

4

2025 City of Hudson Land Value Study Agricultural Vacant Land

| Parcel Number | Date of Sale | Sale Price | Till Sale Price | Tillable Acres | Total Acres | Cost per Tillable Acre | Woods/Low/Wet Value | Ponds | ROW AC |
|-----------------|--------------|--------------|-----------------|----------------|-------------|------------------------|-----------------------------|------------------------|--------|
| ME0-127-4905-00 | 4/19/2022 | \$57,330.00 | \$50,580.00 | 9.53 | 12.74 | \$5,307.45 | 2.25 ac x 3000 = \$6,750 | | 0.96 |
| ME0-127-2305-00 | 4/11/2023 | \$315,000.00 | \$242,520.00 | 50.00 | 75.93 | \$4,850.40 | 24.16 ac x 3000 = \$72,480 | 2 ac x 5000 = \$10,000 | 2.84 |
| ME0-123-1600-00 | 2/26/2024 | \$422,500.00 | \$315,910.00 | 44.04 | 79.95 | \$7,173.25 | 35.53 ac x 3000 = \$106,590 | | 0.19 |

2025 Till Value: **\$5,400.00**

Total Sale Price: **\$794,830.00** Total Tillable Acres: **\$609,010.00**

Total Acres: **103.57**
 Ave. Till Price/Ac: **168.62**
 Ave. Price/Ac: **\$5,880.18**
 Ave. Price/Ac: **\$4,713.74**

| Outliers | Date of Sale | Sale Price | Till Sale Price | Tillable Acres | Total Acres | Cost per Tillable Acre | Woods/Low/Wet Value | Ponds | ROW AC |
|-----------------|--------------|----------------|-----------------|----------------|-------------|------------------------|-----------------------------|-------|--------|
| ME0-126-4305-00 | 12/2/2022 | \$1,600,000.00 | \$1,499,440.00 | 182.19 | 217.34 | \$8,230.09 | 33.52 ac x 3000 = \$100,560 | | 1.64 |
| ME0-130-4800-00 | 1/20/2022 | \$285,000.00 | \$285,000.00 | 35.23 | 38.00 | \$8,089.70 | | | 2.77 |

Due to no Agricultural Sales in the City of Hudson, sales from Medina Township were utilized to determine the 2025 agricultural land value.

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prct. Trans. |
|---------------------------|---------------------|------------|------------|------------|-----------------|--------------|-------------|--------------|
| W B FARMS INC | MI DEPT OF TREASURY | 0 | 04/20/2022 | AFF | 13-GOVERNMENT | 2638-268 | DEED | 0.0 |
| BLAKER, TIMOTHY W & LAURA | W B FARMS INC | 57,330 | 04/19/2022 | WD | 03-ARM'S LENGTH | 2638-267 | DEED | 0.0 |

Property Address: 13000 W MUIBERRY RD BLK
 Class: AGRICULTURAL-VACA Zoning: MORENCI AREA SCHOOLS Building Permit(s):
 School: MORENCI AREA SCHOOLS Date: Number: Status:
 P.R.E. 100% / / 2025 Est TCV Tentative

| Owner's Name/Address | 2025 Est TCV Tentative |
|--|--|
| W B FARMS INC 13423 W CENTRAL SWANTON OH 43558 | Land Value Estimates for Land Table ME101.AGRICULTURAL |

| Tax Description | Improved | X | Vacant | Public | Improvements | Description | Frontage | Depth | Front | Depth | Rate | Adj. | Reason | Value | | |
|--|----------|---|--------|--------|---------------------|-------------------|----------|-------|-------|-------|------|--------------|--------|-------|-------------------------|--------|
| ID DES AS COMM AT THE SE COR OF SEC 27 | | | | | Dirt Road | MISC | R / W | 0.96 | Acres | 0 | 100 | RIGHT OF WAY | 0 | | | |
| THE S1/4 OF SD SEC 330.17 FT TO THE POB | | | | | Gravel Road | MISC | WOODS | 2.25 | Acres | 3000 | 100 | WOODS | 6,750 | | | |
| TH CONT S88°18'31"W ALG THE S LI 323.68 | | | | | Paved Road | MISC | TILLABLE | 9.53 | Acres | 7100 | 80 | TILLABLE | 54,130 | | | |
| FT TO THE W LI OF THE E1/2 OF THE S1/4 | | | | | Storm Sewer | 12.74 Total Acres | | | | | | | | | Total Est. Land Value = | 60,880 |
| OF THE S1/4 OF SD SEC TH N02°16'33"W ALG | | | | | Sidewalk | | | | | | | | | | | |
| SD W LI 864.51 FT TO THE S'ERLY R/O/W LI | | | | | Water | | | | | | | | | | | |
| OF THE WABASH R/R TH N57°09'19"E ALG SD | | | | | Sewer | | | | | | | | | | | |
| S'ERLY LI 760.40 FT TO THE E LI OF THE | | | | | Electric | | | | | | | | | | | |
| SE1/4 OF SD SEC TH S02°14'07"E ALG SD E | | | | | Gas | | | | | | | | | | | |
| LI 943.58 FT TH S85°18'09"W 219.02 FT TH | | | | | Curb | | | | | | | | | | | |
| N03°58'33"W 151.61 FT TH S86°48'17"W | | | | | Street Lights | | | | | | | | | | | |
| 169.50 FT TH S00°00'00"W 187 FT TH | | | | | Standard Utilities | | | | | | | | | | | |
| S17°06'44"E 272.77 FT TO THE POB (SURVEY | | | | | Underground Utilis. | | | | | | | | | | | |
| 12.74 AC) | | | | | Topography of Site | | | | | | | | | | | |

| Level | Rolling | Low | High | Landscaped | Swamp | Wooded | Pond | Waterfront | Ravine | Wetland | Flood Plain |
|-------|---------|-----|------|------------|-------|--------|------|------------|--------|---------|-------------|
| | | | | | | | | | | | |

SPLIT ON 05/07/2020 FROM ME0-127-4900-00
 Comments/Influences
 Split/Comb. on 05/07/2020 completed
 05/14/2020 SHELLY
 Parent Parcel(s): ME0-127-4900-00;
 Child Parcel(s): ME0-127-4990-00,
 ME0-127-4905-00;

| Who | When | What | Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/Other | Taxable Value |
|-----|------|-----------|------|------------|----------------|----------------|-----------------|----------------|---------------|
| | 2025 | Tentative | | Tentative | Tentative | Tentative | | | Tentative |
| | 2024 | | | 28,200 | 0 | 28,200 | | | 21,085C |
| | 2023 | | | 26,700 | 0 | 26,700 | | | 20,081C |
| | 2022 | | | 26,300 | 0 | 26,300 | | | 19,125C |

*** Information herein deemed reliable but not guaranteed***

| Grantor | Grantee | Sale Price | Sale date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. | | | | | |
|--|---------------------------|--|------------|---------------------|-------------------|--------------|-------------|---------------|----------------|----------------|-----------------|----------------|---------------|
| O'TOOLE PROPERTY HOLDINGS | MI DEPT OF TREASURY | 0 | 01/02/2024 | AFR | 13-GOVERNMENT | 2663-383 | DEED | 0.0 | | | | | |
| O'TOOLE, ROBERT F | O'TOOLE PROPERTY HOLDINGS | 1 | 12/21/2023 | QC | 21-NOT USED/OTHER | 2663-380 | DEED | 0.0 | | | | | |
| O'TOOLE, ROBERT F | MI DEPT OF TREASURY | 0 | 04/20/2023 | AFR | 13-GOVERNMENT | 2654-007 | DEED | 0.0 | | | | | |
| BECK, MELANIE | O'TOOLE, ROBERT F | 315,000 | 04/11/2023 | WD | 32-SPLIT VACANT | 2653-688 | DEED | 0.0 | | | | | |
| Property Address | | Class: AGRICULTURAL-VACA Zoning: Building Permit(s) Date Number Status | | | | | | | | | | | |
| 11000 WHITE PINE HWY BLK | | School: MORENCI AREA SCHOOLS P.R.E. 100% 06/07/2023 Qual. Ag. | | | | | | | | | | | |
| Owner's Name/Address | | 2025 Est TCV Tentative | | | | | | | | | | | |
| O'TOOLE PROPERTY HOLDINGS LLC 10660 WHITE PINE HWY R-1 MORENCI MI 49256 | | Land Value Estimates for Land Table ME101.AGRICULTURAL | | | | | | | | | | | |
| Tax Description | Improved | X | Vacant | * Factors * | | | | | | | | | |
| LD DES AS COMM AT THE NE COR OF SEC 27 T8S R1E TH S02°12'37"E 367 FT ALG THE E LI OF SD SEC (CNTRLI OF WHITE PINE HWY) FOR A POB TH CONT S02°12'37"E 966.48 FT ALG SD LI & SD HWY TO THE S LI OF THE N1/2 OF THE NE1/4 OF SD SEC TH S88°12'40"W 2624.92 FT ALG SD LI TO THE N-S 1/4 LI OF SD SEC TH N02°17'33"W (REC N02°18'22"W) 1070.97 FT ALG SD LI TH N87°53'00"E 176 FT TH N02°17'34"W (REC N02°18'22"W) 247.50 FT TO THE N LI OF SD SEC (CNTRLI OF W RIDGEVILLE RD) TH N87°53'00"E 2094.75 FT ALG SD LI & SD RD TH S02°12'37"E 367 FT TH N87°53'00"E 356 FT TO THE POB (SURVEY 75.930 AC) SPLIT ON 05/02/2023 FROM ME0-127-2300-00 Comments/Influences | Public Improvements | | | Description | Frontage | Depth | Front Depth | Rate %Adj. | Reason | Value | | | |
| | | | | Dirt Road | TLIABLE | 49.16 | Acres | 7100 | 100 | | 349,036 | | |
| | | | | Gravel Road | LOW/WET | 24.16 | Acres | 3000 | 100 | | 72,480 | | |
| | | | | Paved Road | R / W | 2.61 | Acres | 0 | 100 | | 0 | | |
| | | | | Storm Sewer | | 75.93 | Total Acres | Total Est. | Land Value = | | 421,516 | | |
| | | | | Sidewalk | | | | | | | | | |
| | | | | Water Sewer | | | | | | | | | |
| | | | | Electric | | | | | | | | | |
| | | | | Gas | | | | | | | | | |
| | | | | Curb | | | | | | | | | |
| | | | | Street Lights | | | | | | | | | |
| | | | | Standard Utilites | | | | | | | | | |
| | | | | Underground Utilis. | | | | | | | | | |
| | | | | Topography of Site | | | | | | | | | |
| | | | | Level | | | | | | | | | |
| | | | | Rolling | | | | | | | | | |
| | | | | Low | | | | | | | | | |
| | | | | High | | | | | | | | | |
| | | | | Landscaped | | | | | | | | | |
| | | | | Swamp | | | | | | | | | |
| | | | | Wooded | | | | | | | | | |
| | | | | Pond | | | | | | | | | |
| | | | | Waterfront | | | | | | | | | |
| | | | | Ravine | | | | | | | | | |
| | | | | Wetland | | | | | | | | | |
| | | | | Flood Plain | | | | | | | | | |
| | | | | Who | When | What | Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/Other | Taxable Value |
| | | | | | | | 2025 | Tentative | Tentative | Tentative | | | Tentative |
| | | | | | | | 2024 | 196,000 | 0 | 196,000 | | | 79,235C |
| | | | | | | | 2023 | 0 | 0 | 0 | | 149,700L | 75,462C |
| | | | | | | | 2022 | 0 | 0 | 0 | | | 0 |

Split/Comb. on 05/02/2023 completed
 05/31/2023 SHELLY
 Parent Parcel(s): ME0-127-2300-00;
 Child Parcel(s): ME0-127-2390-00,
 ME0-127-2305-00;

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 Licensed To: County of Lenawee, Michigan

*** Information herein deemed reliable but not guaranteed***

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---------------------------|---------------------------|------------|------------|------------|-------------------|--------------|-------------|---------------|
| O'TOOLE PROPERTY HOLDINGS | MI DEPT OF TREASURY | 0 | 03/05/2024 | AFR | 13-GOVERNMENT | 2665-376 | DEED | 0.0 |
| JUTTE, MARY | MI DEPT OF TREASURY | 0 | 02/28/2024 | AFR | 13-GOVERNMENT | 2665-188 | DEED | 0.0 |
| JUTTE, MARY | O'TOOLE PROPERTY HOLDINGS | 1 | 02/28/2024 | OC | 21-NOT USED/OTHER | 2665-378 | DEED | 0.0 |
| MAYLE, DEBRA | JUTTE, MARY | 422,500 | 02/26/2024 | WD | 03-ARM'S LENGTH | 2665-187 | DEED | 0.0 |

Property Address: 10000 WHITE PINE HWY BLK
 Class: AGRICULTURAL-VACA Zoning: Building Permit(s)
 School: MORENCI AREA SCHOOLS
 P.R.E. 100% 12/23/2010 Qual. Ag.

Owner's Name/Address: O'TOOLE PROPERTY HOLDINGS LLC
 29940 BAYVIEW
 GROSSE ILE MI 48138

| Tax Description | 2025 Est TCV Tentative | Land Value | Estimates for Land Table ME101.AGRICULTURAL |
|---|------------------------|------------|---|
| ID BEG 285 FT N FROM W-1/4 POST SEC 23 | | | |
| RUNN TH N 952.48 FT TH N 84 DEG 58'E | | | |
| 253.24 FT TH N 62 DEG 28'E 239.12 FT TH N | | | |
| 62 DEG 55'E 229.41 FT TH S 77 DEG 50'E | | | |
| 308.51 FT TH S 54 DEG 22'E 651.52 FT TH N | | | |
| 47 DEG 22'E 376.80 FT TH N 72 DEG E | | | |
| 949.35 FT TO N & S-1/4 LI TH S 1621.52 FT | | | |
| TO CTR SEC 23 TH W 2548.54 FT TO E LI OF | | | |
| CEMETARY PROPERTY TH N 285 FT TH W 135.50 | | | |
| FT TO BOB EX LD BEG 285 FT N 0 DEG | | | |
| 37'15"E FROM W-1/4 POST SEC 23 RUNN TH N | | | |
| 0 DEG 37'15"E 709.59 FT TH S 89 DEG | | | |
| 22'45"E 159.25 FT TH S 0 DEG 37'15"W | | | |
| 710.43 FT TH N 89 DEG 4'37"W 159.25 FT TO | | | |
| POB | | | |

| Public Improvements | Improved | X | Vacant | 2025 Est TCV Tentative |
|---------------------|----------|---|--------|------------------------|
| Dirt Road | | | | |
| Gravel Road | | | | |
| Paved Road | | | | |
| Storm Sewer | | | | |
| Sidewalk | | | | |
| Water Sewer | | | | |
| Electric | | | | |
| Gas | | | | |
| Curb | | | | |
| Street Lights | | | | |
| Standard Utilities | | | | |
| Underground Utils. | | | | |

| Topography of Site | Level |
|--------------------|-------|
| Rolling | |
| Low | |
| High | |
| Landscaped | |
| Swamp | |
| Wooded | |
| Pond | |
| Waterfront | |
| Ravine | |
| Wetland | |
| Flood Plain | |

| Who | When | What | Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/Other | Taxable Value |
|-----|------------|-----------|------|------------|----------------|----------------|-----------------|----------------|---------------|
| ME1 | 07/18/1996 | INSPECTED | 2024 | 168,300 | 0 | 168,300 | | | 62,425C |
| RH | 07/27/2009 | INSPECTED | 2023 | 154,100 | 0 | 154,100 | | | 59,453C |
| | | | 2022 | 159,400 | 0 | 159,400 | | | 56,622C |

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