted Assessed Value	Total Adjusted Prices	Adjusted % Ratio (col. F ÷ col. G)
2023	04/2023-09/2023	5	262,700	1.0528	276,571	629,000	43.97%
2023	10/2023-03/2024	5	371,700	1.0528	391,326	808,900	48.38%
<b>12 Month Total Sales</b>		<b>10</b>	<b>12 Month Total Sales</b>		<b>667,897</b>	<b>1,437,900</b>	<b>46.45%</b>
2024	04/2024-09/2024	7	666,700	1.0267	684,501	1,879,000	36.43%
2024	10/2024-03/2025	5	544,700	1.0267	559,243	1,579,600	35.40%
<b>12 Month Total Sales</b>		<b>12</b>	<b>12 Month Total Sales</b>		<b>1,243,744</b>	<b>3,458,600</b>	<b>35.96%</b>
<b>24 Month Total Sales</b>		<b>22</b>	<b>24 Month Total Sales</b>		<b>1,911,641</b>	<b>4,896,500</b>	<b>*24 Month Mean Adjusted Ratio</b>
							<b>41.21%</b>

**\* Important:**

For sales from April 2023 through March 2024, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the 12 month 'Adjusted % Ratio'. Repeat this process for sales from April 2024 through March 2025. Finally, sum the two 'Adjusted % Ratios' and divide the result by 2 to get the 'Mean Adjusted Ratio'. The 'Mean Adjusted Ratio' in column H is carried to Form 603 (L-4018).

**12 Month / Single Year Sales Study**

L-4047

A	B	C	D	E	F	G	H
Year of Assessment	Sales Period	Number of Sales	Total Assessed Value for Sales	Applicable Adjustment Modifier	Adjusted Assessed Value	Total Prices for Sales	Adjusted Ratio % (col. F ÷ col. G)
2024	10/2024-09/2025	5	544,700	1.0267	559,243	1,579,600	35.40%
2025	04/2025-09/2025	8	751,200	1.0000	751,200	2,206,000	34.05%
<b>12 Month Total Sales</b>		<b>13</b>	<b>12 Month Total Sales</b>		<b>1,310,443</b>	<b>3,785,600</b>	<b>** 12 Month Aggregate Adjusted Ratio</b>
							<b>34.62%</b>

**\*\* Important:**

For sales from October 2024 through September 2025, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the '12 Month Aggregate Adjusted % Ratio'. The 'Aggregate Adjusted Ratio' in column H is carried to Form 603 (L-4018).

- 2023** *March Board of Review valuations are compared with sales transacted during the last nine months of 2023 and those transacted in the first three months of 2024.*
- 2024** *March Board of Review valuations are compared with sales transacted during the last nine months of 2024 and those transacted in the first three months of 2025.*
- 2025** *March Board of Review valuations are compared with sales transacted during April through September of 2025.*

County: 18- CLARE  
Unit: Hatton Township  
Class: Residential

Sales Period: 04-01-2023 - 09-30-2025

Sales Study Year: 2026

Both 1 Year and 2 Year Study included in this report

Sale Date	Liber/Page	Parcel Number	Grantor Grantee	Con.	Sale	Inst.	Fin.	Assessed Value	Sale Price Adj. Sale Price	Ratio
08/08/2023		011-002-100-04	LOWES DANIEL JB BEDORE DAVID M	No	WD	C	50,700	130,000 130,000	39.00	
06/21/2023		011-017-300-06	MAY JUNE L PRATER JEREMY L	No	WD	C	28,800	70,000 70,000	41.14	
06/28/2023		011-027-100-07	EBERHART KALYNN M & PETER R LEICHTY BRENT N	No	WD	C	96,700	245,000 245,000	39.47	
06/22/2023		011-200-023-00	FEDERAL NATIONAL MORTGAGE GANNAGE DAVID	No	CD	C	61,300	117,000 117,000	52.39	
06/12/2023		011-200-035-00	HIPKINS JANELLE PERLEBERG DEANNA	No	WD	C	25,200	67,000 67,000	37.61	
Totals 04/01/2023 - 09/30/2023		Conventional					5	629,000	262,700	41.76 1.0000
11/20/2023		011-002-300-29	MCCLURE JASON M SIMON SYDNEY	No	WD	C	88,500	169,900 169,900	52.09	
12/22/2023		011-004-100-10	SWINDLEHURST BOB E & AUGUSTA SINK E RONALD JR & CHRIS M	No	WD	C	13,400	55,000 55,000	24.36	
10/20/2023		011-005-200-07	PADILLA ANTFONY KINCAID MICHAEL	No	WD	C	63,000	131,000 131,000	48.09	
11/17/2023		011-006-400-05	MANN HULOND H MCMILLAN BLAKE N	No	WD	C	155,700	323,000 323,000	48.20	
01/12/2024		011-200-023-00	GANNAGE DAVID FLETCHER HOLLY	No	WD	C	51,100	130,000 130,000	39.31	
Totals 10/01/2023 - 03/31/2024		Conventional					5	808,900	371,700	45.95 1.0000
Totals 04/01/2023 - 03/31/2024		Conventional					10	1,437,900	634,400	44.12 1.0000

\*\*\* \*\* Statistics for this group (10 in sample) \*\*\* \*\*

Statistical Mean= 42.167 Median= 40.306 Maximum= 52.393 Minimum= 24.364

County: 18- CLARE  
Unit: Hatton Township  
Class: Residential  
Sales Period: 04-01-2023 - 09-30-2025  
Sales Study Year: 2026

Both 1 Year and 2 Year Study included in this report

Sale Date	Liber/Page	Parcel Number	Grantor	Con. Sale	Inst. Fin.	Assessed Value	Sale Price	Ratio
Comments			Grantee				Adj. Sale Price	

\*\*\* \*\* Statistics about Mean \*\*\* \*\*

Normalized Average Deviation	=	0.15229	(Coefficient of Dispersion)
Average Squared Deviation	=	70.97999	(Variance)
Square Root of Squared Deviation	=	8.42496	(Standard Deviation)
Normalized Standard Deviation	=	0.19980	(Covariance)
2 Standard Deviation Range (Low)	=	25.31748	(High) = 59.01733

\*\*\* \*\* Statistics about Median \*\*\* \*\*

Normalized Average Deviation	=	0.15424	(Coefficient of Dispersion)
Average Squared Deviation	=	74.82930	(Variance)
Square Root of Squared Deviation	=	8.65039	(Standard Deviation)
Normalized Standard Deviation	=	0.21462	(Covariance)
2 Standard Deviation Range (Low)	=	23.00534	(High) = 57.60691

Price Related Differential (PRD): 0.95575 PRD >1 regressive, < 1 progressive.

County: 18- CLARE  
Unit: Hatton Township  
Class: Residential  
Sales Period: 04-01-2023 - 09-30-2025  
Sales Study Year: 2026

Both 1 Year and 2 Year Study included in this report

Sale Date	Liber/Page	Parcel Number	Grantor Grantee	Con.	Sale	Inst.	Fin.	Assessed Value	Sale Price Adj. Sale Price	Ratio
04/25/2024		011-003-400-06	KUSION JOHN E FORD EMMA K	No	WD	C		81,200	179,000 179,000	45.36
06/27/2024		011-008-100-24	JACO JORDON R STATEN KENNETH	No	WD	C		98,300	245,000 245,000	36.04
08/19/2024		011-019-200-01	TUCKER RICK SHAW JARRED	No	WD	C		47,000	140,000 140,000	33.57
04/05/2024		011-022-200-02	CLARK A GLENN JR CRIBLEY SANDRA J	No	WD	C		108,200	285,000 285,000	37.96
06/14/2024		011-023-300-05	KERN CLINT W & SUSAN K OSTAHOWSKI ERIC D & SARAH L	No	WD	C		157,300	510,000 510,000	30.84
06/14/2024		011-025-100-08	OSTAHOWSKI ERIC D & SARAH L SMITH JAMES & KAYLEE	No	WD	C		159,100	405,000 405,000	39.28
05/14/2024		011-100-019-00	DUNHAM SARAH E NELSON RICHARD	No	WD	C		25,600	115,000 115,000	22.26
Totals 04/01/2024 - 09/30/2024		Conventional					7	1,879,000	666,700	35.48 1.0000
03/25/2025		011-008-300-03	SHELTON NATHANIEL SIMMON DEREK	No	WD	C		55,500	240,000 240,000	23.13
11/26/2024		011-015-100-08	CLEARY JOHN C TRUST HALEY MICHAEL & THERESE	No	MLC	C		80,800	180,000 180,000	44.89
01/21/2025		011-016-200-05	SNOWSNAKE MOUNTAIN INC CLEARBROCK ENTERPRISES LLC	No	WD	C		98,300	200,100 200,100	44.13
03/14/2025		011-018-300-04	ROMES RICHARD WILSON JERRY R & DAWN M	No	WD	C		167,200	384,100 384,100	43.53
12/11/2024		011-036-400-18	BOWEN CLAY WIXSON ADAM	No	WD	C		123,300	224,500 224,500	54.92

County: 18- CLARE  
Unit: Hatton Township  
Class: Residential  
Sales Period: 04-01-2023 - 09-30-2025  
Sales Study Year: 2026

Both 1 Year and 2 Year Study included in this report

Sale Date	Liber/Page	Parcel Number	Grantor Grantee	Con. Sale	Inst.Fin.	Assessed Value	Sale Price Adj. Sale Price	Ratio
10/30/2024		011-300-061-00	BME DISTRIBUTING LLC MCCLARY THERESA G	No	WD C	40,400	65,000 65,000	62.15
Totals 10/01/2024 - 03/31/2025		Conventional		6		1,293,700	555,500	42.94 1.0000
Totals 04/01/2024 - 03/31/2025		Conventional		13		3,172,700	1,222,200	38.52 1.0000

\*\*\* \*\* Statistics for this group (13 in sample) \*\*\* \*\*

Statistical Mean= 39.852 Median= 39.284 Maximum= 62.154 Minimum= 22.261

\*\*\* \*\* Statistics about Mean \*\*\* \*\*

Normalized Average Deviation = 0.21570 (Coefficient of Dispersion)  
Average Squared Deviation = 128.35748 (Variance)  
Square Root of Squared Deviation = 11.32950 (Standard Deviation)  
Normalized Standard Deviation = 0.28429 (Covariance)  
2 Standard Deviation Range (Low) = 17.19303 (High) = 62.51102

\*\*\* \*\* Statistics about Median \*\*\* \*\*

Normalized Average Deviation = 0.21770 (Coefficient of Dispersion)  
Average Squared Deviation = 128.70708 (Variance)  
Square Root of Squared Deviation = 11.34491 (Standard Deviation)  
Normalized Standard Deviation = 0.28879 (Covariance)  
2 Standard Deviation Range (Low) = 16.59412 (High) = 61.97378

Price Related Differential (PRD): 1.03452 PRD >1 regressive, < 1 progressive.

County: 18- CLARE  
Unit: Hatton Township  
Class: Residential  
Sales Period: 04-01-2023 - 09-30-2025  
Sales Study Year: 2026

Both 1 Year and 2 Year Study included in this report

Sale Date	Liber/Page	Parcel Number	Grantor Grantee	Con.	Sale Inst.	Fin.	Assessed Value	Sale Price Adj. Sale Price	Ratio	
06/25/2025		011-004-300-26	FULTON CARLA & DONALD SZABO ROBERT	No	WD	C	63,800	172,000 172,000	37.09	
04/18/2025		011-005-300-01	GABRIEL KURT C & LIEMEI L GUOAN DEAN E & JESSICA	No	WD	C	198,600	425,000 425,000	46.73	
04/03/2025		011-009-200-22	KIDD REBECCA L OSBECK GARY	No	WD	C	40,500	110,000 110,000	36.82	
08/29/2025		011-034-400-06	EVANS JOYCE E TRUST HOWDYSHELL JOHN D	No	WD	C	38,500	95,000 95,000	45.29	
08/14/2025		011-034-400-15	PAETSCHOW STACEY PAETSCHOW JAMES ARCHER SUSAN M	No	LC	C	59,500	61,500 61,500	96.75	
06/30/2025		011-034-400-25	SWARTZENTRUBER ENOS A & ELIZABETH L MCCOY HOWARD & LINDA	No	WD	C	116,900	280,000 280,000	41.75	
04/30/2025		011-200-013-00	SMITH JEREMY G DICKINSON TODD	No	WD	C	53,600	135,000 135,000	39.70	
Totals 04/01/2025 - 09/30/2025		Conventional					7	1,268,500	571,400	45.05 1.0000
Totals 10/01/2024 - 09/30/2025		Conventional					13	2,562,200	1,126,900	43.98 1.0000

\*\*\* Statistics for this group (13 in sample) \*\*\*

Statistical Mean= 47.453    Median= 44.128    Maximum= 96.748    Minimum= 23.125

\*\*\* Statistics about Mean \*\*\*

Normalized Average Deviation = 0.23170 (Coefficient of Dispersion)  
Average Squared Deviation = 303.74617 (Variance)  
Square Root of Squared Deviation = 17.42832 (Standard Deviation)  
Normalized Standard Deviation = 0.36728 (Covariance)  
2 Standard Deviation Range (Low) = 12.59602 (High) = 82.30928

\*\*\* Statistics about Median \*\*\*

Normalized Average Deviation = 0.22438 (Coefficient of Dispersion)  
Average Squared Deviation = 315.72103 (Variance)  
Square Root of Squared Deviation = 17.76854 (Standard Deviation)  
Normalized Standard Deviation = 0.40266 (Covariance)  
2 Standard Deviation Range (Low) = 8.59086 (High) = 79.66502

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DB: Hatton 2026

County: 18- CLARE  
Unit: Hatton Township  
Class: Residential

Sales Period: 04-01-2023 - 09-30-2025

Sales Study Year: 2026

Both 1 Year and 2 Year Study included in this report

Sale Date	Liber/Page	Parcel Number	Grantor	Con. Sale	Inst.Fin.	Assessed Value	Sale Price	Ratio
Comments			Grantee				Adj. Sale Price	

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Price Related Differential (PRD): 1.07892    PRD >1 regressive, < 1 progressive.

County: 18- CLARE  
Unit: Hatton Township  
Class: Residential  
Sales Period: 04-01-2023 - 09-30-2025  
Sales Study Year: 2026

Both 1 Year and 2 Year Study included in this report

Sale Date	Liber/Page	Parcel Number	Grantor Grantee	Con. Sale	Inst.Fin.	Assessed Value	Sale Price Adj. Sale Price	Ratio
Comments								
Totals 04/01/2023 - 03/31/2025		Conventional		23		4,610,600	1,856,600	40.27 1.0000

\*\*\* \*\* Statistics for this group (23 in sample) \*\*\* \*\*

Statistical Mean= 40.859    Median= 39.469    Maximum= 62.154    Minimum= 22.261

\*\*\* \*\* Statistics about Mean \*\*\* \*\*

Normalized Average Deviation = 0.18614 (Coefficient of Dispersion)  
Average Squared Deviation = 100.42777 (Variance)  
Square Root of Squared Deviation = 10.02137 (Standard Deviation)  
Normalized Standard Deviation = 0.24527 (Covariance)  
2 Standard Deviation Range (Low) = 20.81598 (High) = 60.90144

\*\*\* \*\* Statistics about Median \*\*\* \*\*

Normalized Average Deviation = 0.19116 (Coefficient of Dispersion)  
Average Squared Deviation = 102.44573 (Variance)  
Square Root of Squared Deviation = 10.12155 (Standard Deviation)  
Normalized Standard Deviation = 0.25644 (Covariance)  
2 Standard Deviation Range (Low) = 19.22629 (High) = 59.71248

Price Related Differential (PRD): 1.01467    PRD >1 regressive, < 1 progressive.

County: 15- CLARE  
Unit: Hatton Township  
Class: Residential  
Sales Period: 04-01-2023 - 09-30-2025  
Sales Study Year: 2026

Both 1 Year and 2 Year Study included in this report

Sale Date	Liber/Page	Parcel Number	Grantor Grantee	Con. Sale	Inst.Fin.	Assessed Value	Sale Price Adj. Sale Price	Ratio
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< Totals for this Analysis >	# of Sales	Assessments	Sale Prices	Ratio
Conventional	30	2,428,000	5,879,100	41.30
Creative	0	0	0	50.00
(Before discounting, sales were = 0)				
Totals:	30	2,428,000	5,879,100	41.30
(Weighted)				

\*\*\* \*\* Statistics for this group (30 in sample) \*\*\* \*\*

Statistical Mean= 42.796    Median= 40.423    Maximum= 96.748    Minimum= 22.261

\*\*\* \*\* Statistics about Mean \*\*\* \*\*

Normalized Average Deviation = 0.19968 (Coefficient of Dispersion)  
Average Squared Deviation = 183.00600 (Variance)  
Square Root of Squared Deviation = 13.52797 (Standard Deviation)  
Normalized Standard Deviation = 0.31610 (Covariance)  
2 Standard Deviation Range (Low) = 15.74028 (High) = 69.85217

\*\*\* \*\* Statistics about Median \*\*\* \*\*

Normalized Average Deviation = 0.20695 (Coefficient of Dispersion)  
Average Squared Deviation = 188.83104 (Variance)  
Square Root of Squared Deviation = 13.74158 (Standard Deviation)  
Normalized Standard Deviation = 0.33994 (Covariance)  
2 Standard Deviation Range (Low) = 12.94012 (High) = 67.90644

**Appraisal Study Listing**

Issued under authority of Public Act 206 of 1893.

Classification  
**AGRICULTURAL**

County Clare County		City/Township Hatton Township		Study Year 2025	Equalization Year 2026	
Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio	
011-005-200-16	MISKE RONALD A & LINDA & RONALD L	101	139,300	342,687	40.65%	
011-006-100-03	CRAWFORD JOSEPH & DARLENE D	101	103,600	307,069	33.74%	
011-006-300-03	HEBER ROBERT W & ELSIE JEAN ET	101	253,500	499,996	50.70%	
011-006-400-12	HASKIN MICHAEL R & KAREN J	101	15,100	50,300	30.02%	
011-008-100-16	FARRELL DAVID L & LEOTA M	101	281,900	620,599	45.42%	
011-025-300-11	GARVER RICHARD L & JANET	102	37,100	127,204	29.17%	
011-035-100-04	KLEINHARDT LARRY & JUDY TRUST	102	84,100	250,796	33.53%	
011-036-100-05	MUSSELL ROBERT & JOY	102	54,100	156,065	34.67%	
<b>TOTALS</b>	8	Study Parcels	968,700	2,354,716	41.14%	



**Appraisal Study Listing**

Issued under authority of Public Act 206 of 1893.

Classification  
**INDUSTRIAL**

County Clare County		City/Township Hatton Township		Study Year 2025	Equalization Year 2026
Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
011-010-400-02	FISHER PROPERTY ACCOUNT	301	172,300	363,239	47.43%
011-010-200-09	FISHER PROPERTY ACCOUNT	302	151,900	356,220	42.64%
011-010-400-01	FISHER PROPERTY ACCOUNT	302	27,500	62,628	43.91%
011-010-400-03	FISHER PROPERTY ACCOUNT	302	21,800	51,459	42.36%
011-010-400-04	FISHER PROPERTY ACCOUNT	302	21,800	51,459	42.36%
011-010-400-05	FISHER PROPERTY ACCOUNT	302	27,400	62,563	43.80%
<b>TOTALS</b>	6	Study Parcels	422,700	947,568	44.61%

2026 Hatton Twp Ag Land Analysis

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
004-030-100-01		05/03/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$71,600	37.68	\$209,500	\$190,000	\$209,500	0.0
006-029-300-18	1220 N BRINGOLD AVE	02/07/25	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$96,700	43.95	\$231,918	\$85,029	\$96,947	0.0
011-006-400-09	562 S HARRISON AVE	06/10/24	\$386,000	WD	03-ARM'S LENGTH	\$386,000	\$186,500	48.32	\$361,007	\$75,793	\$50,800	0.0
011-018-300-04	475 E ASHARD	03/14/25	\$384,100	WD	03-ARM'S LENGTH	\$384,100	\$167,200	43.53	\$329,922	\$265,790	\$211,612	0.0
011-035-200-01		06/08/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$77,800	64.83	\$206,652	\$120,000	\$206,652	0.0
012-001-200-19	220 S CLARWIN	02/11/25	\$425,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$425,000	\$233,759	55.00	\$557,564	\$239,746	\$248,656	0.0
012-024-200-04	2920 S CLARWIN AVE	03/01/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$202,520	84.38	\$378,981	\$77,898	\$216,879	990.0
015-011-400-07	4697 E BEAVERTON RD	09/08/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$106,704	48.50	\$230,039	\$103,221	\$113,260	0.0
015-017-100-03		04/17/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$63,750	39.84	\$151,301	\$160,000	\$151,301	0.0
015-019-100-24	324 E SURREY RD	06/30/23	\$240,000	SD	03-ARM'S LENGTH	\$240,000	\$116,541	48.56	\$241,030	\$66,419	\$67,449	0.0
015-020-400-08	1910 E ELM	08/29/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$73,131	20.89	\$170,470	\$334,318	\$154,788	0.0
015-029-200-27	10000 S BASS LAKE	09/12/23	\$157,500	LC	03-ARM'S LENGTH	\$157,500	\$33,730	21.42	\$83,377	\$146,073	\$71,950	0.0
016-017-400-01	8854 S BRAND AVE	02/15/25	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$112,000	30.27	\$262,595	\$276,484	\$169,079	0.0
016-019-300-13	6311 E COLONVILLE RD	07/24/24	\$785,000	WD	03-ARM'S LENGTH	\$785,000	\$199,700	25.44	\$672,338	\$271,804	\$159,142	0.0
016-027-300-17	9375 E WASHINGTON RD	05/21/24	\$130,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$130,000	\$46,500	35.77	\$104,313	\$93,757	\$68,070	334.2
016-034-100-15	9370 E WASHINGTON RD	05/21/24	\$225,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$225,000	\$107,800	47.91	\$205,034	\$104,936	\$84,970	0.0
		<b>Totals:</b>	<b>\$4,602,600</b>			<b>\$4,602,600</b>	<b>\$1,895,935</b>		<b>\$4,396,041</b>	<b>\$2,611,268</b>	<b>\$2,281,055</b>	<b>1,324.2</b>
							<b>Sale. Ratio =&gt;</b>	<b>41.19</b>			<b>Average</b>	
<b>2025 was \$2800</b>							<b>Std. Dev. =&gt;</b>	<b>16.25</b>			<b>per FF=&gt;</b>	<b>\$1,972</b>



2026 Hatton Twp AG Woods & Waste Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Net Acres	Total Acres	ROW/ROW	ROW/Acres	\$/Acre-ROW	Dollars/Acre	Class
013-033-100-05		03/28/24	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$34,800	49.71	\$70,000	57.95	57.95	0.00	0.00	\$1,208	\$1,208	402
004-006-100-02		08/24/23	\$69,475	MLC	03-ARM'S LENGTH	\$69,475	\$25,600	36.85	\$69,475	55.58	55.58	0.00	0.00	\$1,250	\$1,250	402
009-002-100-01	GLADWIN RD	09/04/24	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$45,686	70.29	\$65,000	43.69	43.69	1,360.00	1.03	\$1,524	\$1,488	402
013-032-300-03	10754 W DUNLOP RD	05/28/24	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$51,200	85.33	\$60,000	39.86	39.86	685.00	0.52	\$1,525	\$1,505	402
003-003-300-01	11681 N CLARE AVE	03/01/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$59,200	45.54	\$130,000	80.00	80.00	200.00	0.15	\$1,628	\$1,625	402
010-008-200-09		06/07/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$115,500	55.00	\$210,000	114.91	114.91	1,977.00	1.50	\$1,852	\$1,828	402
008-008-200-04	8012 E STOCKWELL RD	08/25/23	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$44,000	55.00	\$80,000	40.00	40.00	0.00	0.00	\$2,000	\$2,000	402
003-028-200-01		06/21/24	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$40,750	41.16	\$99,000	49.00	49.00	835.00	0.63	\$2,047	\$2,020	402
005-024-200-15	6225 W TEMPLE	02/12/25	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$46,900	58.63	\$80,000	39.98	38.98	1,312.00	0.99	\$2,052	\$2,001	402
010-007-300-08		01/16/24	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$26,400	52.80	\$50,000	21.97	21.97	0.00	0.00	\$2,276	\$2,276	402
004-016-100-09		12/11/24	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$26,800	59.56	\$45,000	19.70	19.70	0.00	0.00	\$2,284	\$2,284	402
011-016-200-05	2435 E MANNSIDING	01/21/25	\$200,100	WD	03-ARM'S LENGTH	\$200,100	\$88,300	44.13	\$200,100	87.00	87.00	3,817.00	2.89	\$2,379	\$2,300	402
005-028-200-01		06/12/23	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$42,500	44.27	\$96,000	40.00	40.00	0.00	0.00	\$2,400	\$2,400	402
001-023-300-24	VAN TRAIL	04/17/24	\$69,900	WD	03-ARM'S LENGTH	\$69,900	\$31,900	45.64	\$69,900	29.04	29.04	730.00	0.55	\$2,454	\$2,407	402
006-030-400-05	5340 W LILY LAKE RD	06/14/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$54,000	36.00	\$150,000	60.00	60.00	345.00	0.26	\$2,511	\$2,500	402
007-005-100-02	5834 N HARRISON AVE	07/27/23	\$24,500	WD	03-ARM'S LENGTH	\$24,500	\$14,000	57.14	\$24,500	10.00	10.00	322.00	0.24	\$2,511	\$2,450	402
009-011-400-15		01/24/25	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$16,879	67.52	\$25,000	10.10	10.10	418.00	0.32	\$2,555	\$2,475	402
014-033-200-05		12/20/23	\$103,500	WD	03-ARM'S LENGTH	\$103,500	\$36,056	34.84	\$103,500	40.50	40.50	0.00	0.00	\$2,556	\$2,556	402
005-002-400-02		10/29/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$82,000	39.05	\$210,000	80.00	80.00	0.00	0.00	\$2,625	\$2,625	402
011-017-300-06		06/20/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$28,800	41.14	\$70,000	26.00	26.00	437.00	0.33	\$2,727	\$2,692	402
003-029-300-19	7280 N HARRISON AVE	06/21/23	\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$33,800	31.01	\$109,000	39.72	39.72	0.00	0.00	\$2,744	\$2,744	402
005-028-400-04	1795 N COOK AVE	11/06/23	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$42,700	37.13	\$115,000	40.30	40.30	660.00	0.50	\$2,889	\$2,854	402
001-025-200-13		01/22/25	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$11,500	46.00	\$25,000	10.05	10.05	1,860.00	1.41	\$2,893	\$2,488	402
008-012-300-10		07/14/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$40,300	42.42	\$95,000	34.28	34.28	2,271.00	1.72	\$2,918	\$2,771	402
007-025-100-04		06/09/23	\$148,000	LC	03-ARM'S LENGTH	\$148,000	\$37,500	25.34	\$148,000	50.00	50.00	514.00	0.39	\$2,983	\$2,960	402
007-018-300-09		09/06/24	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$14,800	49.33	\$30,000	10.00	10.00	0.00	0.00	\$3,000	\$3,000	402
004-007-100-03		09/25/23	\$85,900	WD	03-ARM'S LENGTH	\$85,900	\$31,200	36.32	\$85,900	28.30	28.30	118.00	0.09	\$3,045	\$3,035	402
007-022-400-08	2076 RIDGE RD	01/26/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$32,100	17.83	\$180,000	60.50	60.50	1,861.00	1.41	\$3,046	\$2,975	402
005-034-300-13	120 N COOK AVE	12/22/23	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$37,800	36.00	\$105,000	35.01	35.01	1,295.00	0.98	\$3,086	\$2,999	402
010-007-300-10		09/19/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$15,800	45.14	\$35,000	11.00	11.00	0.00	0.00	\$3,182	\$3,182	402
007-026-200-03	MOSTETLER	04/19/24	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$37,500	39.47	\$95,000	30.00	30.00	321.00	0.24	\$3,193	\$3,167	402
014-034-400-05		08/02/23	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$49,632	39.39	\$126,000	39.50	39.50	660.00	0.50	\$3,231	\$3,190	402
010-003-400-17	JUDY TRAIL	08/22/24	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$35,400	39.38	\$89,900	29.54	29.54	2,282.00	1.73	\$3,233	\$3,043	402
001-014-200-03		05/01/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$41,700	32.08	\$130,000	40.00	40.00	1,271.00	0.96	\$3,330	\$3,250	402
008-023-100-03		08/20/24	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$39,300	32.75	\$120,000	38.00	38.00	2,648.00	2.01	\$3,334	\$3,158	402
006-035-100-23	1180 PEASLEY BLVD	12/22/23	\$66,500	WD	03-ARM'S LENGTH	\$66,500	\$25,100	37.74	\$66,500	20.20	20.20	1,404.00	1.06	\$3,475	\$3,292	402
010-008-100-02		06/29/23	\$66,000	WD	03-ARM'S LENGTH	\$66,000	\$23,400	35.45	\$66,000	19.50	19.50	680.00	0.52	\$3,476	\$3,385	402
015-004-300-42	E ASH RD	07/23/24	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$21,840	62.40	\$35,000	10.00	7.00	34.00	0.03	\$3,509	\$3,500	402
004-016-400-16	8897 MEREDITH GRADE RD	02/21/24	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$25,100	35.86	\$70,000	20.00	20.00	1,043.00	0.79	\$3,644	\$3,500	402
008-001-300-12		06/08/23	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$14,900	39.21	\$38,000	10.40	10.40	0.00	0.00	\$3,654	\$3,654	402
007-033-400-21		03/08/25	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$18,500	52.86	\$35,000	10.00	10.00	656.00	0.50	\$3,683	\$3,500	402
011-019-200-01		08/20/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$47,000	33.57	\$140,000	39.00	39.00	1,305.00	0.99	\$3,683	\$3,590	402
004-013-401-12		05/11/23	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$17,300	31.45	\$55,000	15.00	15.00	177.00	0.13	\$3,700	\$3,667	402
010-009-100-06		05/24/24	\$37,000	WD	03-ARM'S LENGTH	\$37,000	\$14,500	39.19	\$37,000	10.00	10.00	325.00	0.25	\$3,793	\$3,700	402
010-014-300-26		11/22/24	\$73,500	WD	03-ARM'S LENGTH	\$73,500	\$23,100	31.43	\$73,500	19.27	19.27	0.00	0.00	\$3,814	\$3,814	402
010-013-300-14	2891 S OLD STATE AVE	09/22/23	\$116,150	WD	03-ARM'S LENGTH	\$116,150	\$33,000	28.41	\$116,150	31.00	31.00	888.00	0.67	\$3,830	\$3,747	402
070-020-100-43	BYFIELD	06/11/24	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$27,800	37.07	\$75,000	19.82	19.82	507.00	0.38	\$3,859	\$3,784	402
010-009-400-09	3360 S JACKSON AVE(VANDEN TRAIL)	05/08/24	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$14,500	38.16	\$38,000	10.00	10.00	325.00	0.25	\$3,896	\$3,800	402
010-009-400-17		04/17/24	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$14,500	38.16	\$38,000	10.00	10.00	325.00	0.25	\$3,896	\$3,800	402
010-009-400-18	3333 JACKSON (VANDEN TRL)	07/02/24	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$14,500	38.16	\$38,000	10.00	10.00	325.00	0.25	\$3,896	\$3,800	402
007-018-300-09		05/17/24	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$14,800	37.00	\$40,000	10.00	10.00	0.00	0.00	\$4,000	\$4,000	402
041-026-402-28		01/10/25	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$35,984	42.33	\$85,000	23.40	23.40	2,962.00	2.24	\$4,018	\$3,632	402
003-026-200-09		10/14/24	\$38,500	WD	03-ARM'S LENGTH	\$38,500	\$13,600	35.32	\$38,500	10.00	10.00	718.00	0.54	\$4,071	\$3,850	402
010-009-200-19	3142 WOODVIEW TRAIL	02/28/24	\$42,000	WD	03-ARM'S LENGTH	\$42,000	\$14,500	34.52	\$42,000	10.09	10.09	696.00	0.53	\$4,392	\$4,163	402
008-001-300-11		04/19/23	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$14,600	32.44	\$45,000	10.20	10.20	0.00	0.00	\$4,412	\$4,412	402
005-010-300-06	4285 N STRAWBERRY AVE	04/21/23	\$88,100	WD	03-ARM'S LENGTH	\$88,100	\$36,700	41.66	\$88,100	19.00	19.00	0.00	0.00	\$4,637	\$4,637	402
008-004-400-06	8537 E STOCKWELL RD	01/08/25	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$28,000	31.15	\$89,900	20.00	20.00	1,101.00	0.83	\$4,691	\$4,495	402
005-015-200-17	8280 FIR TRL	10/14/24	\$47,000	WD	03-ARM'S LENGTH	\$47,000	\$16,100	34.26	\$47,000	10.10	10.10	330.00	0.25	\$4,772	\$4,653	402
008-009-200-09		08/27/24	\$48,700	WD	03-ARM'S LENGTH	\$48,700	\$15,600	32.03	\$48,700	10.08	10.08	338.00	0.26	\$4,957	\$4,831	402
014-035-300-17	1925 W NORTH COUNTY LINE RD	01/27/25	\$44,900	WD	03-ARM'S LENGTH	\$44,900	\$18,019	40.13	\$44,900	10.00	10.00	1,323.00	1.00	\$4,990	\$4,490	402
001-022-400-15	8100 N LAKE STATION AVE	05/20/24	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$54,500	55.61	\$98,000	20.00	20.00	1,732.00	1.31	\$5,244	\$4,900	402
007-005-100-02	5834 N HARRISON AVE	11/17/23	\$51,900	WD	03-ARM'S LENGTH	\$51,900	\$14,000	26.97	\$51,900	10.00	10.00	322.00	0.24	\$5,320	\$5,190	402
005-015-300-25	8587 FIR	05/22/24	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$29,100	29.10	\$86,848	14.63	14.63	496.00	0.38	\$6,093	\$5,936	402
008-029-100-25	7050 SHOREWOOD DR	09/13/23	\$54,900	WD	03-ARM'S LENGTH	\$54,900	\$13,100	23.86	\$54,900	10.05	10.05	1,478.00	1.12	\$6,148	\$5,463	402
010-009-400-14	S JACKSON AVE(VANDEN TRAIL)	06/29/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$18,000	25.71	\$60,868	10.00	10.00	358.00	0.27	\$6,256	\$6,087	402
012-027-300-02		07/10/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000										

2026 Hatton 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	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	
011-200-023-00	2515 TIMBERLANE RD	06/22/23	\$117,000	CD	03-ARM'S LENGTH	\$117,000	\$61,300	52.39	\$152,457	\$36,783	\$46,870	545.0	1000.0	6.26	2.87	\$67	\$5,880	\$0.13	545.00	RES2		011-200-024-00	
011-200-023-00	2515 TIMBERLANE RD	01/12/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$51,100	39.31	\$101,717	\$49,783	\$21,500	250.0	500.0	2.87	2.87	\$199	\$17,346	\$0.40	250.00	RES2			
011-200-035-00	2690 TIMBERLANE	06/12/23	\$67,000	WD	03-ARM'S LENGTH	\$67,000	\$25,200	37.61	\$51,035	\$28,708	\$12,743	148.2	480.0	1.65	1.65	\$194	\$17,367	\$0.40	150.00	RES2			
011-300-061-00	3302 TIMBERLANE	10/30/24	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$40,400	62.15	\$81,745	(\$2,555)	\$14,190	165.0	625.0	2.37	2.37	(\$15)	(\$1,079)	(\$0.02)	165.00	RES2			
<b>Totals:</b>			<b>\$379,000</b>			<b>\$379,000</b>	<b>\$178,000</b>		<b>\$386,954</b>	<b>\$112,719</b>	<b>\$95,303</b>	<b>1,108.2</b>		<b>13.15</b>	<b>9.76</b>								
							<b>Sale. Ratio =&gt;</b>	<b>46.97</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>						
<b>2025 was \$86</b>							<b>Std. Dev. =&gt;</b>	<b>11.59</b>			<b>per FF=&gt;</b>	<b>\$102 used</b>		<b>per Net Acre=&gt;</b>	<b>8,574.40</b>		<b>per SqFt=&gt;</b>	<b>\$0.20</b>					

2026 Hatton Com-Ind sales data															Other Parcels in Sale									
Parcel Number	Street Address	Sale Date	Adj.	Adj. Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Adj. Wdn \$	Cost	Acq. Cost	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Sq. Ft.	Dollars/Acre	Dollars/SqFt	ECF Area	Land Table	Class		
002-010-402-18	2011 MUSKOGON	03/30/22	0.0025	04/01/24	\$200,000	WD	03-ARM'S LENGTH	\$212,000	\$58,000		27.64	\$206,629	\$14,813	\$9,452	0.34	0.46	14,854	\$42,440	\$1,000	2ECF	RURAL	201		
002-010-402-18	2011 MUSKOGON	02/27/25			\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$70,000	19.93	\$152,002	\$257,450	\$18,225	\$101,825	1.55	1.70	67,300	\$442,540	\$1,150	2ECF	RURAL	201		
003-022-300-05	8036 N CLARE	11/15/21	0.0025	04/01/24	\$110,000	LC	03-ARM'S LENGTH	\$117,700	\$80,600	68.48	\$115,933	\$22,482	\$24,715		0.53	0.53	23,087	\$42,419	\$0.97	2ECF	MEDIUM CITY	201		
003-022-300-05	8036 N CLARE	03/04/19	0.0025	04/01/24	\$170,000	WD	03-ARM'S LENGTH	\$195,500	\$69,750	35.68	\$157,006	\$59,483	\$20,989		0.53	0.53	23,087	\$112,232	\$2.58	2ECF	SMALL CITY/VILLAGE	201		
003-028-200-19	7715 N CLARE AVE	03/20/23	0.0025	04/01/24	\$65,000	WD	03-ARM'S LENGTH	\$66,950	\$31,200	46.60	\$79,102	\$25,710	\$37,862		0.82	1.00	35,632	\$31,430	\$0.72	2ECF	SMALL CITY/VILLAGE	201		
003-036-300-06	5019 E ARNOLD LAKE	11/10/22	0.0025	04/01/24	\$175,000	WD	03-ARM'S LENGTH	\$182,000	\$124,000	68.18	\$193,103	\$13,754	\$24,857		1.21	1.37	52,838	\$11,339	\$0.26	2ECF	RURAL	201		
004-015-300-24	9275 MEREDITH GRADE	02/05/19	0.0025	04/01/24	\$55,000	LC	33-TO BE DETERMINED	\$63,388	\$10,400	16.41	\$55,503	\$41,364	\$33,479		2.25	2.25	98,010	\$18,384	\$0.42	2ECF	RURAL	201		
005-015-303-17	501 E DAVIS ST	11/15/19	0.0025	04/01/24	\$60,000	WD	03-ARM'S LENGTH	\$67,800	\$46,400	68.44	\$92,387	\$33,780	\$28,367		0.81	1.22	35,414	\$4,649	\$0.11	2ECF	SMALL CITY/VILLAGE	201		
007-003-100-11		05/24/20	0.0025	04/01/24	\$175,000	LC	33-TO BE DETERMINED	\$205,625	\$80,200	39.00	\$305,685	\$163,977	\$264,037		62.94	51.77	2,741,623	\$2,605	\$0.06	2ECF	007-003-300-05, 007-003-100-16	201		
007-004-300-04	5721 N CLARE	11/13/20	0.0025	04/01/24	\$1,390,000	WD	03-ARM'S LENGTH	\$1,529,000	\$490,000	32.05	\$947,100	\$683,725	\$101,825		1.55	1.70	67,300	\$442,540	\$1,150	2ECF	HWY INTERCHANGE	201		
007-004-300-04	5721 N CLARE	10/13/21	0.0025	04/01/24	\$125,000	WD	03-ARM'S LENGTH	\$133,688	\$11,200	81.83	\$46,671	\$13,688	\$46,671		1.71	1.71	74,575	\$7,995	\$0.18	2ECF	RURAL HWY	202		
007-004-300-32	5194 N CLARE AVE	11/25/24			\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$47,700	39.75	\$126,338	\$48,583	\$54,921		1.43	1.43	62,204	\$34,022	\$0.78	2ECF	MEDIUM CITY	201		
007-009-300-09	4232 N CLARE AVE	08/30/24			\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$159,800	85.91	\$185,979	\$43,964	\$43,943		1.22	1.22	52,925	\$36,184	\$0.83	2ECF	RURAL HWY	201		
007-009-300-21	2150 N FIR TRAIL	02/06/25			\$215,000	MLC	03-ARM'S LENGTH	\$215,000	\$69,000	32.09	\$218,774	\$79,881	\$83,655		9.09	9.09	396,004	\$8,787	\$0.20	2ECF	SMALL CITY/VILLAGE	201		
007-009-301-04	4012 N CLARE	12/11/20	0.0025	04/01/24	\$85,000	WD	03-ARM'S LENGTH	\$93,288	\$71,300	76.43	\$105,659	\$20,431	\$32,802		0.63	0.66	27,399	\$32,481	\$0.75	2ECF	RURAL HWY	201		
007-016-300-46	3088 N CLARE	09/13/21	0.0025	04/01/24	\$50,000	WD	03-ARM'S LENGTH	\$53,750	\$18,200	33.86	\$50,542	\$39,448	\$36,240		0.69	0.69	29,882	\$57,504	\$1.32	2ECF	MEDIUM CITY	201		
007-016-300-46	3088 N CLARE	11/09/23			\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$29,800	54.18	\$51,385	\$47,033	\$43,418		0.69	0.69	29,882	\$68,561	\$1.57	2ECF	MEDIUM CITY	201		
007-017-200-05	3519 N CLARE	02/03/22	0.0025	04/01/24	\$170,000	WD	03-ARM'S LENGTH	\$180,625	\$80,900	44.79	\$176,516	\$54,265	\$50,156		2.19	2.42	95,440	\$24,767	\$0.57	2ECF	RURAL HWY	201		
007-017-200-07	3417 N CLARE	10/15/20	0.0025	04/01/24	\$225,000	WD	03-ARM'S LENGTH	\$248,065	\$75,000	30.48	\$239,876	\$45,819	\$37,632		0.75	0.83	32,626	\$61,173	\$1.40	2ECF	MEDIUM CITY	201		
007-017-400-04	3387 N CLARE	10/15/21	0.0025	04/01/24	\$110,000	WD	03-ARM'S LENGTH	\$117,975	\$67,900	57.55	\$115,495	\$67,900	\$13,085		0.46	0.46	20,212	\$27,080	\$0.62	2ECF	RURAL	201		
007-017-403-04	3185 N CLARE AVE	02/16/23	0.0025	04/01/24	\$158,000	WD	03-ARM'S LENGTH	\$163,135	\$129,700	79.50	\$171,583	\$44,237	\$52,685		2.11	2.30	91,694	\$21,015	\$0.48	2ECF	RURAL HWY	201		
007-023-200-38	4930 E TOWNLINE LAKE	10/22/21	0.0025	04/01/24	\$160,000	LC	03-ARM'S LENGTH	\$171,600	\$109,800	63.99	\$166,906	\$57,744	\$53,050		7.40	7.40	322,257	\$7,805	\$0.18	2ECF	RURAL	201		
007-033-200-01		08/11/22	0.0025	04/01/24	\$150,000	WD	03-ARM'S LENGTH	\$157,125	\$30,000	19.09	\$110,108	\$157,125	\$110,108		36.11	37.05	1,572,995	\$4,351	\$0.10	2ECF	RURAL	202		
007-033-200-26		03/10/21	0.0025	04/01/24	\$150,000	WD	03-ARM'S LENGTH	\$163,500	\$32,100	19.63	\$112,820	\$163,500	\$112,820		37.00	37.00	1,611,720	\$4,419	\$0.10	2ECF	RURAL	202		
007-034-300-04		08/09/18	0.0025	04/01/24	\$78,000	WD	03-ARM'S LENGTH	\$91,065	\$44,300	48.65	\$208,841	\$31,804	\$149,580		1.80	0.51	78,234	\$17,708	\$0.41	2ECF	007-034-300-05, 007-034-300-06	201		
007-034-300-27	451 N CLARE	01/29/21	0.0025	04/01/24	\$55,000	WD	03-ARM'S LENGTH	\$60,225	\$29,800	49.48	\$68,758	\$23,484	\$32,017		1.89	1.89	82,885	\$12,432	\$0.29	2ECF	RURAL	201		
007-034-301-17	300 N CLARE	05/12/21	0.0025	04/01/24	\$495,000	LC	03-ARM'S LENGTH	\$537,075	\$146,200	27.22	\$400,227	\$204,632	\$67,784		21.12	21.12	920,074	\$9,688	\$0.22	2ECF	RURAL	201		
007-034-300-09	155 N CLARE	01/21/21	0.0025	04/01/24	\$140,000	WD	03-ARM'S LENGTH	\$153,300	\$15,000	9.78	\$140,663	\$153,300	\$172,963		5.24	5.24	228,298	\$29,250	\$0.67	2ECF	HWY INTERCHANGE	201		
007-122-009-09	3398 N CLARE	09/26/19	0.0025	04/01/24	\$58,000	WD	03-ARM'S LENGTH	\$68,236	\$20,000	8.86	\$59,236	\$39,863	\$28,731		1.11	1.11	48,203	\$48,203	\$1.11	2ECF	SMALL CITY/VILLAGE	201		
007-145-003-00	3929 N CLARE AVE	12/05/19	0.0025	04/01/24	\$170,000	WD	03-ARM'S LENGTH	\$191,675	\$112,800	58.85	\$184,251	\$45,853	\$38,429		1.38	1.38	60,113	\$33,227	\$0.76	2ECF	SMALL CITY/VILLAGE	201		
007-145-007-00	3897 N CLARE	02/04/22	0.0025	04/01/24	\$45,000	WD	03-ARM'S LENGTH	\$47,813	\$22,700	47.48	\$48,852	\$20,558	\$21,597		0.46	0.46	19,994	\$44,788	\$1.03	2ECF	SMALL CITY/VILLAGE	201		
007-145-009-00	3855 N CLARE AVE	03/11/19	0.0025	04/01/24	\$62,500	WD	03-ARM'S LENGTH	\$71,875	\$23,700	32.97	\$73,562	\$6,016	\$7,703		0.46	0.46	20,038	\$13,078	\$0.30	3ECF	COUNTY RES LAND	201		
007-185-008-01	3870 N CLARE AVE	10/02/24			\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$48,200	56.71	\$111,438	\$12,170	\$38,608		0.55	0.55	24,002	\$22,087	\$0.51	2ECF	MEDIUM CITY	201		
007-185-008-01	3870 N CLARE AVE	04/12/23			\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$47,800	47.80	\$111,438	\$27,170	\$38,608		0.55	0.55	24,002	\$49,310	\$1.13	2ECF	MEDIUM CITY	201		
007-275-002-00	5713 N CLARE AVE	02/08/25			\$135,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$135,000	\$35,400	26.22	\$182,352	\$135,000	\$113,936		9.52	4.90	414,778	\$14,178	\$0.33	2ECF	007-275-001-20	202		
007-275-003-00	5645 N CLARE AVE	09/06/18	0.0025	04/01/24	\$27,500	WD	03-ARM'S LENGTH	\$32,038	\$21,300	66.48	\$78,559	\$32,038	\$78,559		8.44	4.45	367,734	\$3,795	\$0.09	2ECF	007-275-004-00	201		
007-275-023-00	5726 N CLARE AVE	07/09/21	0.0025	04/01/24	\$150,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$162,000	\$46,600	28.77	\$199,704	\$34,452	\$72,156		5.68	1.50	247,464	\$6,054	\$0.14	2ECF	007-275-026-00	201		
008-011-002-05	2800 N CLARE	01/11/20	0.0025	04/01/24	\$50,000	WD	03-ARM'S LENGTH	\$59,500	\$29,500	40.66	\$54,640	\$26,907	\$26,907		0.46	0.46	19,994	\$49,405	\$1.09	2ECF	SMALL CITY/VILLAGE	201		
008-020-100-03	2800 N DODGE LAKE AVE	02/12/20	0.0025	04/01/24	\$175,000	LC	03-ARM'S LENGTH	\$196,438	\$47,400	24.13	\$120,874	\$119,402	\$43,838		1.87	1.98	81,370	\$63,919	\$1.47	2ECF	SMALL CITY/VILLAGE	201		
008-020-100-04		04/28/24			\$7,000	WD	03-ARM'S LENGTH	\$7,000	\$3,900	55.71	\$13,542		\$13,542		1.39	1.39	60,374	\$5,051	\$0.12	2ECF	RURAL	202		
008-020-100-31	2740 N DODGE LAKE AVE	08/31/18	0.0025	04/01/24	\$45,000	WD	03-ARM'S LENGTH	\$52,538	\$18,300	34.83	\$68,765	\$27,932	\$44,159		4.28	4.50	186,219	\$6,534	\$0.15	2ECF	RURAL	201		
008-100-284-00	2811 N DODGE LAKE	06/24/21	0.0025	04/01/24	\$100,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$108,250	\$86,400	79.82	\$108,964	\$24,536	\$25,250		0.69	0.52	29,969	\$35,663	\$0.82	2ECF	008-100-285-00	201		
010-008-101-13	525 W ARTHUR	10/06/22	0.0025	04/01/24	\$90,000	WD	03-ARM'S LENGTH	\$93,255	\$50,300	53.61	\$84,941	\$60,117	\$51,233		6.80	7.10	296,295	\$8,838	\$0.20	2ECF	RURAL	201		
010-008-304-20		10/28/19	0.0025	04/01/24	\$135,000	WD	03-ARM'S LENGTH	\$152,888	\$85,300	55.79	\$153,527	\$23,361	\$24,000		0.56	0.46	24,306	\$41,865	\$0.96	2ECF	010-263-025-00	202		
010-275-001-00	440 LAKE GEORGE AVE	11/13/23			\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$51,700	51.70	\$106,084	\$34,490	\$40,574		0.95	0.95	41,							

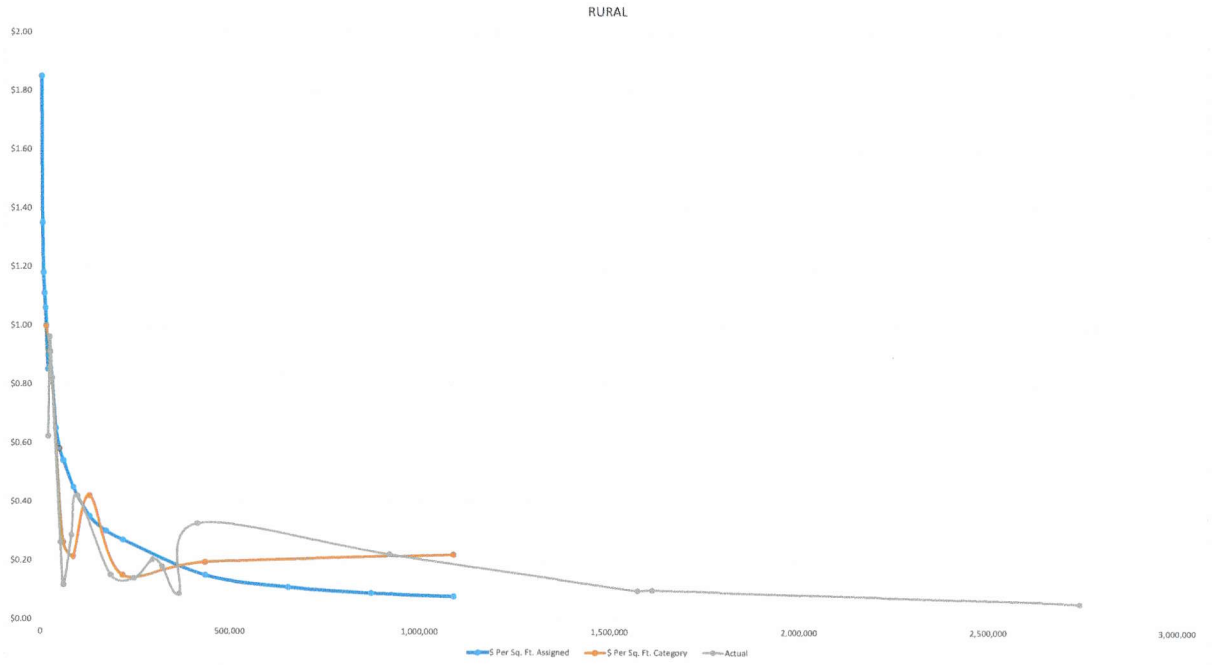


# 2026 Hatton Twp Com - Ind Land Analysis

## 2026 Hatton Twp Ind Land Analysis

Sq. Ft. Category	Assigned	Sq. Ft. Category	Sq. Ft. Category * \$
S Per Sq. Ft.	S Per Sq. Ft.	Per Sq. Ft.	Per Sq. Ft.
2,500	\$1.85	#N/A	\$4,625.00
5,000	\$1.35	#N/A	\$6,750.00
7,500	\$1.18	#N/A	\$8,850.00
10,000	\$1.11	#N/A	\$11,100.00
12,500	\$1.06	#N/A	\$13,250.00
15,000	\$1.00	1.00	\$15,000.00
20,000	\$0.85	#N/A	\$17,000.00
25,000	\$0.91	0.91	\$22,750.00
30,000	\$0.82	0.82	\$24,600.00
40,000	\$0.65	#N/A	\$26,000.00
50,000	\$0.58	#N/A	\$29,000.00
60,000	\$0.54	0.26	\$32,400.00
87,120	\$0.45	0.21	\$39,204.00
130,680	\$0.35	0.42	\$45,738.00
174,240	\$0.30	#N/A	\$52,272.00
217,800	\$0.27	0.15	\$58,806.00
435,600	\$0.15	0.19	\$65,340.00
653,400	\$0.11	#N/A	\$71,874.00
871,200	\$0.09	#N/A	\$78,408.00
1,089,000	\$0.08	0.22	\$87,120.00
10,000,000	\$0.01	0.08	\$100,000.00

Unordered Sqft - (Act. Values)	Ordered Sqft (Act. Values)	Actual
14,853.96	14853.96	corresp. wit \$ 1.00
14,853.96	14853.96	corresp. wit \$ 1.00
52,838.28	20211.84	corresp. wit \$ 0.62
98,010.00	24306.48	corresp. wit \$ 0.96
2,741,622.84	24306.48	corresp. wit \$ 0.96
20,211.84	24306.48	corresp. wit \$ 0.96
322,256.88	24306.48	corresp. wit \$ 0.96
1,572,995.16	24306.48	corresp. wit \$ 0.96
1,611,720.00	29969.28	corresp. wit \$ 0.82
82,284.84	52838.28	corresp. wit \$ 0.26
920,074.32	60374.16	corresp. wit \$ 0.12
414,778.32	82284.84	corresp. wit \$ 0.29
367,733.52	98010	corresp. wit \$ 0.42
247,464.36	186219	corresp. wit \$ 0.15
60,374.16	247464.36	corresp. wit \$ 0.14
186,219.00	296295.12	corresp. wit \$ 0.20
29,969.28	322256.88	corresp. wit \$ 0.18
296,295.12	367733.52	corresp. wit \$ 0.09
24,306.48	414778.32	corresp. wit \$ 0.33
24,306.48	920074.32	corresp. wit \$ 0.22
24,306.48	1572995.16	corresp. wit \$ 0.10
24,306.48	1611720	corresp. wit \$ 0.10
24,306.48	2741622.84	corresp. wit \$ 0.06



2026 Hatton Acreage Analysis

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Class
001-029-200-08		05/09/24	\$2,000	\$2,000	0.60	\$3,317	\$0.08		402
007-016-200-07		06/21/24	\$8,900	\$8,900	0.70	\$12,751	\$0.29		402
003-014-200-09		07/31/25	\$6,000	\$6,000	1.00	\$6,000	\$0.14		402
005-007-400-05		10/10/25	\$15,500	\$15,500	1.00	\$15,500	\$0.36		402
006-033-400-12		09/04/24	\$12,000	\$12,000	1.00	\$12,000	\$0.28		402
010-008-400-13	1900 S JACKSON AVE	07/16/25	\$12,000	\$12,000	1.00	\$12,000	\$0.28		402
003-028-200-15	7949 N CLARE AVE	08/28/23	\$18,000	\$18,000	1.07	\$16,822	\$0.39		402
010-008-100-24		05/23/23	\$20,400	\$20,400	1.50	\$13,600	\$0.31	010-008-100-09	402
013-024-400-07	6100 W MAPLE GROVE RD	04/01/24	\$18,000	\$18,000	2.03	\$8,858	\$0.20		402
013-029-200-20	S PARTRIDGE AVE	05/08/25	\$30,000	\$30,000	2.06	\$14,542	\$0.33		402
014-035-100-38	11135 VANDECAR RD	04/23/25	\$22,500	\$22,500	2.10	\$10,714	\$0.25		402
003-003-101-01	11970 N CLARE AVE	09/22/23	\$19,000	\$19,000	2.50	\$7,600	\$0.17		402
009-011-400-12		07/09/25	\$18,000	\$18,000	2.50	\$7,200	\$0.17		402
007-009-300-39	2270 E FIR	11/14/25	\$25,000	\$25,000	3.10	\$8,065	\$0.19		402
015-026-300-14		05/17/24	\$30,000	\$30,000	3.29	\$9,119	\$0.21	015-580-008-00, 015-580-009-00	402
015-032-201-04		12/19/24	\$21,950	\$21,950	3.84	\$5,716	\$0.13		402
010-016-300-05		07/23/25	\$42,500	\$42,500	4.00	\$10,625	\$0.24		402
014-024-100-37	9188 S OLD STATE AVE	09/27/24	\$35,000	\$35,000	4.00	\$8,750	\$0.20		402
010-010-100-14		10/21/25	\$22,500	\$22,500	4.12	\$5,461	\$0.13		402
005-015-200-21	8446 FIR TRAIL	06/23/23	\$16,100	\$16,100	4.60	\$3,500	\$0.08		402
007-034-100-09	3120 BLANCHE ST	05/03/24	\$28,900	\$28,900	4.78	\$6,046	\$0.14		402
012-022-300-07		02/19/24	\$57,000	\$57,000	4.80	\$11,875	\$0.27		402
005-015-300-23	8661 FIR TRAIL	02/12/25	\$19,000	\$19,000	4.88	\$3,893	\$0.09		402
007-019-301-32		08/22/23	\$44,900	\$44,900	4.89	\$9,182	\$0.21		402
007-019-301-32		06/05/24	\$45,000	\$45,000	4.89	\$9,202	\$0.21		402
003-017-300-09		04/07/23	\$17,500	\$17,500	4.90	\$3,571	\$0.08		402
003-017-300-10		12/04/23	\$21,000	\$21,000	4.90	\$4,286	\$0.10		402
003-017-300-11	9245 N HARRISON AVE	10/09/23	\$20,000	\$20,000	4.90	\$4,082	\$0.09		402
010-009-100-19		12/15/23	\$30,000	\$30,000	5.00	\$6,000	\$0.14		402
002-016-100-10		11/26/25	\$60,000	\$60,000	5.24	\$11,450	\$0.26		402
004-010-400-10		08/05/24	\$26,500	\$26,500	5.94	\$4,461	\$0.10	004-010-400-11	402
009-011-100-10	NORWAY AVE	07/10/23	\$67,500	\$67,500	5.96	\$11,326	\$0.26		402
009-011-100-10	NORWAY AVE	06/24/25	\$85,000	\$85,000	5.96	\$14,262	\$0.33		402
007-019-301-34	86 E M-61	12/09/24	\$20,000	\$20,000	6.83	\$2,928	\$0.07		402
006-024-100-23	787 W M-61	09/23/25	\$60,000	\$60,000	7.10	\$8,451	\$0.19		402
004-010-100-12		05/08/25	\$30,000	\$30,000	7.20	\$4,167	\$0.10	004-010-100-13, 004-010-100-14	402
015-022-100-08	3394 OLD SURREY	07/30/24	\$65,000	\$65,000	8.00	\$8,125	\$0.19		402
003-025-200-14		05/01/24	\$26,000	\$26,000	9.00	\$2,889	\$0.07	003-025-200-13	402
007-019-301-40		08/12/25	\$26,000	\$26,000	9.25	\$2,811	\$0.06		402
006-025-100-02	631 W CLARENCE RD	09/13/24	\$43,500	\$43,500	9.50	\$4,579	\$0.11		402
011-004-100-10	2160 E GLADWIN	12/22/23	\$55,000	\$55,000	9.50	\$5,789	\$0.13		402
006-026-300-12		01/16/25	\$22,000	\$22,000	9.75	\$2,256	\$0.05		402
003-017-300-22		10/26/23	\$51,000	\$51,000	9.80	\$5,204	\$0.12		402
003-019-200-04	8995 N HARRISON AVE	10/21/25	\$55,000	\$55,000	10.00	\$5,500	\$0.13		402
003-026-200-09		10/14/24	\$38,500	\$38,500	10.00	\$3,850	\$0.09		402
004-013-100-15		09/02/25	\$39,900	\$39,900	10.00	\$3,990	\$0.09		402
007-005-100-02	5834 N HARRISON AVE	07/27/23	\$24,500	\$24,500	10.00	\$2,450	\$0.06		402
007-005-100-02	5834 N HARRISON AVE	11/17/23	\$51,900	\$51,900	10.00	\$5,190	\$0.12		402
007-009-400-50	2720 E FIR	05/15/23	\$69,000	\$69,000	10.00	\$6,900	\$0.16		402
007-010-300-19		05/08/25	\$42,000	\$42,000	10.00	\$4,200	\$0.10		402
007-010-400-03	3579 E CRANBERRY LAKE	06/16/25	\$65,000	\$65,000	10.00	\$6,500	\$0.15		402
007-018-300-09		05/17/24	\$40,000	\$40,000	10.00	\$4,000	\$0.09		402
007-018-300-09		09/06/24	\$30,000	\$30,000	10.00	\$3,000	\$0.07		402
007-018-400-13	3276 N HARRISON AVE	05/01/25	\$54,900	\$54,900	10.00	\$5,490	\$0.13		402
007-033-400-21		03/08/25	\$35,000	\$35,000	10.00	\$3,500	\$0.08		402
009-010-200-06	1537 STRAWBERRY AVE	08/23/24	\$24,000	\$24,000	10.00	\$2,400	\$0.06		402
010-009-100-06		05/24/24	\$37,000	\$37,000	10.00	\$3,700	\$0.08		402
010-009-400-09	3360 S JACKSON AVE(VANDEN TRAIL)	05/08/24	\$38,000	\$38,000	10.00	\$3,800	\$0.09		402
010-009-400-17		04/17/24	\$38,000	\$38,000	10.00	\$3,800	\$0.09		402
010-009-400-18	3333 JACKSON (VANDEN TRL)	07/02/24	\$38,000	\$38,000	10.00	\$3,800	\$0.09		402
010-014-300-27		05/13/25	\$43,000	\$43,000	10.00	\$4,300	\$0.10		402
010-014-300-30		10/22/25	\$42,000	\$42,000	10.00	\$4,200	\$0.10		402
014-035-300-17	1925 W NORTH COUNTY LINE RD	01/27/25	\$44,900	\$44,900	10.00	\$4,490	\$0.10		402
015-004-300-42	E ASH RD	07/23/24	\$35,000	\$35,000	10.00	\$3,500	\$0.08		402
001-025-200-13		01/22/25	\$25,000	\$25,000	10.05	\$2,488	\$0.06		402
008-029-100-25	7050 SHOREWOOD DR	09/13/23	\$54,900	\$54,900	10.05	\$5,463	\$0.13		402
008-009-200-09		08/27/24	\$48,700	\$48,700	10.08	\$4,831	\$0.11		402
010-009-200-19	3142 WOODVIEW TRAIL	02/28/24	\$42,000	\$42,000	10.09	\$4,163	\$0.10		402
010-016-200-09	3260 TICE	09/16/25	\$40,000	\$40,000	10.09	\$3,964	\$0.09		402
010-016-200-16	3435 E TICE TRAIL	05/23/25	\$42,000	\$42,000	10.09	\$4,163	\$0.10		402
005-015-200-17	8280 FIR TRL	10/14/24	\$47,000	\$47,000	10.10	\$4,653	\$0.11		402
006-035-100-12	1220 PEASLEY	09/04/25	\$82,000	\$82,000	10.10	\$8,119	\$0.19		402



2026 Hatton Res ECF

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value
011-002-100-04	329 S CLARE AVE	08/08/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$50,700	39.00	\$112,243	\$39,600	\$90,400	\$64,229	1.407	976	\$92.62	RES	6.3759	1 STORY		\$39,600
011-003-400-06	700 S CLARE AVE	04/25/24	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$81,200	45.36	\$167,416	\$40,669	\$138,331	\$112,066	1.234	864	\$160.11	RES	23.6855	1 STORY		\$39,600
011-005-200-07	312 S BASS LAKE AVE	10/20/23	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$63,000	48.09	\$122,877	\$12,559	\$118,441	\$97,540	1.214	880	\$134.59	RES	25.6944	1 STORY		\$10,640
011-008-100-24	1175 ARTHUR RD	06/27/24	\$245,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$245,000	\$88,300	36.04	\$193,748	\$51,467	\$193,533	\$125,801	1.538	2,518	\$76.86	RES	6.7183	MOBILE HOME		\$48,401
011-015-100-08	2300 S BROCKWAY DR	11/26/24	\$180,000	MLC	03-ARM'S LENGTH	\$180,000	\$80,800	44.89	\$163,621	\$23,724	\$156,276	\$123,693	1.263	1,232	\$126.85	RES	20.7806	1 STORY		\$22,309
011-018-300-04	475 E ASHARD RD	03/14/25	\$384,100	WD	19-MULTI PARCEL ARM'S LENGTH	\$384,100	\$167,200	43.53	\$420,931	\$171,900	\$212,200	\$159,974	1.326	960	\$221.04	RES	14.4760	1 1/4 STORY		\$171,900
011-022-200-02	3030 S CLARE AVE	04/05/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$108,200	37.96	\$214,251	\$15,922	\$269,078	\$175,357	1.534	1,660	\$162.10	RES	6.3234	1 STORY		\$14,629
011-023-300-05	3801 S CLARE AVE	06/14/24	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$157,300	30.84	\$326,771	\$117,638	\$392,362	\$184,910	2.122	1,120	\$350.32	RES	65.0687	1 STORY		\$114,875
011-025-100-08	4281 S EBERHART	06/14/24	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$159,100	39.28	\$325,424	\$71,065	\$333,935	\$224,897	1.485	1,344	\$248.46	RES	1.3610	1 STORY		\$60,488
011-027-100-07	3485 E HATTON RD	06/28/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$96,700	39.47	\$188,398	\$13,841	\$231,159	\$154,339	1.498	1,680	\$137.59	RES	2.6516	1 STORY		\$10,640
011-200-023-00	2515 TIMBERLANE RD	01/12/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$51,100	39.31	\$105,717	\$28,190	\$101,810	\$68,547	1.485	1,568	\$64.93	RES2	1.4029	MOBILE HOME		\$25,500
011-200-035-00	2690 TIMBERLANE	06/12/23	\$67,000	WD	03-ARM'S LENGTH	\$67,000	\$25,200	37.61	\$53,406	\$16,366	\$50,634	\$32,750	1.546	784	\$64.58	RES2	7.4864	MOBILE HOME		\$15,114
<b>Totals:</b>						<b>\$2,891,100</b>	<b>\$1,128,800</b>		<b>\$2,394,803</b>		<b>\$2,288,159</b>	<b>\$1,524,104</b>			<b>\$153.34</b>		<b>3.0091</b>			
						<b>Sale. Ratio =&gt;</b>	<b>39.04</b>		<b>E.C.F. =&gt;</b>	<b>1.501 use</b>	<b>Std. Deviation=&gt;</b>	<b>###</b>								
						<b>Std. Dev. =&gt;</b>	<b>4.69</b>		<b>Ave. E.C.F. =&gt;</b>	<b>1.471</b>	<b>Ave. Variance=&gt;</b>	<b>15.1687</b>	<b>Coefficient of Var=&gt;</b>	<b>10.3102905012</b>						

2026 was 1.131



2026 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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	
011-010-400-02	1540 S CLARE AVE	01/01/25	\$363,239	WD	03-ARM'S LENGTH	\$363,239	\$168,100	46.28	\$250,688	\$62,988	\$300,251	\$399,500	0.752	6,416	\$46.80	IND	0.0000			\$62,988	No	
<b>Totals:</b>			<b>\$363,239</b>			<b>\$363,239</b>	<b>\$168,100</b>		<b>\$250,688</b>		<b>\$300,251</b>	<b>\$399,500</b>			<b>\$46.80</b>		<b>0.0000</b>					
							Sale. Ratio =>	46.28			E.C.F. =>	0.752 use	Std. Deviation=>	#DIV/0!								
							Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.752	Ave. Variance=>	0.0000	Coefficient of Var=>							

2025 was .507

0

2026 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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	
011-010-400-25	1900 S CLARE AVE	01/01/24	\$282,499	WD	03-ARM'S LENGTH	\$282,499	\$127,900	45.27	\$309,404	\$58,972	\$223,527	\$273,996	0.816	8,316	\$26.88	COM	12.2971			\$41,977	
011-015-100-16	3407 E MANNSIDING RD	01/01/24	\$386,181	WD	03-ARM'S LENGTH	\$386,181	\$183,900	47.62	\$464,863	\$172,646	\$213,535	\$299,712	0.712	5,536	\$38.57	COM	22.6308			\$172,646	
011-015-200-02	3599 E MANNSIDING	01/01/24	\$187,207	WD	03-ARM'S LENGTH	\$187,207	\$78,300	41.83	\$226,912	\$49,696	\$137,511	\$153,891	0.894	1,762	\$78.04	COM	4.5215			\$27,447	
011-015-200-03	3600 E MANNSIDING RD	09/11/24	\$120,000	MLC	03-ARM'S LENGTH	\$120,000	\$30,300	25.25	\$95,759	\$42,914	\$77,086	\$57,817	1.333	1,470	\$52.44	COM	39.4493			\$37,313	
<b>Totals:</b>			<b>\$975,887</b>			<b>\$975,887</b>	<b>\$420,400</b>		<b>\$1,096,938</b>		<b>\$651,659</b>	<b>\$785,416</b>			<b>\$48.98</b>		<b>10.9076</b>				
								<b>Sale. Ratio =&gt;</b>	<b>43.08</b>												
								<b>Std. Dev. =&gt;</b>	<b>10.11</b>	<b>E.C.F. =&gt;</b>	<b>0.830 use</b>	<b>Std. Deviation=&gt;</b>	<b>###</b>								
									<b>Ave. E.C.F. =&gt;</b>	<b>0.939</b>	<b>Ave. Variance=&gt;</b>	<b>19.7247</b>	<b>Coefficient of Var=&gt;</b>	<b>21.0110632417</b>							

2025 was .914

2026 Hatton 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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value
011-005-200-16	1644 E GLADWIN RD	01/01/25	\$342,687	WD	03-ARM'S LENGTH	\$342,687	\$141,900	41.41	\$343,252	\$212,744	\$129,943	\$137,088	0.948	960	\$135.36	AG	10.2220	1 STORY		\$212,744
011-006-100-03	398 S HARRISON AVE	01/01/25	\$307,069	WD	03-ARM'S LENGTH	\$307,069	\$109,400	35.63	\$235,431	\$85,988	\$221,081	\$156,978	1.408	1,824	\$121.21	AG	35.8258	1 1/2 STORY		\$85,988
011-006-300-03	329 E MONROE RD	01/01/25	\$499,996	WD	03-ARM'S LENGTH	\$499,996	\$250,200	50.04	\$620,631	\$470,652	\$29,344	\$150,996	0.194	1,582	\$18.55	AG	85.5762	1+ STORY		\$470,652
011-006-400-09	562 S HARRISON AVE	06/10/24	\$386,000	WD	03-ARM'S LENGTH	\$386,000	\$186,500	48.32	\$372,643	\$94,728	\$291,272	\$275,163	1.059	2,094	\$139.10	AG	0.8443	1 STORY		\$56,245
011-006-400-12	S HARRISON AVE	01/01/25	\$50,300	WD	03-ARM'S LENGTH	\$50,300	\$16,000	31.81	\$35,201	\$14,350	\$35,950	\$21,902	1.641	0	#DIV/0!	AG	59.1281			\$14,350
<b>Totals:</b>			<b>\$1,586,052</b>			<b>\$1,586,052</b>	<b>\$704,000</b>		<b>\$1,607,158</b>		<b>\$707,590</b>	<b>\$742,128</b>			<b>#DIV/0!</b>		<b>9.6638</b>			
							<b>Sale. Ratio =&gt;</b>	<b>44.39</b>				<b>E.C.F. =&gt;</b>	<b>0.953 use</b>		<b>Std. Deviation=&gt;</b>	<b>###</b>				
							<b>Std. Dev. =&gt;</b>	<b>7.87</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.050</b>		<b>Ave. Variance=&gt;</b>	<b>38.3193</b>	<b>Coefficient of Var=&gt;</b>	<b>36.4911424451</b>		

2025 was 1.01