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Commercial Multi Family ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
XH0-118-3650-00	116 WEST ST / 118 WEST ST	06/28/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$196,900	30.29
Totals:			\$650,000			\$650,000	\$196,900	30.29
							Sale. Ratio =>	30.29

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	EGF Area	Land Value
\$629,389	\$98,319	\$551,681	\$571,043	0.966	9,700	\$56.87	2002	\$66,240
\$629,389		\$551,681	\$571,043			\$56.87		
				E.C.F. =>		0.966		
				Ave. E.C.F. =>		0.966		

Land Table	Property Class
COMM MULTIFAMILY	201

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/07/2024 12:29 PM

Parcel: XH0-118-3650-00
Owner's Name: FREAKY INVESTMENTS LLC
Property Address: 116 WEST ST / 118 WEST ST
HUDSON, MI 49247
Liber/Page: 2641-0709
Split: / /
Public Impr.: Paved Road, Sidewalk, Water, Sewer, Electric, Gas
Topography: Level

Current Class: 201.COMMERCIAL-IMPROVED
Previous Class: 201.COMMERCIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: XH0 CITY OF HUDSON
MAP #:
School: 46080 HUDSON AREA SCHOOLS
Neighborhood: 2002 COMMERCIAL MULTI FAMILY

Mailing Address:

FREAKY INVESTMENTS LLC
4670 BENNER HWY
CLAYTON MI 49235

Description:

LAND BEING A PART OF W 1/2 OF SW FRL 1/4 SEC 18 DESC AS COMM ON N LN LOT 99 AP#1 C/HUDSON TH S 89-48-41 W 217 FT TH N 213.29 FT TH N 89-48-41 E 217 FT TH S 213.29 FT TO POB

Most Recent Sale Information

Sold on 06/28/2022 for 650,000 by SMITH FAMILY REVOCABLE TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2641-0709

Most Recent Permit Information

Permit PM13-13 on 12/26/2013 for \$0 category MECHANICAL.

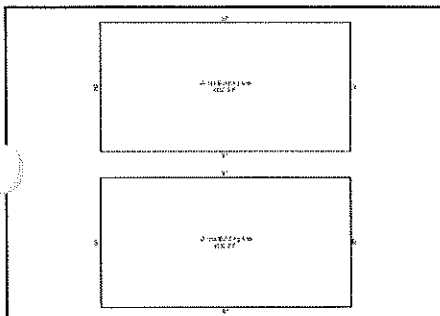
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	213.29 X 217
2024 S.E.V.:	319,400	2024 Taxable:	272,055	Acreage:	1.06
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Commercial Buildings: 2
Type: Multiple Residences
Desc: WESTHILL APT
Class: C
Quality: Average
Built: 1985 Remodeled: 0
Overall Building Height: 8
Floor Area: 9,700
Sale Price/Floor Area: 67.01
Estimated TCV: Tentative
Cmts: 8 1-BR APTS \$350 + UTIL

Sketch



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								Sale. Ratio =>
								Std. Dev. =>
								#DIV/0!

Cur Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre	Dollars/SqFt	ECF Area	Libert/Page
\$629,389	\$86,851	\$66,240	1.06	1.06	#REF!	\$81,781	\$1.88	2002	2641-0709
\$629,389	\$86,851	\$66,240	1.06	1.06					
			Average			Average			
			per Net Acre=>	81,780.60		per SqFt=>	\$1.88		

Land Table	Class
COMM MULTI FAMILY	201
