

9

Northwest Residential ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
XH0-300-0530-00	218 N CHURCH ST	12/15/21	\$105,000	PTA	03-ARMS.LENGTH	\$105,000	\$39,500
XH0-300-0610-00	108 NORTH ST	03/31/23	\$154,900	WD	03-ARMS.LENGTH	\$154,900	\$73,500
XH0-300-0880-00	426 WEST ST	12/16/22	\$195,000	WD	03-ARMS.LENGTH	\$195,000	\$77,100
XH0-300-8011-00	542 TIFFIN ST	06/03/22	\$299,000	WD	03-ARMS.LENGTH	\$299,000	\$92,400
XH0-300-8071-00	203 NORTH ST	02/17/22	\$88,375	WD	03-ARMS.LENGTH	\$88,375	\$40,500
XH0-325-0042-00	704 JEFFERSON ST	11/09/22	\$115,000	WD	03-ARMS.LENGTH	\$115,000	\$44,300
XH0-325-0071-00	784 TIFFIN ST	05/15/23	\$141,000	WD	03-ARMS.LENGTH	\$141,000	\$56,900
XH0-325-0202-00	800 N MAPLE GROVE	07/25/22	\$284,900	WD	03-ARMS.LENGTH	\$284,900	\$97,000
XH0-340-0170-00	207 LANE ST	05/20/22	\$106,000	WD	03-ARMS.LENGTH	\$106,000	\$33,800
XH0-340-0270-00	203 N CHURCH ST	08/08/23	\$104,500	WD	03-ARMS.LENGTH	\$104,500	\$38,300
XH0-345-0290-00	122 N CHURCH ST	09/30/22	\$151,500	WD	03-ARMS.LENGTH	\$151,500	\$39,600
XH0-400-0170-00	WILLOW ST	10/29/21	\$109,750	WD	03-ARMS.LENGTH	\$109,750	\$41,400
XH0-550-0040-00	640 TIFFIN ST	09/26/22	\$180,000	WD	03-ARMS.LENGTH	\$180,000	\$58,300
XH0-625-0080-00	104 VALLEY DR	12/14/22	\$139,900	WD	03-ARMS.LENGTH	\$139,900	\$42,900
XH0-751-0050-00	116 HILL ST	04/07/21	\$90,000	WD	03-ARMS.LENGTH	\$90,000	\$30,800
XH0-751-0080-00	212 N MAPLE GROVE	10/24/22	\$160,405	WD	03-ARMS.LENGTH	\$160,405	\$66,300
XH0-752-6020-00	306 N MAPLE GROVE	06/21/23	\$162,000	WD	03-ARMS.LENGTH	\$162,000	\$44,100
XH0-752-6040-00	314 N MAPLE GROVE	08/09/22	\$95,000	WD	03-ARMS.LENGTH	\$95,000	\$27,900
XH0-752-6121-00	107 JEFFERSON ST	08/18/22	\$115,000	WD	03-ARMS.LENGTH	\$115,000	\$34,000
XH0-752-8090-00	113 JAY ST	08/29/23	\$115,000	LC	03-ARMS.LENGTH	\$115,000	\$48,500
XH0-753-0010-00	219 JACKSON ST	12/09/22	\$140,000	WD	03-ARMS.LENGTH	\$140,000	\$69,000
XH0-753-1022-00	106 JEFFERSON ST	05/24/23	\$128,500	WD	03-ARMS.LENGTH	\$128,500	\$38,800
XH0-753-1032-00	216 JACKSON ST	09/08/22	\$123,000	WD	03-ARMS.LENGTH	\$123,000	\$34,800
XH0-753-2070-00	198 BUCHANAN ST	12/29/22	\$143,500	WD	03-ARMS.LENGTH	\$143,500	\$51,000
XH0-753-3040-00	110 JAY ST	01/28/22	\$109,000	WD	03-ARMS.LENGTH	\$109,000	\$22,600
Totals:						\$3,556,230	\$1,243,300

Sale. Ratio =>

Std. Dev. =>

Asd/Adj Sale	Cur Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area
37.62	\$122,684	\$8,710	\$96,290	\$138,993	0.693	1,615	\$59.62	4002
47.45	\$176,592	\$24,562	\$130,338	\$185,402	0.703	2,240	\$58.19	4002
39.54	\$209,849	\$22,871	\$172,129	\$228,022	0.755	2,232	\$77.12	4002
30.90	\$248,507	\$20,194	\$278,806	\$278,431	1.001	1,756	\$158.77	4002
45.83	\$107,265	\$12,366	\$76,009	\$115,730	0.657	1,040	\$73.09	4002
38.52	\$117,863	\$16,873	\$98,127	\$123,159	0.797	960	\$102.22	4002
40.35	\$143,004	\$21,028	\$119,972	\$148,751	0.807	1,188	\$100.99	4002
34.05	\$250,016	\$13,220	\$271,680	\$288,776	0.941	1,428	\$190.25	4002
31.89	\$103,266	\$6,153	\$99,847	\$118,430	0.843	1,188	\$84.05	4002
36.65	\$94,812	\$8,759	\$95,741	\$104,943	0.912	1,408	\$68.00	4002
26.14	\$158,002	\$12,014	\$139,486	\$178,034	0.783	1,664	\$83.83	4002
37.72	\$117,635	\$15,317	\$94,433	\$144,110	0.655	1,200	\$78.69	4002
32.39	\$173,760	\$16,946	\$163,054	\$191,237	0.853	1,554	\$104.93	4002
30.66	\$130,268	\$13,894	\$126,006	\$141,920	0.888	1,248	\$100.97	4002
34.22	\$85,210	\$12,046	\$77,954	\$89,224	0.874	1,440	\$54.13	4002
41.33	\$196,414	\$12,413	\$147,992	\$224,391	0.660	2,906	\$50.93	4002
27.22	\$109,648	\$11,595	\$150,405	\$119,577	1.258	1,296	\$116.05	4002
29.37	\$86,315	\$11,095	\$83,905	\$91,732	0.915	1,200	\$69.92	4002
29.57	\$90,458	\$9,007	\$105,993	\$99,330	1.067	1,128	\$93.97	4002
42.17	\$120,193	\$11,595	\$103,405	\$132,437	0.781	1,452	\$71.22	4002
49.29	\$181,385	\$21,532	\$118,468	\$194,943	0.608	1,352	\$87.62	4002
30.19	\$99,080	\$12,270	\$116,230	\$103,270	1.126	1,020	\$113.95	4002
28.29	\$98,792	\$11,126	\$111,874	\$106,910	1.046	996	\$112.32	4002
35.54	\$171,119	\$12,027	\$131,473	\$194,015	0.678	1,583	\$83.05	4002
20.73	\$80,525	\$10,627	\$98,373	\$85,241	1.154	660	\$149.05	4002
	\$3,472,662		\$3,207,990	\$3,827,006			\$93.72	
34.96				E.C.F. =>	0.838		Std. Deviation=>	0.17431463
6.99				Ave. E.C.F. =>	0.858		Ave. Variance=>	82.3773

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
69.2770	2 Story	\$8,210		NORTH WEST	401	69
70.3000	2 Story	\$20,419		NORTH WEST	401	54
75.4879	2 Story	\$22,371		NORTH WEST	401	75
100.1349	Ranch	\$16,429		NORTH WEST	401	78
65.6776	Ranch	\$11,366		NORTH WEST	401	61
79.6754	Ranch	\$15,873		NORTH WEST	401	60
80.6528	Ranch	\$18,957		NORTH WEST	401	65
94.0800	1 1/2 Story	\$12,720		NORTH WEST	401	75
84.3085	2 Story	\$5,153		NORTH WEST	401	74
91.2317	1 1/2 Story	\$7,914		NORTH WEST	401	65
78.3479	1 1/2 Story	\$11,514		NORTH WEST	401	79
65.5285		\$14,317	XH0-400-0180-00	NORTH WEST	402	34
85.2630	Ranch	\$15,946		NORTH WEST	401	69
88.7869	Ranch	\$11,720		NORTH WEST	401	69
87.3685	1 1/2 Story	\$11,017		NORTH WEST	401	51
65.9526	2 Story	\$11,413		NORTH WEST	401	69
125.7811	1 3/4 Story	\$10,595		NORTH WEST	401	65
91.4678	1 1/2 Story	\$10,595		NORTH WEST	401	64
106.7074	1 1/2 Story	\$8,507		NORTH WEST	401	60
78.0789	2 Story	\$10,595		NORTH WEST	401	65
60.7707	MODULAR	\$14,941		NORTH WEST	401	75
112.5502	1 1/2 Story	\$11,770	XH0-753-1021-00	NORTH WEST	401	65
104.6434	1 3/4 Story	\$8,651		NORTH WEST	401	79
67.7645	Ranch	\$11,027		NORTH WEST	401	73
29.5954	1 1/4 Story	\$8,590		NORTH WEST	401	68
1.9846						

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96

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/16/2024 3:59 PM

Parcel:	XH0-300-0530-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	COUCH, DANA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	218 N CHURCH ST HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2631 0341	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas	MAP #	RENTAL 2014
Topography:	Rolling	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	4002 NORTH WEST

Mailing Address:	Description:
COUCH, DANA 218 N CHURCH ST HUDSON MI 49247	LOT 53 ASSESS PLAT NO 1

Most Recent Sale Information

Sold on 12/15/2021 for 105,000 by DALTON RUSSELL.

Terms of Sale:	03-ARM'S LENGTH	Liber/Page:	2631 0341
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Most Recent Permit Information

Permit 22-52 on 08/05/2022 for \$0 category ROOF.

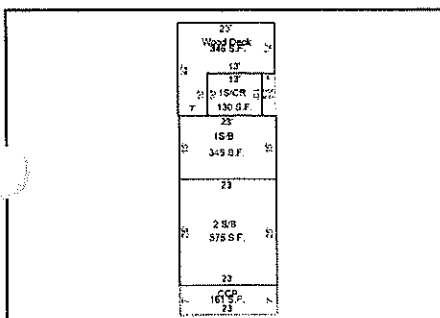
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	56,000	2024 Taxable:	45,864	Acreage:	0.18
Zoning:		Land Value:	Tentative	Frontage:	66.0
RE:	100.000	Land Impr. Value:	Tentative	Average Depth:	116.0

Improvement Data

of Residential Buildings: 1
Year Built: 1910
Occupancy: Single Family
Class: CD
Style: 2 Story
Exterior: Vinyl
% Good (Physical): 68
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 60
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,615
Ground Area: 1,040
Garage Area: 0
Basement Area: 920
Basement Walls: Block
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/16/2024 3:59 PM

Parcel:	XH0-300-0610-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MCDANIEL, ALLEN & SUSAN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	108 NORTH ST HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2653-0151	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Water, Sewer, Electric, Gas	MAP #	97
Topography:	Level	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	4002 NORTH WEST

Mailing Address:

MCDANIEL, ALLEN & SUSAN
108 NORTH ST
HUDSON MI 49247

Description:

LOT 61 & THAT PART OF OUTLOT G BEG ON N LI OF NORTH ST 401.5 FT E FROM SW COR OF SD OUTLOT TH N 2^04'W 185.18 FT TO N LI OF SD OUTLOT TH E 92.25 FT TO NW COR LOT 61 TH S 185 FT TH W 82.1 FT TO POB ASSESSOR'S PLAT NO 1

Most Recent Sale Information

Sold on 03/31/2023 for 154,900 by LAUERMAN RAYMOND J & VELIA.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 2653-0151

Most Recent Permit Information

Permit 23-31 on 05/24/2023 for \$13,200 category ROOF.

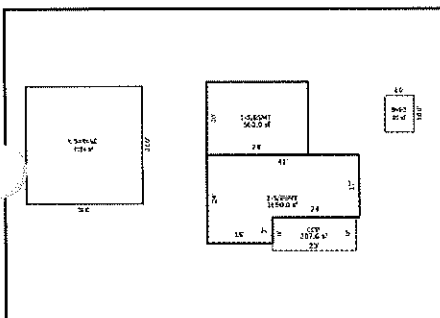
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	88,300	2024 Taxable:	88,300	Acreage:	0.64
Zoning:		Land Value:	Tentative	Frontage:	151.0
RE:	100.000	Land Impr. Value:	Tentative	Average Depth:	185.0

Improvement Data

of Residential Buildings: 1
Year Built: 1872
Occupancy: Single Family
Class: C
Style: 2 Story
Exterior: Brick
% Good (Physical): 54
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 60
of Bedrooms: 5
Full Baths: 2 Half Baths: 0
Floor Area: 2,240
Ground Area: 1,400
Garage Area: 1,024
Basement Area: 1,400
Basement Walls: Stone
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/16/2024 3:59 PM

Parcel:	XH0-300-0880-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	FOWLER, ROBERT & KATHRYN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	426 WEST ST HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2649-0025	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas	MAP #	97
Topography:	Rolling, Landscaped	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	4002 NORTH WEST

Mailing Address:	Description:
FOWLER, ROBERT & KATHRYN 426 WEST ST HUDSON MI 49247	LOT 88 ASSESS PLAT NO 1

Most Recent Sale Information

Sold on 12/16/2022 for 195,000 by KUBACKI, KARISSA.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 2649-0025

Most Recent Permit Information

Permit 19555 on 10/25/2019 for \$0 category ELECTRICAL.

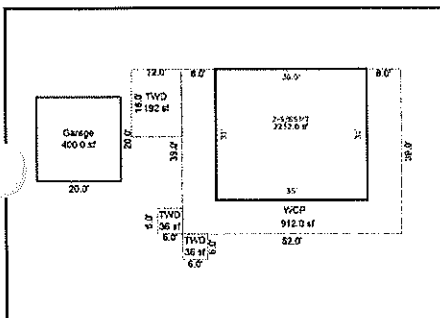
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	104,700	2024 Taxable:	87,885	Acreage:	0.51
Zoning:		Land Value:	Tentative	Frontage:	265.0
RE:	100.000	Land Impr. Value:	Tentative	Average Depth:	84.5

Improvement Data

of Residential Buildings: 1
Year Built: 1920
Occupancy: Single Family
Class: CD
Style: 2 Story
Exterior: Vinyl
% Good (Physical): 75
Heating System: Forced Heat & Cool
Electric - Amps Service: 60
of Bedrooms: 4
Full Baths: 3 Half Baths: 0
Floor Area: 2,232
Ground Area: 1,116
Garage Area: 400
Basement Area: 1,116
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/16/2024 3:59 PM

Parcel:	XH0-300-8011-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	RACE, GEORGE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	542 TIFFIN ST HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2640-0525	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	None	MAP #	96
Topography:	None	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	4002 NORTH WEST

Mailing Address:

RACE, GEORGE
542 TIFFIN ST
HUDSON MI 49247

Description:

THE N 85 FT OF S 165 FT OF OUTLOT A ASSESS PLAT NO 1

Most Recent Sale Information

Sold on 06/03/2022 for 299,000 by BAILEY, TINA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2640-0525

Most Recent Permit Information

Permit 21-0056 on 11/02/2021 for \$1,500 category FENCE.

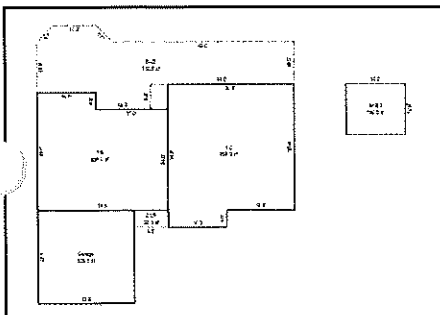
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	125,000	2024 Taxable:	105,735	Acreage:	0.56
Zoning:		Land Value:	Tentative	Frontage:	85.0
ARE:	100.000	Land Impr. Value:	Tentative	Average Depth:	289.0

Improvement Data

of Residential Buildings: 1
Year Built: 1994
Occupancy: Single Family
Class: C+5
Style: Ranch
Exterior: Vinyl
% Good (Physical): 78
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,756
Ground Area: 1,756
Garage Area: 506
Basement Area: 800
Basement Walls: Poured
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/16/2024 3:59 PM

Parcel:	XH0-300-8071-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	EDMONSON, JASON & JENKINS JENNIFER	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	203 NORTH ST HUDSON, MI 49247	Taxable Status:	TAXABLE
Liber/Page:	2634/0227	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas	MAP #	RENTAL 2014
Topography:	Level	School:	45080 HUDSON AREA SCHOOLS
		Neighborhood:	4002 NORTH WEST

Mailing Address:

EDMONSON, JASON & JENKINS JENNIFER
203 NORTH ST
HUDSON MI 49247

Description:

THAT PART OF OUTLOT G BEG 313.5 FT E FROM SW COR SD OUTLOT TH N 185 FT TO N LI SO OUTLOT TH E 78.75 FT TH S 2^04'E 185.18 FT TH W 88 FT TO POB ASSESS PLAT NO 1

Most Recent Sale Information

Sold on 02/17/2022 for 88,375 by MC CLELLAN MICHAEL J & SARA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2634/0227

Most Recent Permit Information

Permit 22-0045 on 07/01/2022 for \$1,000 category FENCE.

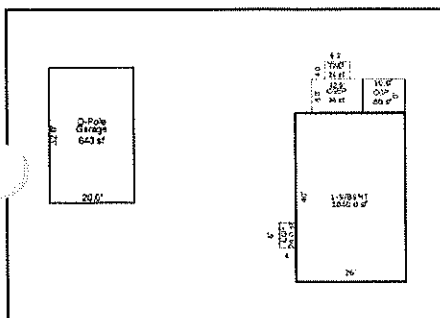
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	53,600	2024 Taxable:	45,045	Acreage:	0.35
Zoning:		Land Value:	Tentative	Frontage:	88.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	185.0

Improvement Data

of Residential Buildings: 1
Year Built: 1970
Occupancy: Single Family
Class: CD
Style: Ranch
Exterior: Aluminum
% Good (Physical): 60
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 60
of Bedrooms: 0
Full Baths: 1 Half Baths: 1
Floor Area: 1,040
Ground Area: 1,040
Garage Area: 640
Basement Area: 1,040
Basement Walls: Block
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/16/2024 3:59 PM

Parcel:	XH0-325-0042-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	NICHOLS, TAMARA ANN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	704 JEFFERSON ST HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2647-0769	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb	MAP #	96
Topography:	Level, Landscaped	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	4002 NORTH WEST

Mailing Address:	Description:
NICHOLS, TAMARA ANN 704 JEFFERSON ST HUDSON MI 49247	W 19 RDS OF LOT 4 EX W 33 FT TO CITY ASSESS PLAT NO 5

Most Recent Sale Information

Sold on 11/09/2022 for 115,000 by VANVOORHIES, CARRIE L.

Terms of Sale:	03-ARM'S LENGTH	Liber/Page:	2647-0769
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Most Recent Permit Information

Permit 13-34 on 07/30/2013 for \$5,400 category NON-CONSIDERATION.

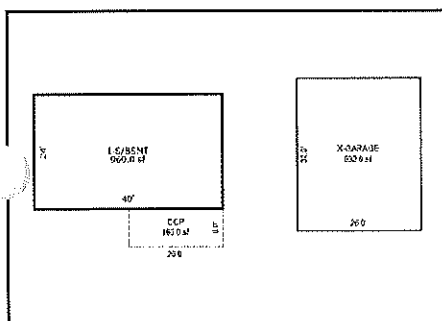
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	58,600	2024 Taxable:	49,245	Acreage:	0.53
Zoning:		Land Value:	Tentative	Frontage:	82.0
AREA:	100.000	Land Impr. Value:	Tentative	Average Depth:	280.0

Improvement Data

of Residential Buildings: 1
Year Built: 1980
Occupancy: Single Family
Class: C
Style: Ranch
Exterior: Vinyl
% Good (Physical): 60
Heating System: Forced Heat & Cool
Electric - Amps Service: 60
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 960
Ground Area: 960
Garage Area: 832
Basement Area: 960
Basement Walls: Block
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/16/2024 3:59 PM

Parcel:	XH0-325-0071-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HASKELL, SHANICE L	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	784 TIFFIN ST HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2655-0240	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb	MAP #	96
Topography:	Level, Landscaped	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	4002 NORTH WEST

Mailing Address:	Description:
HASKELL, SHANICE L 784 TIFFIN ST HUDSON MI 49247	S 110 FT OF N 210 FT OF LOT 7 ASSESS PLAT NO 5

Most Recent Sale Information

Sold on 05/15/2023 for 141,000 by WOLLET PATRICIA M (LE).

Terms of Sale:	03-ARM'S LENGTH	Liber/Page:	2655-0240
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Most Recent Permit Information

Permit 15-40 on 07/29/2015 for \$3,000 category CONSTRUCTION.

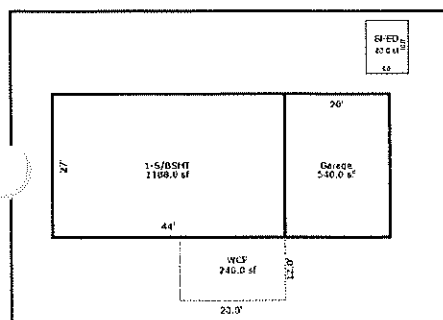
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	71,100	2024 Taxable:	71,100	Acreage:	0.82
Zoning:		Land Value:	Tentative	Frontage:	204.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	175.0

Improvement Data

of Residential Buildings: 1
Year Built: 1972
Occupancy: Single Family
Class: C
Style: Ranch
Exterior: Vinyl
% Good (Physical): 65
Heating System: Forced Heat & Cool
Electric - Amps Service: 60
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,188
Ground Area: 1,188
Garage Area: 540
Basement Area: 1,188
Basement Walls: Poured
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/16/2024 3:59 PM

Parcel:	XH0-325-0202-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HICKMAN, KEVIN & KARI	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	800 N MAPLE GROVE HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2642-0793	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Sidewalk, Water, Sewer, Electric, Gas, Curb	MAP #	96
Topography:	Level, Landscaped	School:	46080 HUDSON AREA SCHOOLS
Mailing Address:		Neighborhood:	4002 NORTH WEST
Description:	PART OF LOT 20 COMM AT A PT 180.45 FT N FROM SE COR SD LOT TH N 90 FT TH N 28^35'E 11.28 FT TH W 160.78 FT TH N 105.5 FT TH W 144.78 FT TH S 207 FT TH E 300 FT TO POB ASSESS PLAT NO 5		

Most Recent Sale Information

Sold on 07/25/2022 for 284,900 by ROAN BONNIE J.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2642-0793

Most Recent Permit Information

Permit 99-48 on 07/13/1999 for \$3,500 category PORCH.

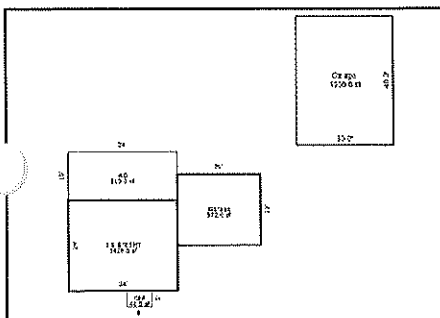
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	127,400	2024 Taxable:	108,255	Acreage:	1.04
Zoning:		Land Value:	Tentative	Frontage:	100.0
ARE:	100.000	Land Impr. Value:	Tentative	Average Depth:	148.1

Improvement Data

of Residential Buildings: 1
Year Built: 1990
Occupancy: Single Family
Class: BC
Style: 1 1/2 Story
Exterior: Vinyl
% Good (Physical): 75
Heating System: Forced Heat & Cool
Electric - Amps Service: 60
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 1,428
Ground Area: 952
Garage Area: 1,772
Basement Area: 952
Basement Walls: Poured
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/16/2024 3:59 PM

Parcel:	XH0-340-0170-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HART, JEAN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	207 LANE ST HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2648-0085	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas	MAP #	97
Topography:	Level	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	4002 NORTH WEST

Mailing Address:

HART, JEAN
413 COMET CREEK LN
SUMMERVILLE SC 29486

Description:

LOT 17 ASSESS PLAT NO 8
NONCONSIDERATION TCV - 30,000

Most Recent Sale Information

Sold on 05/20/2022 for 106,000 by BEAUBIEN, DANIEL & CAROLINE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2640-0355

Most Recent Permit Information

Permit 1771 on 09/08/2017 for \$0 category ROOF.

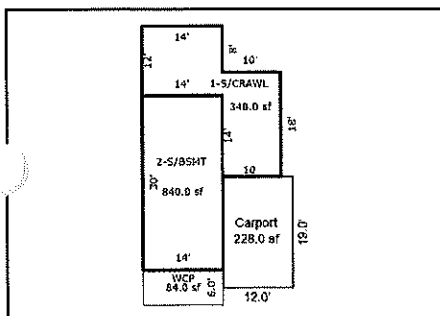
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	44,300	2024 Taxable:	38,895	Acreage:	0.05
Zoning:		Land Value:	Tentative	Frontage:	33.0
ARE:	0.000	Land Impr. Value:	Tentative	Average Depth:	61.0

Improvement Data

of Residential Buildings: 1
Year Built: 1900
Occupancy: Single Family
Class: CD
Style: 2 Story
Exterior: Vinyl
% Good (Physical): 74
Heating System: Forced Heat & Cool
Electric - Amps Service: 60
of Bedrooms: 2
Full Baths: 1 Half Baths: 1
Floor Area: 1,188
Ground Area: 768
Garage Area: 0
Basement Area: 420
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/16/2024 3:59 PM

Parcel:	XH0-340-0270-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	KING, SKYLER & CALLOWAY, LOGAN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	203 N CHURCH ST HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2659-0425	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas	MAP #	97
Topography:	Level	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	4002 NORTH WEST

Mailing Address:	Description:
KING, SKYLER & CALLOWAY, LOGAN 203 N CHURCH ST HUDSON MI 49247	LOT 27 ASSESS PLAT NO 8

Most Recent Sale Information

Sold on 08/08/2023 for 104,500 by SECRETARY OF VETERANS AFFAIRS.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 2659-0425

Most Recent Permit Information

Permit 15-41 on 07/31/2015 for \$350 category CONSTRUCTION.

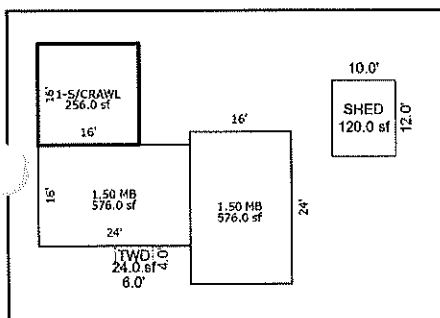
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	47,600	2024 Taxable:	47,600	Acreage:	0.09
Zoning:		Land Value:	Tentative	Frontage:	65.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	59.0

Improvement Data

of Residential Buildings: 1
Year Built: 1900
Occupancy: Single Family
Class: CD
Style: 1 1/2 Story
Exterior: Vinyl
% Good (Physical): 65
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 60
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,408
Ground Area: 1,024
Garage Area: 0
Basement Area: 768
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/16/2024 3:59 PM

Parcel:	XH0-340-0290-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	PEDERSON, MATTHEW	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	110 RAILROAD ST HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2670-0514	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb	MAP #	97
Topography:	Level	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	4002 NORTH WEST

Mailing Address:	Description:
PEDERSON, MATTHEW 4768 INDIANA 1 BUTLER IN 46721	LOT 29 ASSESS PLAT NO 8

Most Recent Sale Information

Sold on 06/21/2024 for 171,000 by ARREGUIN, MELISSA.

Terms of Sale:	03-ARM'S LENGTH	Liber/Page:	2670-0514
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Most Recent Permit Information

Permit 1745 on 06/26/2017 for \$0 category FENCE.

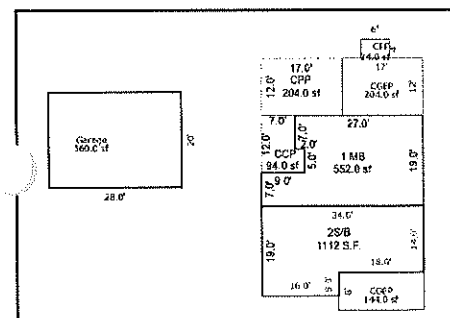
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	71,700	2024 Taxable:	33,612	Acreage:	0.34
Zoning:		Land Value:	Tentative	Frontage:	90.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	166.0

Improvement Data

of Residential Buildings: 1
Year Built: 1880
Occupancy: Single Family
Class: CD
Style: 2 Story
Exterior: Vinyl
% Good (Physical): 65
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 60
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,664
Ground Area: 1,108
Garage Area: 560
Basement Area: 1,108
Basement Walls: Block
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/16/2024 3:59 PM

Parcel:	XH0-400-0170-00	Current Class:	402.RESIDENTIAL-VACANT
Owner's Name:	GAWTHROP, JONATHAN & SONYA	Previous Class:	402.RESIDENTIAL-VACANT
Property Address:	WILLOW ST HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2628/0580	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas	MAP #	97
Topography:	Level	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	4002 NORTH WEST

Mailing Address:	Description:
GAWTHROP, JONATHAN & SONYA 206 WILLOW ST HUDSON MI 49247	LOT 17 CHURCHS ADD

Most Recent Sale Information

Sold on 10/29/2021 for 109,750 by XAVIER MARIAN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2628/0580

Most Recent Permit Information

None Found

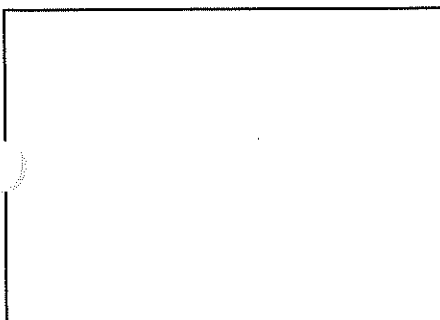
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	4,300	2024 Taxable:	3,045	Acreage:	0.20
Zoning:		Land Value:	Tentative	Frontage:	66.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	132.0

Improvement Data

None

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/16/2024 4:00 PM

Parcel:	XH0-625-0080-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	KINGSLEY, ZACHARY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	104 VALLEY DR HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2649-0064	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Curb	MAP #	96
Topography:	Level, Landscaped	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	4002 NORTH WEST

Mailing Address:	Description:
KINGSLEY, ZACHARY KOZUMPLIK, HALEY 716 MEADOWBROOK DR HUDSON MI 49247	LOT 8 VALLEY ESTATES

Most Recent Sale Information

Sold on 12/14/2022 for 139,900 by ROMANOWSKI, ROBERT M/THOMAS M.

Terms of Sale:	03-ARM'S LENGTH	Liber/Page:	2649-0064
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Most Recent Permit Information

Permit 21-70 on 11/29/2021 for \$0 category ROOF.

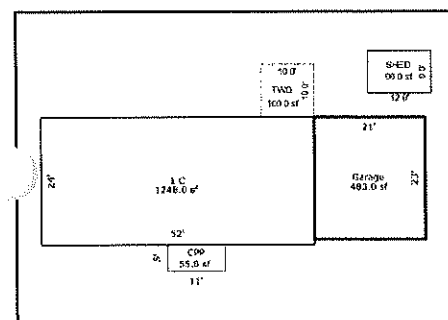
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	57,700	2024 Taxable:	47,670	Acreage:	0.21
Zoning:		Land Value:	Tentative	Frontage:	90.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	99.0

Improvement Data

of Residential Buildings: 1
Year Built: 1976
Occupancy: Single Family
Class: C
Style: Ranch
Exterior: Vinyl
% Good (Physical): 69
Heating System: Forced Heat & Cool
Electric - Amps Service: 60
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,248
Ground Area: 1,248
Garage Area: 483
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/16/2024 4:00 PM

Parcel:	XH0-751-0050-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MASON, JANELLE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	116 HILL ST HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	26170166	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas	MAP #	96
Topography:	Level, Landscaped	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	4002 NORTH WEST

Mailing Address:

MASON, JANELLE
116 HILL ST
HUDSON MI 49247

Description:

E 1 RD OF LOT 4 ALL OF LOT 5 & W 1/2 RD OF LOT 6 WIRTS ADD BLOCK NO 10

Most Recent Sale Information

Sold on 04/07/2021 for 90,000 by PHILLIPS ZACHARY J.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 26170166

Most Recent Permit Information

Permit 1946 on 09/03/2019 for \$0 category FENCE.

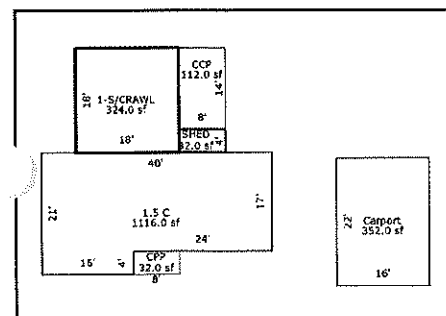
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	42,600	2024 Taxable:	35,610	Acreage:	0.31
Zoning:		Land Value:	Tentative	Frontage:	91.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	148.0

Improvement Data

of Residential Buildings: 1
Year Built: 1930
Occupancy: Single Family
Class: D+10
Style: 1 1/2 Story
Exterior: Composition
% Good (Physical): 50
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 60
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,440
Ground Area: 1,068
Garage Area: 0
Basement Area: 0
Basement Walls: Poured
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/16/2024 4:00 PM

Parcel:	XH0-751-0080-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HARNER, BRIAN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	212 N MAPLE GROVE HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2646-0788	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb	MAP #	96
Topography:	Level, Landscaped	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	4002 NORTH WEST

Mailing Address:	Description:
HARNER, BRIAN 212 N MAPLE GROVE HUDSON MI 49247	LOT 8 WIRTS ADD BLOCK NO 10

Most Recent Sale Information

Sold on 10/24/2022 for 160,405 by DOHERTY JOSHUA.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 2646-0788

Most Recent Permit Information

Permit 2010 on 05/08/2020 for \$0 category ELECTRICAL.

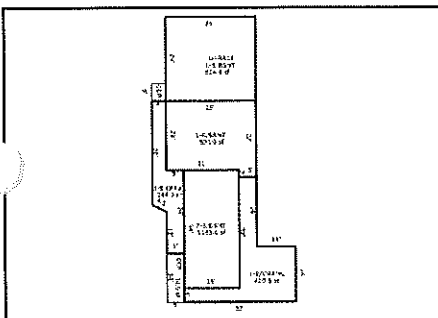
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	87,000	2024 Taxable:	73,920	Acreage:	0.22
Zoning:		Land Value:	Tentative	Frontage:	74.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	132.0

Improvement Data

of Residential Buildings: 1
Year Built: 1900
Occupancy: Single Family
Class: CD
Style: 2 Story
Exterior: Vinyl
% Good (Physical): 69
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 200
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 2,906
Ground Area: 2,362
Garage Area: 576
Basement Area: 1,074
Basement Walls: Block
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/16/2024 4:00 PM

Parcel: XH0-752-6040-00
Owner's Name: SWIRLES, RYAN B
Property Address: 314 N MAPLE GROVE HUDSON, MI 49247
Liber/Page: 2643-0798
Split: //
Public Impr./Topography: Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb Level, Landscaped

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: XH0 CITY OF HUDSON
MAP #: RENTAL 2014
School: 46080 HUDSON AREA SCHOOLS
Neighborhood: 4002 NORTH WEST

Mailing Address: SWIRLES, RYAN B
314 N MAPLE GROVE
HUDSON MI 49247
Description: LOT 4 WIRTS ADD BLOCK NO 26

Most Recent Sale Information

Sold on 08/09/2022 for 95,000 by TOQNI, GLENDA.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 2643-0798

Most Recent Permit Information

Permit 98-120 on 08/27/1998 for \$1,000 category ALTERATION.

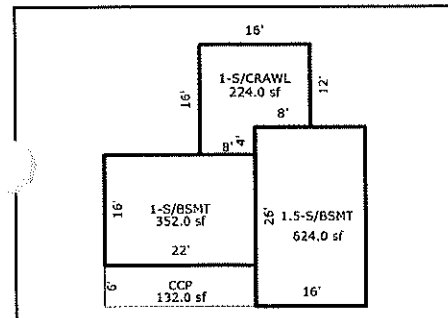
Physical Property Characteristics

2025 S.E.V.: Tentative	2025 Taxable: Tentative	Lot Dimensions:
2024 S.E.V.: 36,900	2024 Taxable: 30,975	Acreage: 0.20
Zoning:	Land Value: Tentative	Frontage: 66.0
PRE: 100.000	Land Impr. Value: Tentative	Average Depth: 132.0

Improvement Data

of Residential Buildings: 1
Year Built: 1900
Occupancy: Single Family
Class: D
Style: 1 1/2 Story
Exterior: Wood Siding
% Good (Physical): 64
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 60
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,200
Ground Area: 992
Garage Area: 0
Basement Area: 768
Basement Walls: Poured
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/16/2024 4:00 PM

Parcel:	XH0-752-8090-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	REASONER, TODD D	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	113 JAY ST HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2659-0035	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas	MAP #	96
Topography:	Level, Landscaped	School:	46080 HUDSON AREA SCHOOLS
Mailing Address:		Neighborhood:	4002 NORTH WEST
Description:	LOT 9 WIRTS ADD BLOCK NO 28		

Most Recent Sale Information

Sold on 08/29/2023 for 115,000 by ROZELLE, REX & ELAINE.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 2659-0035

Most Recent Permit Information

Permit 95-484 on 09/27/1995 for \$3,600 category NON-CONSIDERATION.

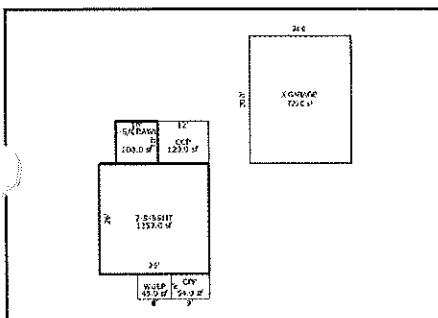
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	60,300	2024 Taxable:	36,492	Acreage:	0.20
Zoning:		Land Value:	Tentative	Frontage:	66.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	132.0

Improvement Data

of Residential Buildings: 1
Year Built: 1882
Occupancy: Single Family
Class: CD
Style: 2 Story
Exterior: Vinyl
% Good (Physical): 65
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 60
of Bedrooms: 4
Full Baths: 1 Half Baths: 0
Floor Area: 1,452
Ground Area: 776
Garage Area: 720
Basement Area: 676
Basement Walls: Block
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/16/2024 4:00 PM

Parcel:	XH0-753-0010-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BOIES, JUSTIN & MACKENZIE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	219 JACKSON ST HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2648-0814	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Curb	MAP #	96
Topography:	Level	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	4002 NORTH WEST

Mailing Address:	Description:
BOIES, JUSTIN & MACKENZIE 219 JACKSON ST HUDSON MI 49247	LOTS 1 & 2 EXC W 8.73 FT BLK NO 30 WIRTS ADDITION

Most Recent Sale Information

Sold on 12/09/2022 for 140,000 by PERRY, ROSEMARIE A (LE).

Terms of Sale:	03-ARM'S LENGTH	Liber/Page:	2648-0814
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Most Recent Permit Information

Permit 23-0002 on 01/11/2023 for \$6,466 category WINDOWS - REPLACEMENT.

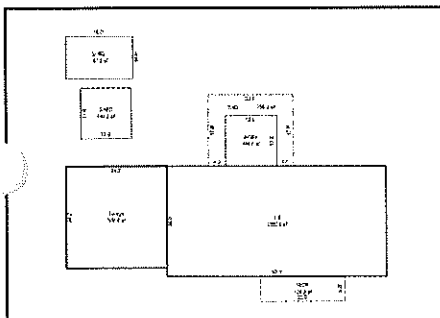
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	91,000	2024 Taxable:	77,070	Acreage:	0.34
Zoning:		Land Value:	Tentative	Frontage:	109.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	132.0

Improvement Data

of Residential Buildings: 1
Year Built: 1998
Occupancy: Single Family
Class: C
Style: MODULAR
Exterior: Vinyl
% Good (Physical): 75
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 60
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,352
Ground Area: 1,352
Garage Area: 576
Basement Area: 1,352
Basement Walls: Poured
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/16/2024 4:00 PM

Parcel:	XH0-753-1022-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	GRUNDY, LARRY JR & GRUNDY AISLIN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	106 JEFFERSON ST HUDSON, MI 49247	Taxable Status:	TAXABLE
Liber/Page:	2655-0444	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Sidewalk, Water, Sewer, Electric, Gas	MAP #:	RENTAL 2014
Topography:	Level	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	4002 NORTH WEST

Mailing Address:

GRUNDY, LARRY JR & GRUNDY AISLIN
106 JEFFERSON ST
HUDSON MI 49247

Description:

LOT 2 EX N 30 FT OF E-1/2 OF LOT 2 WIRTS ADD BLOCK NO 31
LAND DIVISION FOR 2008 TAX YEAR DUE TO FORECLOSURE

Most Recent Sale Information

Sold on 05/24/2023 for 128,500 by GENTNER, LISA LYNETTE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2655-0444

Most Recent Permit Information

Permit 1819 on 05/29/2018 for \$0 category POOL.

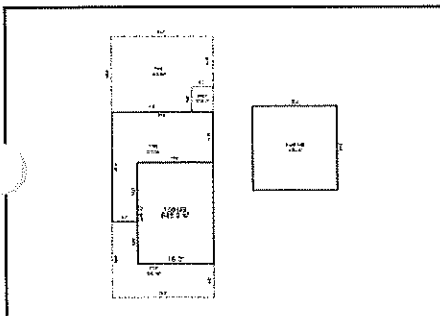
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	46,800	2024 Taxable:	46,800	Acreage:	0.16
Zoning:		Land Value:	Tentative	Frontage:	52.5
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	86.5

Improvement Data

of Residential Buildings: 1
Year Built: 1930
Occupancy: Single Family
Class: CD
Style: 1 1/2 Story
Exterior: Vinyl
% Good (Physical): 65
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 60
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,020
Ground Area: 804
Garage Area: 400
Basement Area: 804
Basement Walls: Poured
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/16/2024 4:00 PM

Parcel:	XH0-753-1032-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SHROYER, MARIE K	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	216 JACKSON ST HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2644-0993	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas	MAP #	11-20LBL
Topography:	Level, Landscaped	School:	46080 HUDSON AREA SCHOOLS
Mailing Address:		Neighborhood:	4002 NORTH WEST
Description:	THAT PART OF LOTS 3 & 4 BLK NO 31 WIRTS ADD BEG AT NW COR LOT 4 RUNN TH N 78 DEG 30'E 45.25 FT TH S 11 DEG 5'E 168 FT TO S LI LOT 3 TH S 78 DEG 30'W ALG SD S LI TO SW COR LOT 3 TH N'LY ALG W LI LOTS 3 & 4 TO POB		

Most Recent Sale Information

Sold on 09/08/2022 for 123,000 by PUMMELL RAELYN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2644-0993

Most Recent Permit Information

Permit 22-0073 on 10/19/2022 for \$7,500 category ROOF.

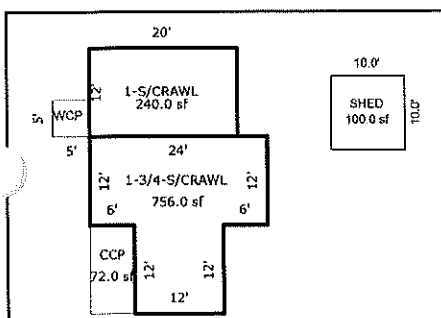
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	46,000	2024 Taxable:	38,850	Acreage:	0.16
Zoning:		Land Value:	Tentative	Frontage:	45.3
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	168.0

Improvement Data

of Residential Buildings: 1
Year Built: 1910
Occupancy: Single Family
Class: CD+10
Style: 1 3/4 Story
Exterior: Vinyl
% Good (Physical): 79
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 60
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 996
Ground Area: 672
Garage Area: 0
Basement Area: 0
Basement Walls: Block
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/16/2024 4:00 PM

Parcel:	XH0-753-2070-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	PERRY, LAUREN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	198 BUCHANAN ST HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2649-0287	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb	MAP #	RENTAL 2014
Topography:	Level, Landscaped	School:	46080 HUDSON AREA SCHOOLS
Mailing Address:		Neighborhood:	4002 NORTH WEST
		Description:	
PERRY, LAUREN 198 BUCHANAN ST HUDSON MI 49247		LOT 7 BLOCK NO 32 WIRTS ADD	

Most Recent Sale Information

Sold on 12/29/2022 for 143,500 by LOPRESTO NICHOLAS T & RENEE A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2649-0287

Most Recent Permit Information

Permit 23-19 on 04/12/2023 for \$0 category FENCE.

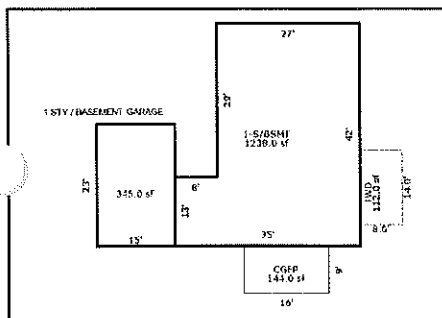
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	86,200	2024 Taxable:	72,870	Acreage:	0.22
Zoning:		Land Value:	Tentative	Frontage:	66.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	148.0

Improvement Data

of Residential Buildings: 1
Year Built: 1950
Occupancy: Single Family
Class: CD
Style: Ranch
Exterior: Aluminum
% Good (Physical): 73
Heating System: Forced Heat & Cool
Electric - Amps Service: 60
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,583
Ground Area: 1,583
Garage Area: 633
Basement Area: 1,238
Basement Walls: Poured
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/16/2024 4:00 PM

Parcel:	XH0-753-3040-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	NEWMAN, STEPHANIE & ROACH, CHEY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	110 JAY ST HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2633/0262	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas	MAP #	96
Topography:	Level, Landscaped	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	4002 NORTH WEST

Mailing Address:	Description:
NEWMAN, STEPHANIE & ROACH, CHEYENNE 110 JAY ST HUDSON MI 49247	LOT 4 BLOCK NO 33 WIRTS ADDITION

Most Recent Sale Information

Sold on 01/28/2022 for 109,000 by CAMPBELL MEGAN J.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 2633/0262

Most Recent Permit Information

Permit 06-023 on 06/27/2006 for \$1,500 category CONSTRUCTION.

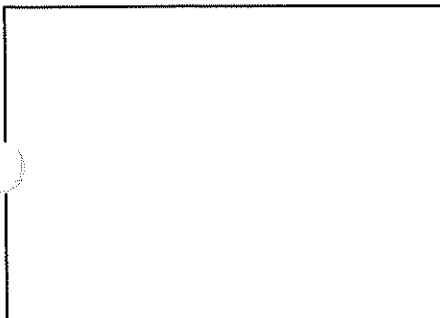
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	40,300	2024 Taxable:	33,810	Acreage:	0.20
Zoning:		Land Value:	Tentative	Frontage:	66.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	132.0

Improvement Data

of Residential Buildings: 1
Year Built: 1949
Occupancy: Single Family
Class: C
Style: 1 1/4 Story
Exterior: Pine/Cedar
% Good (Physical): 67
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 60
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 660
Ground Area: 528
Garage Area: 0
Basement Area: 528
Basement Walls: Block
Estimated TCV: Tentative

Sketch



Northwest Residential Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Insti.	Terms of Sale	Adj. Sale \$	Asd. when Sold
XH0-300-0880-00	426 WEST ST	12/16/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$77,100
XH0-325-0042-00	704 JEFFERSON ST	11/09/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$44,300
XH0-325-0071-00	784 TIFFIN ST	05/15/23	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$56,900
XH0-325-0202-00	800 N MAPLE GROVE	07/25/22	\$284,900	WD	03-ARM'S LENGTH	\$284,900	\$97,000
XH0-330-0010-00	418 N MAPLE GROVE	04/26/21	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$13,800
XH0-340-0170-00	207 LANE ST	05/20/22	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$33,800
XH0-345-0290-00	122 N CHURCH ST	09/30/22	\$151,500	WD	03-ARM'S LENGTH	\$151,500	\$39,600
XH0-400-0170-00	WILLOW ST	10/29/21	\$109,750	WD	03-ARM'S LENGTH	\$109,750	\$41,400
XH0-550-0040-00	640 TIFFIN ST	09/26/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$58,300
XH0-625-0080-00	104 VALLEY DR	12/14/22	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$42,900
XH0-751-0050-00	116 HILL ST	04/07/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$30,800
XH0-752-6040-00	314 N MAPLE GROVE	08/09/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$27,900
XH0-752-6121-00	107 JEFFERSON ST	08/18/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$34,000
XH0-752-8090-00	113 JAY ST	08/29/23	\$115,000	LC	03-ARM'S LENGTH	\$115,000	\$48,500
Totals:			\$1,860,050			\$1,860,050	\$646,300

Sale. Ratio =>
Std. Dev. =>

Asd/Adj Sale	Cur. Appraisal	Land Residual	Est. Land Value	Efec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
39.54	\$205,617	\$7,522	\$18,139	120.9	84.5	0.51	0.51	\$62	\$14,634
38.52	\$114,860	\$13,010	\$12,870	85.8	280.0	0.53	0.53	\$152	\$24,687
40.35	\$139,418	\$16,953	\$15,371	102.5	175.0	0.82	0.82	\$165	\$20,674
34.05	\$250,016	\$47,604	\$12,720	166.0	148.1	1.04	1.04	\$287	\$45,685
62.73	\$39,627	\$987	\$18,614	124.1	164.7	0.73	0.73	\$8	\$1,352
31.89	\$102,291	\$7,887	\$4,178	27.9	61.0	0.05	0.05	\$283	\$171,457
26.14	\$155,824	\$5,012	\$9,336	62.2	88.6	0.19	0.19	\$81	\$26,104
37.72	\$117,635	\$6,432	\$14,317	114.5	264.0	0.40	0.20	\$56	\$16,080
32.39	\$170,743	\$22,186	\$12,929	86.2	297.0	0.55	0.55	\$257	\$40,708
30.66	\$128,050	\$21,352	\$9,502	63.3	99.0	0.21	0.21	\$337	\$104,156
34.22	\$85,210	\$15,807	\$11,017	73.4	148.0	0.31	0.31	\$215	\$51,155
29.37	\$84,310	\$19,280	\$8,590	57.3	132.0	0.20	0.20	\$337	\$96,400
29.57	\$88,849	\$33,049	\$6,898	46.0	60.0	0.10	0.10	\$719	\$333,828
42.17	\$118,188	\$5,402	\$8,590	57.3	132.0	0.20	0.20	\$94	\$27,010
34.75	\$1,800,638	\$222,483	\$163,071	1,187.4	5.83	5.63	Average	per FF=>	Average
8.94				\$187	per Net Acre=>	38,168.30		per SqFt=>	

Dollars/SqFt	Actual Front	ECF Area	Libers/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	Rate Group 2
\$0.34	265.00	4002	2649-0025		NORTH WEST	401	FRONTAGE A	
\$0.57	82.00	4002	2647-0769		NORTH WEST	401	FRONTAGE A	
\$0.47	204.00	4002	2655-0240		NORTH WEST	401	FRONTAGE A	FRONTAGE A
\$1.05	100.00	4002	2642-0793		NORTH WEST	401	FRONTAGE A	FRONTAGE A
\$0.03	193.00	4002	2618/0228		NORTH WEST	401	FRONTAGE A	FRONTAGE A
\$3.94	33.00	4002	2640-0355		NORTH WEST	401	FRONTAGE A	
\$0.60	94.33	4002	2646-0094		NORTH WEST	401	FRONTAGE A	FRONTAGE A
\$0.37	132.00	4002	2628/0580	XH0-400-0180-00	NORTH WEST	402	FRONTAGE A	
\$0.93	80.00	4002	2645-0646		NORTH WEST	401	FRONTAGE A	
\$2.39	90.00	4002	2649-0064		NORTH WEST	401	FRONTAGE A	
\$1.17	91.00	4002	26170166		NORTH WEST	401	FRONTAGE A	
\$2.21	66.00	4002	2643-0798		NORTH WEST	401	FRONTAGE A	
\$7.66	72.00	4002	2643-0975		NORTH WEST	401	FRONTAGE A	
\$0.62	66.00	4002	2659-0035		NORTH WEST	401	FRONTAGE A	

\$0.88