

7

City of Hudson Industrial ECF Analysis

Parcel Number	Address	Sale Price	Sale Date	Terms	Land & Yard	Bldg Residual	Cost Manual	ECF
XH0-345-0210-00	308 W MAIN ST	\$36,000	05/25/23 WD	03-ARM'S LENGTH	\$196	\$35,804	\$115,423	0.31
XH0-320-0280-00	112 S CHURCH ST	\$60,000	01/04/24 WD	19-MULTI PARCEL ARM'	\$17,432	\$42,568	\$136,659	0.311
XH0-300-0640-00	400 S MERIDIAN RD	\$300,000	05/19/23 LC	03-ARM'S LENGTH	\$211,862	\$88,138	\$163,072	0.54
XM0-000-0390-00	211 E MAIN ST	\$180,000	11/13/23 LC	03-ARM'S LENGTH	\$22,412	\$157,588	\$157,798	0.999
XM0-000-0035-00	ALLEY	\$30,000	12/05/22 LC	03-ARM'S LENGTH	\$3,600	\$26,400	\$32,303	0.817
XM0-300-7080-00	520 HAMMONTREE DR	\$1,750,000	10/12/22 WD	19-MULTI PARCEL ARM'	\$176,569	\$1,573,431	\$2,608,992	0.603
						\$1,923,929	\$3,214,248	0.599

Due to a lack of sales in the the City of Hudson, Sales from the City of Morenci were utilized to develop the 2025 Industrial ECF.

City of Hudson Industrial Land Analysis

Parcel Number	Class	Sale Date	Instr.	Total Acres	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	SQ. FT	Land Residual	Net Acres	1ST ACRE RATE
XMO-000-0035-00	201	12/05/22 LC		0.08	03-ARMY'S LENGTH	\$30,000	\$14,100	47.00	3267.00	\$3,802	0.08	50,693
XHO-300-0640-00	201	05/19/23 LC		1.75	03-ARMY'S LENGTH	\$300,000	\$131,200	43.73	76142.88	\$80,591	1.75	46,105
XMO-000-0570-00	202	11/17/23 WD		0.26	03-ARMY'S LENGTH	\$12,500	\$5,100	40.80	11151.36	\$12,500	0.26	48,828
XTO-325-0321-00	301	07/27/23 WD		2.29	03-ARMY'S LENGTH	\$465,000	\$190,800	41.03	99752.40	\$45,777	2.29	19,990
												\$41,404

Due to a lack of sales in the the City of Hudson, Sales from other cities in the county were utilized to develop the 2025 Industrial land values.