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Classification

Commercial

Appraisal Study List

Issued under authority of Public Act 206 of 1893

County	LENAWEE	City/Township	CITY OF HUDSON	Study Year	2024	Equalization Year	2025
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Parcel Number	Owner Name	Class Code	Current Year Assessed Value	Appraised Value	Ratio
XHO-000-0081-00	HUBBARD, PHILIP & JACQUE	201	84,600	211,365	40.03
XHO-000-0192-00	BJ PROPERTIES LLC	201	18,700	49,205	38.00
XHO-117-3700-00	VANDER KOLK FAMILY INVES	201	725,800	1,580,514	45.92
XHO-300-0920-00	SAUTTER RICHARD R & SAU	201	154,100	196,661	78.36
XHO-320-0241-00	RANSON ENTERPRISES LLC	201	40,900	88,819	46.05
XHO-345-0400-00	CTAM PROPERTIES, LLC	201	58,800	153,839	38.22
XHO-345-0470-00	208 W MAIN LLC	201	25,100	63,403	39.59
XHO-475-0120-00	BARNETT, DANYELL & JORD	201	127,200	164,338	77.40
XHO-118-1538-00	TRACTOR SUPPLY CO. OF MI	202	48,900	122,276	39.99
XHO-320-0070-00	B.E. MARRY PROPERTIES, LL	202	31,500	70,028	44.98
XHO-345-0050-00	HUDSON MARKET REALTY L	202	7,200	19,776	36.41
XHO-345-0101-00	KARAN K PROPERTIES INC	202	10,000	22,428	44.59
XHO-345-0510-00	PERRY JASON R & JAMIL L	202	2,800	6,024	46.48
TOTALS:		13	1,335,600	2,748,676	48.59%

2024 24 and 12 Month Sales Ratio Study for Determining the 2025 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: Lenawee County	City or Township Name: City of Hudson
Classification of Property (Ag, Com, Res, etc.) 4 Residential Sales Study	

2022 to 2023 Adjustment Modifier

1. Enter the assessed valuation after adjustment from the 2023 form L-4023 line 405.....	1.	<u>41,557,500</u>
2. Enter the assessed valuation before adjustment from the 2023 form L-4023 line 403.....	2.	<u>37,279,300</u>
3. 2022 to 2023 Adjustment Modifier. Divide line 1 by line 2	3.	<u>1.1148</u>

2023 to 2024 Adjustment Modifier

4. Enter the assessed valuation after adjustment from the 2024 form L-4023 line 405.....	4.	<u>47,749,550</u>
5. Enter the assessed valuation before adjustment from the 2024 form L-4023 line 403.....	5.	<u>41,614,366</u>
6. 2023 to 2024 Adjustment Modifier. Divide line 4 by line 5	6.	<u>1.1474</u>

2022 to 2024 Adjustment Modifier

7. 2022 to 2024 Adjustment Modifier. Multiply line 3 by line 6	7.	<u>1.2791</u>
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24 Month Sales Study

A Year of Assessment	B Sales Period	C Number of Sales	D Total Assessed Value for Sales	E Applicable Adjustment Modifier	F Adjusted Assessed Value	G Total Adjusted Prices	H Adjusted % Ratio <small>(col. F ÷ col. G)</small>
2022	4/22 - 9/22	25	1,308,800	1.2791	1,674,086	3,598,294	46.52%
2022	10/22 - 3/23	17	937,700	1.2791	1,199,412	2,393,633	50.11%
12 Month Total Sales		42	12 Month Total Sales		2,873,498	5,991,927	47.96%
2023	4/23 - 9/23	21	966,600	1.1474	1,109,077	2,303,700	48.14%
2023	10/23 - 3/24	21	1,223,300	1.1474	1,403,614	2,812,200	49.91%
12 Month Total Sales		42	12 Month Total Sales		2,512,691	5,115,900	49.12%
24 Month Total Sales		84	24 Month Total Sales		5,386,189	11,107,827	
*24 Month Mean Adjusted Ratio							48.54%

*** Important:**

For sales from April 2022 through March 2023, 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 2023 through March 2024. 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 Year of Assessment	B Sales Period	C Number of Sales	D Total Assessed Value for Sales	E Applicable Adjustment Modifier	F Adjusted Assessed Value	G Total Prices for Sales	H Adjusted Ratio % <small>(col. F ÷ col. G)</small>
2023	10/23 - 3/24	21	1,223,300	1.1474	1,403,614	2,812,200	49.91%
2024	4/24 - 9/24	16	997,900	1.0000	997,900	2,173,600	45.91%
12 Month Total Sales		37	12 Month Total Sales		2,401,514	4,985,800	
** 12 Month Aggregate Adjusted Ratio							48.17%

**** Important:**

For sales from October 2023 through September 2024, 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).

2022 March Board of Review valuations are compared with sales transacted during the last nine months of 2022 and those transacted in the first three months of 2023.

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 April through September of 2024.

County: 46 LENAWEE
Unit: CITY OF HUDSON
Class: Residential

Parcel Number	Class	Sale Date	Libert/Page	Inst.	Neigh.	Grantor	Grantee	Terms-of-sale	Sale Price Adj.	Sale Price	Assessment	Ratio	Mult
XHO-300-1060-00	401	09/20/2022	2645-0433	WD	4003	BARRELY, TODD & VALERIE	WATERS KIMBERLY & MICHAEL	03-ARM'S LENGTH	150,000	150,000	50,900	33.93	
XHO-300-8011-00	401	06/03/2022	2640-0525	WD	4002	BAILEY, TINA	RAJE, GEORGE	03-ARM'S LENGTH	299,000	299,000	92,400	30.90	
XHO-305-0100-00	401	06/21/2022	2641-0449	WD	4003	HALLADAY, BRENT M	SHAW, EMILY	03-ARM'S LENGTH	123,600	123,600	37,300	30.18	
XHO-315-0930-00	401	04/29/2022	2639-0446	WD	4003	CLARK DEMAYNE P	WIGGINS, ALLAN JR	03-ARM'S LENGTH	95,000	95,000	39,600	41.68	
XHO-320-0011-00	401	06/29/2022	2641-0678	WD	4003	BORCK, MARY TRUSTEE	NEUJAHN, KALEIGH	03-ARM'S LENGTH	114,000	114,000	56,100	49.21	
XHO-325-0202-00	401	07/25/2022	2642-0733	WD	4002	ROAN BONNIE J	HICKMAN, KEVIN & KARI	03-ARM'S LENGTH	284,900	284,900	97,000	34.05	
XHO-340-0170-00	401	05/20/2022	2640-0355	WD	4002	DEAUBIEN, DANIEL & CAROLI HART, JEAN		03-ARM'S LENGTH	106,000	106,000	33,800	31.89	
XHO-345-0150-00	401	07/15/2022	2642-0597	WD	4002	SHAWER INVESTMENTS LLC	TAYLOR, STEVEN	03-ARM'S LENGTH	130,000	130,000	74,200	57.08	
XHO-345-0290-00	401	09/30/2022	2646-0094	WD	4002	KIMBLE JOSEPH J & ERIC	NEWSOME TRAVIS	03-ARM'S LENGTH	151,500	151,500	39,600	26.14	
XHO-410-4040-00	401	04/22/2022	2638/0287	WD	4003	HORTON J & MICHALOWSKI J	WILSON, ANDREW & KAYLEE	03-ARM'S LENGTH	150,000	150,000	51,000	34.00	
XHO-411-4040-00	401	09/02/2022	2644-0730	WD	4003	DICKES, ALAN C	BOSLEY, CHRISTIANNA L	03-ARM'S LENGTH	209,900	209,900	69,400	33.06	
XHO-500-0070-00	401	09/09/2022	2645-0225	WD	4003	THE FLYING MOOSE LLC	DEAUBIEN, DANIEL R & CARO	03-ARM'S LENGTH	84,000	84,000	46,800	55.71	
XHO-525-0160-00	401	09/15/2022	2645-0343	WD	4003	VANHAYEL, JEFFREY & TERES	WHITAKER, TINA & SHOE CR	03-ARM'S LENGTH	120,000	120,000	40,100	33.42	
XHO-550-0040-00	401	09/28/2022	2645-0646	WD	4002	GUTTERREZ JOSEPH R	CHAMBERLAIN SHARI	03-ARM'S LENGTH	180,000	180,000	59,300	32.39	
XHO-600-0050-00	401	04/28/2022	2639-0071	WD	4004	PARSON, SANDRA	CHAMBERLAIN, SARAH & NATH	03-ARM'S LENGTH	143,000	143,000	53,900	37.69	
XHO-610-0170-00	401	09/16/2022	2645-0605	WD	4004	BRISKEY, RICHARD A	COLOTTI JONATHAN & CHELSE	03-ARM'S LENGTH	150,000	150,000	57,400	38.27	
XHO-650-1020-00 + Pcls XHO-650-1030-00	401	06/23/2022	2641-0684	LC	4003	SUYDAM RAY	MC FALL BONNIE & JAMES & P	19-MULTI PARCEL ARM'	90,000	90,000	44,500	49.44	
XHO-700-1021-00	401	04/15/2022	2638/0287	WD	4003	ELLIOTT GENE I LIV TRUST	BRUGGER, JOSEPH C	03-ARM'S LENGTH	79,394	79,394	30,100	37.91	
XHO-700-3020-00	401	08/12/2022	2643-0861	WD	4003	SPENCE ANGELA J	ESPINOZA, LUIS M	03-ARM'S LENGTH	162,000	162,000	58,700	36.23	
XHO-700-3041-00	401	06/03/2022	2640-0661	WD	4003	KOSKE PATRICK J & WENDY M	MITCHELL, THOMAS	03-ARM'S LENGTH	110,000	110,000	32,400	29.45	
XHO-752-6040-00	401	08/09/2022	2643-0799	WD	4002	TRONI, GIENDA	SWIREZ, RYAN B	03-ARM'S LENGTH	95,000	95,000	27,900	29.37	
XHO-752-6121-00	401	08/18/2022	2643-0975	WD	4002	RAGLESS TERRY & KATHY	FULLERY, SCOTTIE E & NICOL	03-ARM'S LENGTH	115,000	115,000	34,000	29.57	
XHO-753-1032-00	401	09/08/2022	2644-0993	WD	4002	PUMMELL RAEIVN	SHROYER, MARIE K	03-ARM'S LENGTH	123,000	123,000	34,800	28.29	

County: 46 LENAWEE
Unit: CITY OF HUDSON
Class: Residential

Parcel Number	Class	Sale Date	Libert/Page	Inst.	Neigh.	Grantor	Grantee	Terms-of-Sale	Sale Price Adj.	Sale Price Assessment	Ratio	Mult
Totals 04/01/2022 - 09/30/2022												
Conventional												
XHO-300-0610-00	401	03/31/2023	2653-0151	WD	4002	LAUBMAN RAYMOND J & VETI MCDANTEE, ALIEN & SUSAN	NICHOLS, TAMARA ANN	03-ARMY'S LENGTH	154,900	154,900	73,500	47.45
XHO-300-0880-00	401	12/16/2022	2649-0025	WD	4002	KUBACKI, KARISSA	ROWLER, ROBERT & KATHERYN	03-ARMY'S LENGTH	195,000	195,000	77,100	39.54
XHO-305-8035-00	401	12/16/2022	2648-0983	WD	4001	HAUGHTON, RICHARD	SANDAUH, MITCHELL D	03-ARMY'S LENGTH	100,000	100,000	57,700	57.70
XHO-315-8091-00 + Pcls XHO-315-8092-00	402	02/15/2023		WD	4001	SPARRE, DAVID T	BELL, JEREMY	03-ARMY'S LENGTH	164,000	164,000	42,300	25.79
XHO-320-0040-00	401	12/16/2022	2648-0579	WD	4003	REEDER ROBERT G & PATRICI BLANKENSHIP, ABIGAIL & SM	NICHOLS, TAMARA ANN	03-ARMY'S LENGTH	185,000	185,000	79,200	42.81
XHO-325-0042-00	401	11/09/2022	2647-0769	WD	4002	VANVOORHIES, CARRIE L	NICHOLS, TAMARA ANN	03-ARMY'S LENGTH	115,000	115,000	44,300	38.52
XHO-410-1062-00	401	10/24/2022	2647-0246	WD	4003	HANNER DANIEL J	CIEMENS, RICHARD & DENNA	03-ARMY'S LENGTH	118,675	118,675	41,000	34.55
XHO-410-9120-00	401	11/28/2022	2648-0158	WD	4003	SCULLY, DENNA C & DAREN CARNEY, MACKENZIE L & RYA	JEFFRIES, KLAIRE	03-ARMY'S LENGTH	162,000	162,000	62,000	38.27
XHO-411-2020-00	401	10/03/2022	2646-0094	WD	4003	NEWTON TIFENY	JEFFRIES, KLAIRE	03-ARMY'S LENGTH	170,253	170,253	68,000	39.94
XHO-411-6080-00	401	02/10/2023	2650-0512	WD	4003	GRAHAM, SHERYL L	MVA PROPERTY, LLC	03-ARMY'S LENGTH	55,000	55,000	29,200	53.09
XHO-411-6100-00	401	10/03/2022	2645-0939	WD	4003	BADILLO, PAUL G	RACE GEORGE	03-ARMY'S LENGTH	160,000	160,000	35,100	21.94
XHO-440-0050-00	401	03/03/2023	2651-0521	WD	4001	PERIN TODD A & KRISTINA A	PERIFFER, DONALD K & MALO	03-ARMY'S LENGTH	145,000	145,000	62,000	42.76
XHO-475-0190-00	401	01/26/2023	2650-0539	LC	4003	HAMDAN RODDY JR	GRUNDY, LARRY	03-ARMY'S LENGTH	85,000	85,000	37,100	43.65
XHO-625-0080-00	401	12/14/2022	2649-0064	WD	4002	ROMANOWSKI, ROBERT W/TROM KINGSLEY, ZACHARY		03-ARMY'S LENGTH	139,900	139,900	42,900	30.66
XHO-751-0080-00	401	10/24/2022	2646-0788	WD	4002	DOHERTY JOSHUA	HANNER, BRIAN	03-ARMY'S LENGTH	160,405	160,405	66,300	41.33
XHO-759-0010-00	401	12/09/2022	2648-0814	WD	4002	PERRY, ROSEMARIE A (IE)	BOIS, JUSTIN & MACKENZIE	03-ARMY'S LENGTH	140,000	140,000	69,000	49.29
XHO-753-2070-00	401	12/29/2022	2649-0287	WD	4002	LOPESTO NICHOLAS T & REN PERRY, LAUREN		03-ARMY'S LENGTH	143,500	143,500	51,000	35.54
Totals 10/01/2022 - 03/31/2023												
Conventional												
Totals 04/01/2022 - 03/31/2023												
Conventional												
Totals 04/01/2022 - 03/31/2023												
Conventional												

*** ** Statistics for this group (42 in sample) *** **
 Statistical Mean= 38.592 Median= 37.802 Maximum= 59.898 Minimum= 21.938
 *** ** Statistics about Mean *** **
 Normalized Average Deviation = 0.18893 (Coefficient of Dispersion)
 Average Squared Deviation = 86.59060 (Variance)
 Square Root of Squared Deviation = 9.30541 (Standard Deviation)
 Normalized Standard Deviation = 0.24112 (Covariance)
 2 Standard Deviation Range (Low) = 19.98103 (High) = 57.20286

County: 46 LENAWEE
Unit: CITY OF HUDSON
Class: Residential

Parcel Number	Class	Sale Date	Libor/Page	Inst. Neigh. Grantor	Grantee	Terms-of-Sale	Sale Price Adj.	Sale Price Assessment	Ratio	Mult
<p>*** ** Statistics about Median *** **</p> <p>Normalized Average Deviation = 0.19069 (Coefficient of Dispersion)</p> <p>Average Squared Deviation = 87.22927 (Variance)</p> <p>Square Root of Squared Deviation = 9.33966 (Standard Deviation)</p> <p>Normalized Standard Deviation = 0.24707 (Covariance)</p> <p>2 Standard Deviation Range (Low) = 19.12292 (High) = 56.48157</p> <p>Price Related Differential (PRD): 1.02933 PRD > 1 regressive, < 1 progressive.</p>										

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Parcel Number	Class	Sale Date	Libert/Page	Inst.	Neigh.	Grantor	Grantee	Terms-of-Sale	Sale Price Adj.	Sale Price	Assessment	Ratio	Mult
XHO-300-0750-00 + Pcls XHO-300-0740-00	401	05/17/2023	2655-0279	WD	4002	LONG, DANIEL & OSBORNE MI WILF JEFFREY & DENISE	19-MULTI PARCEL ARR'		75,000	75,000	46,400	61.87	
XHO-300-0990-00	401	04/19/2023	2653-0993	WD	4003	HOYLE, DUSTIN	GIPPERICH, RYAN D	03-ARMY'S LENGTH	92,000	92,000	64,400	70.00	
XHO-305-0180-00	401	08/15/2023	2659-0347	WD	4001	MOMENE JESSE J	FOWLER, GRACE L	03-ARMY'S LENGTH	106,000	106,000	50,200	47.36	
XHO-305-8015-00	401	04/28/2023	2654-0429	WD	4001	VAN AUREN, THOMAS A	STEBELE, CATHERINE K	03-ARMY'S LENGTH	174,000	174,000	72,600	41.72	
XHO-310-0790-00	401	07/19/2023	2657-0965	WD	4003	MESSERSWITH WILLIAM & KAR HAMDIN, JON & WILLIAMS DI	03-ARMY'S LENGTH	98,000	98,000	57,000	58.16		
XHO-325-0071-00	401	05/15/2023	2655-0240	WD	4002	WOLLET PATRICIA M (JE)	HASKELL, SHANICE I	03-ARMY'S LENGTH	141,000	141,000	56,900	40.35	
XHO-340-0270-00	401	08/08/2023	2659-0425	WD	4002	SECRETARY OF VETERANS AFF KING, SKYLER & CALLOWAY,	03-ARMY'S LENGTH	104,500	104,500	38,300	36.65		
XHO-345-0040-00	401	07/07/2023	2657-0085	WD	4003	MULLAY BEVERLY J LIFE ES STANLEY, JOHN C	03-ARMY'S LENGTH	75,000	75,000	60,800	81.07		
XHO-410-4010-00	401	07/19/2023	2657-0627	WD	4003	DAVIS CATHERINE K	FITCHFORD, TYLER M	03-ARMY'S LENGTH	150,000	150,000	55,600	37.07	
XHO-410-6020-00	401	07/25/2023	2657-0899	WD	4003	MCMANR TOM	BROWN, MICHAEL	03-ARMY'S LENGTH	15,000	15,000	7,900	52.67	
XHO-410-8040-00	401	09/13/2023	2659-0634	WD	4003	GERIG, VICKI K	KEPPISTY, RONALD J	03-ARMY'S LENGTH	130,000	130,000	40,200	30.92	
XHO-411-6080-00	401	05/04/2023	2654-0541	WD	4003	MMA PROPERTY, LLC	SNUTTER, DEBORAH A	03-ARMY'S LENGTH	119,900	119,900	27,800	23.19	
XHO-411-6060-00	401	04/24/2023	2654-0458	WD	4003	MOHR KAREN	WARNER, DEBBIE M	03-ARMY'S LENGTH	135,000	135,000	31,900	23.63	
XHO-411-6140-00	401	06/09/2023	2656-0112	WD	4003	ROMAN, VERONICA	MANNY PROPERTIES, LLC	03-ARMY'S LENGTH	106,900	106,900	33,500	31.34	
XHO-475-0011-00	401	08/30/2023	2659-0067	WD	4003	JOHNSON CARA & BRAD F	MIDDLETON, JENNIFER	03-ARMY'S LENGTH	168,000	168,000	57,000	39.88	
XHO-475-0200-00	401	04/04/2023	2653-0856	WD	4003	SCRIV ERR SALE PRICE 2654-0107							
XHO-475-0280-00	401	08/07/2023		MLC	4003	VARNNEY DANA L	MILLER, SCOTT	03-ARMY'S LENGTH	50,000	50,000	35,900	71.80	
XHO-752-6020-00	401	06/21/2023	2656-0759	WD	4002	HALL BARON T & LYNDSI L	OSGOOD, JAMES A & MISTY M	03-ARMY'S LENGTH	162,000	162,000	44,100	27.22	
XHO-752-8090-00	401	08/29/2023	2659-0035	LC	4002	ROSELLE, REX & ELAINE	REASONER, TODD D	03-ARMY'S LENGTH	115,000	115,000	48,500	42.17	
XHO-753-1022-00 + Pcls XHO-753-1021-00	401	05/24/2023	2655-0444	WD	4002	GENTNER, LISA LYNETTE	GRUNDY, LARRY JR & GRUNDY	03-ARMY'S LENGTH	128,500	128,500	38,800	30.19	
XHO-772-5060-00	401	06/16/2023	2656-0529	WD	4001	WILLIAMS ARRON & EMILY SU FLORES, FREDRICK		03-ARMY'S LENGTH	117,000	117,000	64,300	54.96	
Totals 04/01/2023 - 09/30/2023			Conventional						21	2,303,700	966,600	41.96	1.0000
XHO-000-2030-00	401	02/28/2024	2665-0353	LC	4003	BARONELLI SHANNON M & POS WHEATON, JANSSEA J	03-ARMY'S LENGTH	55,000	55,000	39,400	71.64		
XHO-300-0240-00	401	03/18/2024	2666-222	WD	4002	GOULD, DOUGLAS M	WEIRICH, KENNY & BAILEY	03-ARMY'S LENGTH	156,000	156,000	36,300	24.55	
XHO-300-0750-00 + Pcls XHO-300-0740-00	401	02/26/2024	2665-0207	WD	4002	WILF JEFFREY & DENISE	GOODLOCK, BRENNAN V	19-MULTI PARCEL ARR'	150,000	150,000	46,400	30.93	

County: 46 LENAWEE
Unit: CITY OF HUDSON
Class: Residential

Parcel Number	Class	Sale Date	Libeas/Page	Inst.	Neigh.	Grantor	Grantee	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	Multi
XHO-300-8044-00	401	11/15/2023	2662-0955	WD	4002	CONLEY SRIN	BOYER, BERTT	03-ARM'S LENGTH	80,500	80,500	60,200	74.78	
XHO-305-0020-00	401	11/10/2023	2661-0795	WD	4003	WILLIAMS, JACIE A	POSTER, ZACHARY	03-ARM'S LENGTH	99,000	99,000	41,200	41.62	
XHO-305-0130-00	401	03/22/2024	2667-78	WD	4001	CUNDIFF DAROLD E	BALDWIN, TARA	03-ARM'S LENGTH	85,000	85,000	33,900	39.88	
XHO-305-0300-00	401	01/19/2024		WD	4001	MITCHELL, EUGENE (E)	KEILEY, DANOTA & KEILEY,	03-ARM'S LENGTH	139,900	139,900	71,500	51.11	
XHO-310-0400-00	401	10/19/2023	2660-0981	WD	4003	SIMPSONS JOHNN (JE)	JIMENEZ, EMILIANO	03-ARM'S LENGTH	126,000	126,000	52,000	41.27	
XHO-325-0240-00	401	11/22/2023	2662-0152	WD	4002	KERR DONALD L & JOYCE TRU	BEACH, BRADLY & BEACH BRA	03-ARM'S LENGTH	145,000	145,000	51,100	35.24	
XHO-340-0260-00	401	12/19/2023	2663-0007	WD	4002	KINGSLEY GEORGE	BIENVENUE, JASPER	03-ARM'S LENGTH	139,900	139,900	62,300	44.53	
XHO-410-4040-00	401	02/20/2024	2665-93	WD	4003	WILSON, ANDREW	SPEART, JEREMY	03-ARM'S LENGTH	167,900	167,900	63,100	37.58	
XHO-410-9081-00	401	02/21/2024	2665-0149	WD	4003	GREEN, DONALD (DE)	KEILER, SHELLEY	03-ARM'S LENGTH	125,000	125,000	47,800	38.24	
XHO-411-2090-00	401	11/09/2023	2661-0621	WD	4003	HEMSOTH, DAVID & VERONICA	LEBKE, BRANDON A	03-ARM'S LENGTH	140,000	140,000	60,700	43.36	
XHO-411-5060-00	401	10/17/2023	2660-0794	WD	4003	NASRASE, EMILY	HAMILTON, ERIC	03-ARM'S LENGTH	165,000	165,000	65,700	39.82	
XHO-475-0030-00	401	02/15/2024	2664-0925	WD	4003	CAMP, BETTY J	MARSHALL, KRISTEN L	03-ARM'S LENGTH	175,000	175,000	59,900	33.66	
XHO-475-0250-00	401	12/11/2023	2662-0718	WD	4003	SNYDER, BENJAMIN & ALLISO	TAYLOR, MATTHEW & JESSICA	03-ARM'S LENGTH	205,000	205,000	82,800	40.39	
XHO-475-0270-00	401	10/06/2023	2660-0524	WD	4003	EVENSON PROPERTIES #1 LLC	KOHLMUSS, VICKY S	03-ARM'S LENGTH	99,000	99,000	65,000	69.89	
XHO-500-0020-00	402	02/05/2024	2664-0488	CC	4003	BUTLER, HARLEY	HALE, KIMBERLY D	03-ARM'S LENGTH	10,000	10,000	5,800	58.00	
XHO-575-0010-00	401	12/08/2023	2662-0656	WD	4002	MC CABE, SHERYL & RILEY L	LEE, ANDREA A CLARK, SPEN	03-ARM'S LENGTH	105,000	105,000	49,100	46.76	
XHO-575-0060-00	401	12/28/2023	2663-0416	WD	4002	SM & G SERVICES INC	KEG LENSING, LLC	03-ARM'S LENGTH	125,000	125,000	50,900	40.64	
XHO-610-0190-00	401	11/30/2023	2662-0464	WD	4004	BERGCK, CONEY J & SHANDA L	SNYDER, BENJAMIN & ALLISO	19-WOULT PARCEL ARM'	325,000	325,000	177,300	54.55	
+ Pct's XHO-610-0240-00, XHO-610-0180-00													
Totals 10/01/2023 - 03/31/2024 Conventional 21 2,812,200 1,223,300 43.50 1.0000													
Totals 04/01/2023 - 03/31/2024 Conventional 42 5,115,900 2,189,900 42.81 1.0000													

*** Statistics for this group (42 in sample) ***
 Statistical Mean = 45.728 Median = 41.443 Maximum = 81.067 Minimum = 23.186

*** Statistics about Mean ***
 Normalized Average Deviation = 0.26333 (Coefficient of Dispersion)
 Average Squared Deviation = 221.85166 (Variance)
 Square Root of Squared Deviation = 14.89469 (Standard Deviation)
 Normalized Standard Deviation = 0.32572 (Covariance)
 2 Standard Deviation Range (Low) = 15.93852 (High) = 75.51726

County: 46 LENAWEE
Unit: CITY OF HUDSON
Class: Residential

Parcel Number	Class	Sale Date	Libor/Page	Inst. Neigh. Grantor	Grantee	Terms-of-Sale	Sale Price Adj	Sale Price Assessment	Ratio	Mult
*** ** Statistics about Median *** **										
Normalized Average Deviation	=		0.27305	(Coefficient of Dispersion)						
Average Squared Deviation	=		240.65872	(Variance)						
Square Root of Squared Deviation	=		15.51521	(Standard Deviation)						
Normalized Standard Deviation	=		0.37433	(Coefficient)						
2 Standard Deviation Range (low)	=	10.41659	(High)	=	72.46942					
Price Related Differential (PRD): 1.06826 PRD > 1 regressive, < 1 progressive.										

County: 46 LENAWEE
Unit: CITY OF HUDSON
Class: Residential

Parcel Number	Class	Sale Date	Libor/Page	Inst.	Neigh.	Grantor	Grantee	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	Mult
XHO-305-0010-00	401	08/29/2024	2673-74	WD	4003	MAYLE STEVEN V	SLEDGE, ASHLEY	03-ARM'S LENGTH	174,900	174,900	77,000	44.03	
XHO-340-0290-00	401	06/21/2024	2670-514	WD	4002	ARREQUIN, MELISSA	PERDSON, MATTHEW	03-ARM'S LENGTH	171,000	171,000	71,700	41.93	
XHO-400-0250-00	401	05/10/2024	2669-153	WD	4002	PEPPI, MARCOS	SHAY, STEPHEN D & STACY	03-ARM'S LENGTH	62,500	62,500	40,500	64.80	
XHO-410-3011-00	401	08/14/2024	2672-471	WD	4003	VAN ZANDT JOSEPH & SHELLEY CARMICHO, SIERA	KACZOR, ROBERT R & MARY E	03-ARM'S LENGTH	172,500	172,500	61,300	35.54	
XHO-410-3110-00	401	04/12/2024	2668-15	WD	4003	GETTING, MICHAEL R	WILLIAMS, PATRICIA LYNN	19-MULTI PARCEL ARM'	110,000	110,000	53,600	48.73	
XHO-410-7070-00 + Pcls XHO-410-7060-00	401	06/14/2024	2670-750	WD	4003	HICKMAN ERIC & MARY	WILLIAMS, PATRICIA LYNN	19-MULTI PARCEL ARM'	199,900	199,900	61,800	30.92	
XHO-410-8120-00	401	09/11/2024	2673-631	WD	4003	SCHWARTZ REBECCA	PARSELL, LAWRENCE	03-ARM'S LENGTH	174,900	174,900	64,600	36.94	
XHO-411-1040-00	401	07/11/2024	2671-242	WD	4003	LINDEMAN JOSHUA	WILLIAMS, MARSON	03-ARM'S LENGTH	154,400	154,400	52,300	33.87	
XHO-411-1080-00	401	04/09/2024	2667-719	WD	4003	RISING SHEENA P	ARNOLD, DANIEL L	03-ARM'S LENGTH	117,500	117,500	57,700	49.11	
XHO-475-0212-00	401	06/07/2024	2670-130	WD	4003	HODGER, JOSEPH & SCHWANK REED, JUSTIN W		03-ARM'S LENGTH	75,000	75,000	42,100	56.13	
XHO-500-0030-00	401	04/26/2024	2668-390	WD	4003	CHILCOTE ALICE LIFE ESTAT	MARRY, BRODLICK	03-ARM'S LENGTH	146,000	146,000	75,700	51.85	
XHO-525-0040-00	401	05/30/2024	2669-986	WD	4003	FISKREY, ERICA	GREENE, JUSTIN	03-ARM'S LENGTH	150,000	150,000	46,500	31.00	
XHO-600-0070-00 + Pcls XHO-600-0060-00	401	09/14/2024	2672-478	WD	4004	WILLIGAN, TAYLOR JAMES	MESSER, DAVID A	19-MULTI PARCEL ARM'	200,000	200,000	108,600	54.30	
XHO-600-0100-00	401	04/03/2024	2667-470	WD	4004	KACZOR ROBERT R & MARY TR	FREEDS, JOHN W, JR	03-ARM'S LENGTH	170,000	170,000	117,300	69.00	
XHO-650-2030-00	401	08/19/2024	2672-903	WD	4003	209 WOOD STREET LLC	RONEY, JOHN	03-ARM'S LENGTH	45,000	45,000	36,200	80.44	
XHO-751-0020-00	401	06/01/2024	2672-525	LC	4002	SOUTHWELL, BRAXTON E	SNAY, TYLER JAMES	03-ARM'S LENGTH	50,000	50,000	31,000	62.00	
Totals 04/01/2024 - 09/30/2024			Conventional						16	2,173,600	997,900	45.91	1.0000
Totals 10/01/2023 - 09/30/2024			Conventional						37	4,985,800	2,221,200	44.55	1.0000

*** Statistics for this group (37 in sample) ***

Statistical Mean = 47.271 Median = 43.357 Maximum = 80.444 Minimum = 24.551

*** Statistics about Mean ***

Normalized Average Deviation = 0.23701 (Coefficient of Dispersion)

Average Squared Deviation = 190.91278 (Variance)

Square Root of Squared Deviation = 13.81712 (Standard Deviation)

Normalized Standard Deviation = 0.29230 (Covariance)

2 Standard Deviation Range (Low) = 19.63662 (High) = 74.90510

*** Statistics about Median ***

Normalized Average Deviation = 0.24787 (Coefficient of Dispersion)

Average Squared Deviation = 206.65542 (Variance)

County: 46 LENAWEE
Unit: CITY OF HUDSON
Class: Residential

Parcel Number	Class	Sale Date	Fiber/Page	Instr. Neighb. Grantor	Grantee	Terms-of-Sale	Sale Price Adj.	Sale Price Assessment	Ratio	Mult
	Square Root of Squared Deviation =		14.37551	(Standard Deviation)						
	Normalized Standard Deviation =		0.33156	(Covariance)						
	2 Standard Deviation Range (Low) =	14.60611	(High) =	72.10817						
	Price Related Differential (PRD):	1.06106	PRD > 1 regressive,	< 1 progressive.						

County: 46 LENAWEE
Unit: CITY OF HUDSON
Class: Residential

Parcel Number	Class	Sale Date	Libert/Page	Inst. Neigh. Grantor	Grantee	Terms-of-Sale	Sale Price Adj.	Sale Price	Assessment	Ratio	Multi
Totals 04/01/2022 - 03/31/2024			Conventional				84	11,107,827	4,436,400	39.94	1.0000

*** Statistics for this group (84 in sample) ***
 Statistical Mean= 42.160 Median= 39.850 Maximum= 81.067 Minimum= 21.938

*** Statistics about Mean ***
 Normalized Average Deviation = 0.23477 (Coefficient of Dispersion)
 Average Squared Deviation = 165.24721 (Variance)
 Square Root of Squared Deviation = 12.66485 (Standard Deviation)
 Normalized Standard Deviation = 0.30491 (Coefficient of Dispersion)
 2 Standard Deviation Range (Low) = 16.45016 (High) = 67.86937

*** Statistics about Median ***
 Normalized Average Deviation = 0.23939 (Coefficient of Dispersion)
 Average Squared Deviation = 170.64900 (Variance)
 Square Root of Squared Deviation = 13.06327 (Standard Deviation)
 Normalized Standard Deviation = 0.32791 (Coefficient of Dispersion)
 2 Standard Deviation Range (Low) = 13.72303 (High) = 65.97610

Price Related Differential (PRD): 1.05560 PRD >1 regressive, < 1 progressive.

County: 46 LENAWEE
Unit: CITY OF HUDSON
Class: Residential

Parcel Number Class Sale Date Libor/Page Inst. Neigh. Grantor Grantee Terms-of-Sale Sale Price Adj. Sale Price Assessment Ratio Molt

< Totals for this Analysis >		# of Sales	Assessments	Sale Prices	Ratio
Conventional	100	5,434,300	13,281,427	40.92	(Before discounting, sales were = 0)
Creative	0	0	0	50.00	
Totals:	100	5,434,300	13,281,427	40.92	(Weighted)

*** Statistics for this group (100 in sample) ***

Statistical Mean= 43.320 Median= 40.148 Maximum= 61.067 Minimum= 21.938

*** Statistics about Mean ***

Normalized Average Deviation = 0.24430 (Coefficient of Dispersion)

Average Squared Deviation = 177.73218 (Variance)

Square Root of Squared Deviation = 13.33162 (Standard Deviation)

Normalized Standard Deviation = 0.30775 (Covariance)

2 Standard Deviation Range (Low) = 16.65680 (High) = 69.98329

*** Statistics about Median ***

Normalized Average Deviation = 0.25306 (Coefficient of Dispersion)

Average Squared Deviation = 187.89935 (Variance)

Square Root of Squared Deviation = 13.70760 (Standard Deviation)

Normalized Standard Deviation = 0.34143 (Covariance)

2 Standard Deviation Range (Low) = 12.73238 (High) = 67.56279