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City of Hudson Commercial ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
XH0-000-2010-00	200 E MAIN ST	08/17/23	\$63,000	WD	03-ARM'S LENGTH	\$63,000	\$44,600
XH0-300-0640-00	400 S MERIDIAN RD	05/19/23	\$300,000	LC	03-ARM'S LENGTH	\$300,000	\$131,200
XH0-320-0280-00	112 S CHURCH ST	01/04/24	\$60,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$60,000	\$38,900
XH0-320-0310-00	106 S CHURCH ST	01/04/24	\$60,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$60,000	\$38,900
XH0-335-0070-00	110 N MAPLE GROVE	03/14/23	\$29,000	LC	03-ARM'S LENGTH	\$29,000	\$18,000
XH0-345-0180-00	316 W MAIN ST	09/29/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$41,300
XH0-345-0210-00	308 W MAIN ST	05/25/23	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$25,900
XH0-345-0350-00	113 N CHURCH ST	03/08/24	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$24,000
Totals:						\$763,000	\$362,800

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Curr. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area
70.79	\$88,992	\$22,463	\$40,537	\$155,442	0.261	3,450	\$11.75	2001
43.73	\$257,880	\$69,570	\$230,430	\$439,977	0.524	5,039	\$45.73	2001
64.83	\$74,828	\$15,859	\$44,141	\$136,201	0.324	3,272	\$13.49	2001
64.83	\$86,760	\$15,268	\$44,732	\$136,201	0.328	3,272	\$13.67	2001
62.07	\$43,541	\$8,689	\$20,311	\$81,430	0.249	1,920	\$10.58	2001
31.77	\$81,570	\$1,654	\$128,346	\$186,720	0.687	3,520	\$36.46	2001
71.94	\$51,099	\$1,698	\$34,302	\$115,423	0.297	4,347	\$7.89	2001
28.24	\$46,801	\$1,842	\$83,158	\$105,044	0.792	2,730	\$30.46	2001
	\$731,471		\$625,957	\$1,356,437			\$21.25	
47.55				E.C.F. =>	0.445		Std. Deviation=>	0.20913559
17.58				Ave. E.C.F. =>	0.433		Ave. Variance=>	17.6063

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dep.
17.2047		\$14,167		COMMERCIAL	201	0
9.0899	Ranch	\$39,980		COMMERCIAL	201	79
10.8746		\$7,307	XH0-320-0310-00	COMMERCIAL	201	0
10.4407		\$6,716	XH0-320-0280-00	COMMERCIAL	201	0
18.3404	1 1/2 Story	\$8,189		COMMERCIAL	201	46
25.4540		\$1,654		COMMERCIAL	201	0
13.5648		\$1,698		COMMERCIAL	201	0
35.8813		\$1,842		COMMERCIAL	201	0
1.2167						

Coefficient of Var=> 40.6768477

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/07/2024 12:25 PM

Parcel: XH0-000-2010-00
Owner's Name: KELLEY, BILLE R & KATHLEEN D
Property Address: 200 E MAIN ST
HUDSON, MI 49247
Liber/Page: 2659-0627
Split: // **Created:** // **Active:** Active
Public Impr.: None
Topography: None

Current Class: 201.COMMERCIAL-IMPROVED
Previous Class: 201.COMMERCIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: XH0 CITY OF HUDSON
MAP #: 97
School: 46080 HUDSON AREA SCHOOLS
Neighborhood: 2001 COMMERCIAL

Mailing Address:

KELLEY, BILLE R & KATHLEEN D
616 NORTH
MORENCI MI 49256

Description:

LOT 1 BLOCK NO 2 ORIGINAL PLAT

Most Recent Sale Information

Sold on 08/17/2023 for 63,000 by HAWKINS, HARRY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2659-0627

Most Recent Permit Information

Permit 23-1008 on 10/08/2023 for \$0 category MISCELLANEOUS.

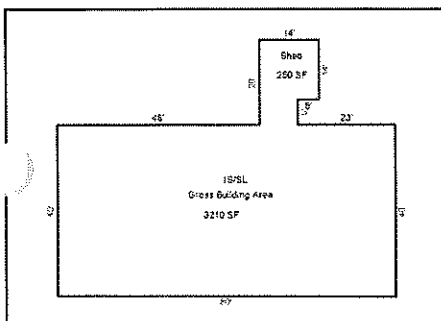
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	43,500	2024 Taxable:	43,500	Acreage:	0.35
Zoning:		Land Value:	Tentative	Frontage:	0.0
RE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Commercial Buildings: 2
Type: Stores - Discount
Desc:
Class: C
Quality: Average
Built: 1960 Remodeled: 0
Overall Building Height: 14
Floor Area: 3,450
Sale Price/Floor Area: 18.26
Estimated TCV: Tentative
Cmts:

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/07/2024 12:25 PM

Parcel:	XH0-320-0280-00	Current Class:	201.COMMERCIAL-IMPROVED
Owner's Name:	FRISCH, TANNER	Previous Class:	201.COMMERCIAL-IMPROVED
Property Address:	112 S CHURCH ST HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2663-0571	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	None	MAP #	RENTAL 2017
Topography:	None	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	2001 COMMERCIAL

Mailing Address:	Description:
FRISCH, TANNER 2135 FOREST DR LAPEER MI 48446	LOTS 28, 29 & 30 ASSES PLAT NO 4

Most Recent Sale Information

Sold on 01/04/2024 for 60,000 by RANSOM ENTERPRISES LLC.

Terms of Sale:	19-MULTI PARCEL ARM'S LENGTH	Liber/Page:	2663-0571
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Most Recent Permit Information

None Found

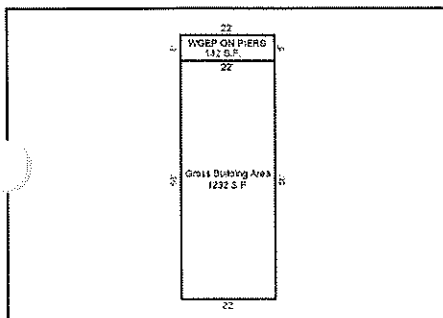
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	70 X 80
2024 S.E.V.:	21,500	2024 Taxable:	19,474	Acreage:	0.14
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Commercial Buildings: 1
Type: Multiple Residences
Desc:
Class: C
Quality: Low Cost
Built: 0 Remodeled: 0
Overall Building Height: 0
Floor Area: 1,232
Sale Price/Floor Area: 48.70
Estimated TCV: Tentative
Cmts:

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/07/2024 12:25 PM

Parcel:	XH0-335-0070-00	Current Class:	201.COMMERCIAL-IMPROVED
Owner's Name:	DUVALL JACOB	Previous Class:	201.COMMERCIAL-IMPROVED
Property Address:	110 N MAPLE GROVE HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2651-0975	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	None	MAP #	96-C
Topography:	None	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	2001 COMMERCIAL

Mailing Address:	Description:
DUVALL JACOB 110 N MAPLE GROVE HUDSON MI 49247	LOT 7 ASSESS PLAT NO 7

Most Recent Sale Information

Sold on 03/14/2023 for 29,000 by NEIL SEAGRAVES.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2651-0975

Most Recent Permit Information

Permit 06-034 on 08/25/2006 for \$0 category SIGN.

Physical Property Characteristics

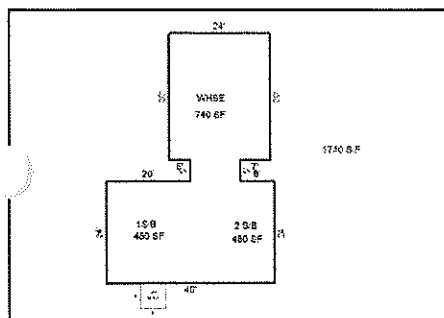
2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	66 X132
2024 S.E.V.:	21,600	2024 Taxable:	21,600	Acreage:	0.20
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1900
Occupancy: Single Family
Class: CD
Style: 1 1/2 Story
Exterior: Vinyl
% Good (Physical): 46
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 60
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,200
Ground Area: 960
Garage Area: 0
Basement Area: 480
Basement Walls: Poured
Estimated TCV: Tentative

of Commercial Buildings: 1
Type: Warehouses - Storage
Desc:
Class: D
Quality: Low Cost
Built: 1980 Remodeled: 0
Overall Building Height: 12
Floor Area: 720
Sale Price/Floor Area: 40.28
Estimated TCV: Tentative
Cmts:

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/07/2024 12:25 PM

Parcel:	XH0-345-0210-00	Current Class:	201.COMMERCIAL-IMPROVED
Owner's Name:	MOORE, CHRISTOPHER	Previous Class:	201.COMMERCIAL-IMPROVED
Property Address:	308 W MAIN ST HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2655-0617	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	None	MAP #	97
Topography:	None	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	2001 COMMERCIAL

Mailing Address:	Description:
MOORE, CHRISTOPHER 34866 AVONDALE WESTLAND MI 48186	LOT 21 ASSESS PLAT NO 9

Most Recent Sale Information

Sold on 05/25/2023 for 36,000 by BORDEN, HEATHER R.

Terms of Sale:	03-ARM'S LENGTH	Liber/Page:	2655-0617
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Most Recent Permit Information

Permit 24-06 on 04/23/2024 for \$0 category ROOF.

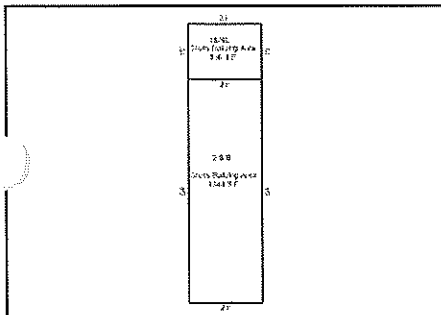
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	21 X 86
2024 S.E.V.:	25,400	2024 Taxable:	25,400	Acreage:	0.04
Zoning:		Land Value:	Tentative	Frontage:	0.0
ARE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Commercial Buildings: 2
Type: Stores - Retail
Desc:
Class: C
Quality: Low Cost
Built: 1900 Remodeled: 1990
Overall Building Height: 32
Floor Area: 4,347
Sale Price/Floor Area: 8.28
Estimated TCV: Tentative
Cmts: 10/9/07 - THIS BUILDING IS
UNINHABITABLE AND HAS BEEN FOR

Sketch



City of Hudson Commercial Land Analysis

Parcel Number	Street/Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
XH0-000-0042-00	207 W MAIN ST	06/02/21	\$75,000	WD	03-ARMS LENGTH	\$75,000	\$25,500	34.00
XH0-000-2010-00	200 E MAIN ST	08/17/23	\$63,000	WD	03-ARMS LENGTH	\$63,000	\$44,600	70.79
XH0-118-3650-00	116 WEST ST / 118 WEST ST	06/28/22	\$650,000	WD	03-ARMS LENGTH	\$650,000	\$196,900	30.29
XH0-300-0640-00	400 S MERIDIAN RD	05/19/23	\$300,000	LC	03-ARMS LENGTH	\$300,000	\$131,200	43.73
XH0-335-0070-00	110 N MAPLE GROVE	03/14/23	\$29,000	LC	03-ARMS LENGTH	\$29,000	\$18,000	62.07
XH0-345-0180-00	316 W MAIN ST	09/29/23	\$130,000	WD	03-ARMS LENGTH	\$130,000	\$41,300	31.77
XH0-345-0210-00	308 W MAIN ST	05/25/23	\$36,000	WD	03-ARMS LENGTH	\$36,000	\$25,900	71.94
XH0-345-0350-00	113 N CHURCH ST	12/23/21	\$75,000	PTA	03-ARMS LENGTH	\$75,000	\$18,700	24.93
XH0-345-0400-00	105 N CHURCH ST	04/23/21	\$85,000	WD	03-ARMS LENGTH	\$85,000	\$40,400	47.53
Totals:						\$1,443,000	\$542,500	
						Sale. Ratio =>		37.60
						Std. Dev. =>		17.99

Curr. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libert/Page
\$116,351	(\$39,992)	\$1,359	0.04	0.04	(\$1,025,436)	(\$23.54)	2001	2620/0482
\$86,882	(\$11,825)	\$12,057	0.35	0.35	(\$34,176)	(\$0.78)	2001	2659-0627
\$629,389	\$86,851	\$66,240	1.06	1.06	\$81,781	\$1.88	2002	2641-0709
\$257,880	\$82,100	\$39,980	1.75	1.75	\$46,968	\$1.08	2001	2655-0259
\$42,322	(\$6,352)	\$6,970	0.20	0.20	(\$31,760)	(\$0.73)	2001	2651-0975
\$81,324	\$50,084	\$1,408	0.04	0.04	\$1,252,100	\$28.74	2001	2660-0900
\$50,846	(\$13,401)	\$1,445	0.04	0.04	(\$326,854)	(\$7.50)	2001	2655-0617
\$46,826	\$29,742	\$1,568	0.05	0.05	\$660,933	\$15.17	2001	2632/0088
\$117,657	(\$30,473)	\$2,184	0.06	0.06	(\$483,698)	(\$11.10)	2001	2618/0461
\$1,429,477	\$146,734	\$133,211	3.58	3.58	Average	Average		
					per Net Acre=>	per SqFt=>		
					40,941.41	\$0.94		

