

10

South Main ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
XHO-000-0170-00	114 FAYETTE ST	12/20/21	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$35,600
XHO-300-1060-00	520 W MAIN ST	09/20/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$50,900
XHO-305-0080-00	316 E MAIN ST	07/19/21	\$90,000	PTA	03-ARM'S LENGTH	\$90,000	\$41,600
XHO-305-0100-00	306 E MAIN ST	06/21/22	\$123,600	WD	03-ARM'S LENGTH	\$123,600	\$37,300
XHO-310-0410-00	310 S MARKET ST	03/15/22	\$110,500	WD	03-ARM'S LENGTH	\$110,500	\$32,100
XHO-315-0930-00	454 S WOOD ST	04/29/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$39,600
XHO-315-1103-00	437 MC KENZIE ST	12/29/21	\$184,000	PTA	03-ARM'S LENGTH	\$184,000	\$46,700
XHO-315-8061-00	333 STATE ST	09/08/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$73,900
XHO-320-0011-00	431 W MAIN ST	06/28/22	\$114,000	WD	03-ARM'S LENGTH	\$114,000	\$56,100
XHO-320-0040-00	419 W MAIN ST	12/16/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$79,200
XHO-350-0070-00	304 PLEASANT ST	10/05/21	\$76,300	WD	03-ARM'S LENGTH	\$76,300	\$34,000
XHO-350-0150-00	108 ALDRICH ST	09/14/21	\$130,500	WD	03-ARM'S LENGTH	\$130,500	\$46,900
XHO-350-0220-00	107 WASHINGTON ST	10/26/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$44,600
XHO-350-0280-00	115 ALDRICH ST	03/07/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$39,600
XHO-410-1061-00	111 GROVE ST	05/10/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$44,800
XHO-410-1062-00	115 GROVE ST	10/24/22	\$118,675	WD	03-ARM'S LENGTH	\$118,675	\$41,000
XHO-410-4010-00	200 GROVE ST	07/19/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$55,600
XHO-410-4040-00	206 GROVE ST	04/22/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$51,000
XHO-410-8010-00	400 GROVE ST	03/29/22	\$189,500	WD	03-ARM'S LENGTH	\$189,500	\$65,600
XHO-410-8040-00	406 GROVE ST	09/13/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$40,200
XHO-410-9120-00	110 COBB ST	11/28/22	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$62,000
XHO-411-1022-00	515 PLEASANT ST	12/16/21	\$97,000	PTA	03-ARM'S LENGTH	\$97,000	\$28,600
XHO-411-2020-00	615 PLEASANT ST	10/03/22	\$170,253	WD	03-ARM'S LENGTH	\$170,253	\$68,000
XHO-411-2040-00	506 OAK ST	08/26/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$27,100
XHO-411-2060-00	531 S MERIDIAN RD	10/18/21	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$61,800
XHO-411-2090-00	516 OAK ST	05/27/21	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$40,400
XHO-411-4040-00	608 GROVE ST	09/02/22	\$209,900	WD	03-ARM'S LENGTH	\$209,900	\$69,400
XHO-411-6060-00	219 DIVISION ST	04/24/23	\$119,900	WD	03-ARM'S LENGTH	\$119,900	\$27,800
XHO-411-6080-00	209 DIVISION ST	05/04/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$31,900
XHO-411-6100-00	201 DIVISION ST	10/03/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$35,100
XHO-430-0150-00	225 PLEASANT ST	08/02/21	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$49,900

XH0-430-0171-00	215 PLEASANT ST	06/07/23	\$162,500	WD	03-ARMS LENGTH	\$162,500	\$36,600
XH0-475-0011-00	212 S CHURCH ST	08/30/23	\$106,900	WD	03-ARMS LENGTH	\$106,900	\$33,500
XH0-475-0190-00	300 S CHURCH ST	01/26/23	\$85,000	LC	03-ARMS LENGTH	\$85,000	\$37,100
XH0-475-0200-00	306 S CHURCH ST	04/04/23	\$168,000	WD	03-ARMS LENGTH	\$168,000	\$67,000
XH0-475-0240-00	114 WASHINGTON ST	08/19/21	\$175,000	WD	03-ARMS LENGTH	\$175,000	\$61,300
XH0-500-0140-00	111 CENTER ST	09/16/22	\$120,000	WD	03-ARMS LENGTH	\$120,000	\$40,100
XH0-525-0150-00	115 SEWARD ST	04/28/21	\$109,900	WD	03-ARMS LENGTH	\$109,900	\$42,300
XH0-650-1020-00	107 S WOOD ST	06/23/22	\$90,000	LC	19-MULTI PARCEL ARMS LENGTH	\$90,000	\$44,500
XH0-700-1021-00	105 SPRING ST	04/15/22	\$79,394	WD	03-ARMS LENGTH	\$79,394	\$30,100
XH0-700-3020-00	307 STATE ST	08/12/22	\$162,000	WD	03-ARMS LENGTH	\$162,000	\$58,700
XH0-700-3041-00	311 STATE ST	06/03/22	\$110,000	WD	03-ARMS LENGTH	\$110,000	\$32,400

Totals: \$5,703,722

\$5,703,722 \$1,941,900

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E-C-F	Floor Area	\$/Sq.Ft.	ECF Area
29.67	\$94,802	\$15,477	\$104,523	\$107,196	0.975	1,318	\$79.30	4003
33.93	\$129,276	\$17,261	\$132,739	\$151,372	0.877	1,375	\$96.54	4003
46.22	\$111,974	\$14,268	\$75,732	\$132,035	0.574	1,317	\$57.50	4003
30.18	\$94,491	\$21,966	\$101,634	\$98,007	1.037	1,006	\$101.03	4003
29.05	\$84,788	\$13,830	\$96,670	\$93,388	1.035	844	\$114.54	4003
41.68	\$99,397	\$22,580	\$72,420	\$103,807	0.698	1,260	\$57.48	4003
25.38	\$145,793	\$28,700	\$155,300	\$158,234	0.981	1,442	\$107.70	4003
23.09	\$249,460	\$41,427	\$278,573	\$281,126	0.991	1,376	\$202.45	4003
49.21	\$141,688	\$14,806	\$99,194	\$171,462	0.579	2,284	\$43.43	4003
42.81	\$205,676	\$20,933	\$164,067	\$249,653	0.657	2,483	\$66.08	4003
44.56	\$91,500	\$11,936	\$64,364	\$107,519	0.599	1,204	\$53.46	4003
35.94	\$138,324	\$17,271	\$113,229	\$163,585	0.692	1,757	\$64.44	4003
35.68	\$120,009	\$11,582	\$113,418	\$146,523	0.774	1,970	\$57.57	4003
46.59	\$106,428	\$12,604	\$72,396	\$126,789	0.571	1,380	\$52.46	4003
34.46	\$120,846	\$12,642	\$117,358	\$146,222	0.803	1,632	\$71.91	4003
34.55	\$117,335	\$14,994	\$103,681	\$138,299	0.750	1,602	\$64.72	4003
37.07	\$127,820	\$16,234	\$133,766	\$150,792	0.887	1,652	\$80.97	4003
34.00	\$152,589	\$17,653	\$132,347	\$182,346	0.726	1,606	\$82.41	4003
34.62	\$216,846	\$14,200	\$175,300	\$273,846	0.640	2,630	\$66.65	4003
30.92	\$91,824	\$15,089	\$114,911	\$103,696	1.108	2,003	\$57.37	4003
38.27	\$158,263	\$23,342	\$138,658	\$182,326	0.760	1,248	\$111.10	4003
29.48	\$75,399	\$14,341	\$82,659	\$82,511	1.002	996	\$82.99	4003
39.94	\$173,447	\$31,329	\$138,924	\$192,051	0.723	1,344	\$103.37	4003
33.88	\$90,269	\$14,200	\$65,800	\$102,796	0.640	864	\$76.16	4003
36.79	\$197,964	\$17,930	\$150,070	\$243,289	0.617	1,761	\$85.22	4003
32.06	\$140,489	\$16,799	\$109,201	\$167,149	0.653	1,460	\$74.80	4003
33.06	\$221,584	\$18,207	\$191,693	\$274,834	0.697	2,948	\$65.02	4003
23.19	\$85,254	\$18,984	\$100,916	\$89,554	1.127	748	\$134.91	4003
23.63	\$92,286	\$15,063	\$119,937	\$104,355	1.149	980	\$122.38	4003
21.94	\$124,015	\$13,308	\$146,692	\$149,604	0.981	1,664	\$88.16	4003
38.41	\$134,729	\$13,700	\$116,200	\$163,553	0.710	1,924	\$60.40	4003

22.52	\$150,057	\$15,600	\$146,900	\$181,699	0.808	1,668	\$88.07	4003
31.34	\$76,923	\$10,197	\$96,703	\$90,170	1.072	1,167	\$82.86	4003
43.65	\$93,421	\$15,350	\$69,650	\$105,501	0.660	1,512	\$46.06	4003
39.88	\$162,537	\$15,350	\$152,650	\$198,901	0.767	2,040	\$74.83	4003
35.03	\$205,406	\$16,030	\$158,970	\$255,914	0.621	2,642	\$60.17	4003
33.42	\$113,305	\$18,639	\$101,361	\$127,927	0.792	1,287	\$78.76	4003
38.49	\$113,610	\$14,372	\$95,528	\$134,105	0.712	1,643	\$58.14	4003
49.44	\$122,137	\$29,641	\$60,359	\$107,912	0.559	1,508	\$40.03	4003
37.91	\$75,293	\$15,850	\$63,544	\$80,328	0.791	1,056	\$60.17	4003
36.23	\$150,282	\$19,620	\$142,380	\$176,570	0.806	1,932	\$73.70	4003
29.45	\$104,373	\$15,350	\$94,650	\$120,301	0.787	1,143	\$82.81	4003
<b>34.05</b>	<b>\$5,501,909</b>		<b>\$4,965,067</b>	<b>\$6,417,246</b>	<b>0.774</b>		<b>\$79.24</b>	<b>0.17040917</b>
<b>7.11</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.795</b>		<b>Ave. Variance=&gt;</b>	<b>73.1120</b>

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dep.
97.5065	1 1/4 Story Ranch	\$13,200		SOUTH MAIN	401	61
87.6908	Ranch	\$16,261		SOUTH MAIN	401	65
57.3575	1 1/2 Story	\$13,768		SOUTH MAIN	401	66
103.7010	1 1/4 Story Ranch	\$18,945		SOUTH MAIN	401	65
103.5145	Ranch	\$13,330		SOUTH MAIN	401	66
69.7642	Ranch	\$20,176		SOUTH MAIN	401	55
98.1459	1 3/4 Story	\$27,700		SOUTH MAIN	401	78
99.0920	Ranch	\$35,193		SOUTH MAIN	401	78
57.8518	2 Story	\$13,806		SOUTH MAIN	401	55
65.7181	2 Story	\$16,744		SOUTH MAIN	401	65
59.8630	1 1/2 Story	\$11,936		SOUTH MAIN	401	66
69.2172	1 3/4 Story	\$13,745		SOUTH MAIN	401	68
77.4063	2 Story	\$10,582		SOUTH MAIN	401	61
57.0995	2 Story	\$11,604		SOUTH MAIN	401	66
80.2604	1 1/4 Story	\$11,642		SOUTH MAIN	401	66
74.9689	1 1/2 Story	\$13,149		SOUTH MAIN	401	69
88.7090	2 Story	\$15,234		SOUTH MAIN	401	65
72.5802	1 3/4 Story	\$15,317		SOUTH MAIN	401	69
64.0141	2 Story	\$13,200		SOUTH MAIN	401	79
110.8153	2 Story Ranch	\$15,089		SOUTH MAIN	401	45
76.0496	Ranch	\$22,342		SOUTH MAIN	401	75
100.1796	1 3/4 Story	\$12,384		SOUTH MAIN	401	51
72.3369	Ranch	\$30,329		SOUTH MAIN	401	75
64.0103	Ranch	\$13,200		SOUTH MAIN	401	74
61.6838	1 3/4 Story	\$17,180		SOUTH MAIN	401	83
65.3317	1 3/4 Story	\$13,200		SOUTH MAIN	401	83
69.7487	2 Story	\$17,707		SOUTH MAIN	401	69
112.6872	Ranch	\$14,016		SOUTH MAIN	401	74
114.9313	1 1/4 Story	\$14,363		SOUTH MAIN	401	79
98.0535	2 Story	\$12,908		SOUTH MAIN	401	74
71.0474	2 Story	\$13,200		SOUTH MAIN	401	66

80.8481	2 Story	\$14,850		SOUTH MAIN	401	84
107.2449	Ranch	\$9,697		SOUTH MAIN	401	60
66.0181	2 Story	\$14,850		SOUTH MAIN	401	55
76.7466	2 Story	\$14,850		SOUTH MAIN	401	69
62.1186	2 Story	\$13,270		SOUTH MAIN	401	73
79.2335	1 1/4 Story	\$18,639		SOUTH MAIN	401	74
71.2335	1 3/4 Story	\$14,272		SOUTH MAIN	401	61
23.5697	1 1/2 Story	\$29,141	XH0-650-1030-00	SOUTH MAIN	401	50
0.3978	2 Story	\$14,850		SOUTH MAIN	401	55
1.1333	1 3/4 Story	\$17,638		SOUTH MAIN	401	75
0.8257	Ranch	\$14,850		SOUTH MAIN	401	74

**2.1325**

Coefficient of Var=> 91.96120302

# Real Estate Summary Sheet

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

09/16/2024 4:05 PM

<b>Parcel:</b>	XH0-000-0170-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	LUMA, ZACHARY	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	114 FAYETTE ST HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2631 0381	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	None	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

<b>Mailing Address:</b>	<b>Description:</b>
LUMA, ZACHARY 114 FAYETTE ST HUDSON MI 49247	W 9 FT OF LOT 16 & ALL OF LOT 17 ORIGINAL PLAT

## Most Recent Sale Information

Sold on 12/20/2021 for 120,000 by SCHANTZ, JUDITH L (LE).

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	2631 0381
-----------------------	-----------------	--------------------	-----------

## Most Recent Permit Information

Permit 15-15 on 04/20/2015 for \$0 category CONSTRUCTION.

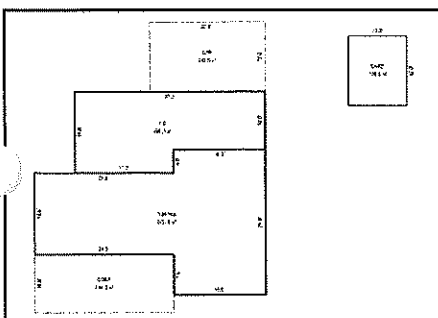
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	47,400	<b>2024 Taxable:</b>	41,343	<b>Acreage:</b>	0.20
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	66.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	132.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1900  
Occupancy: Single Family  
Class: D+10  
Style: 1 1/4 Story  
Exterior: Alum., Vinyl  
% Good (Physical): 60  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 100  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,318  
Ground Area: 1,134  
Garage Area: 0  
Basement Area: 736  
Basement Walls: Block  
Estimated TCV: Tentative

## Sketch





# Real Estate Summary Sheet

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

09/16/2024 4:05 PM

<b>Parcel:</b>	XH0-300-1060-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	WATERS KIMBERLY & MICHAEL JR.	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	520 W MAIN ST HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2645-0443	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb	<b>MAP #</b>	97
<b>Topography:</b>	Level, Landscaped	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

<b>Mailing Address:</b>	<b>Description:</b>
WATERS KIMBERLY & MICHAEL JR. 520 W MAIN ST HUDSON MI 49247	LOT 106 ASSESS PLAT NO 1

## Most Recent Sale Information

Sold on 09/20/2022 for 150,000 by BARKLEY, TODD & VALERIE.

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	2645-0443
-----------------------	-----------------	--------------------	-----------

## Most Recent Permit Information

Permit 09-005 on 03/10/2009 for \$4,000 category PORCH.

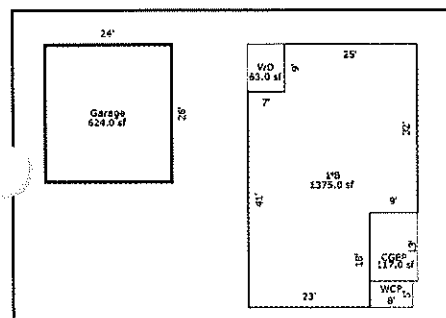
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	65,000	<b>2024 Taxable:</b>	59,010	<b>Acreage:</b>	0.16
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	115.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	61.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1916  
Occupancy: Single Family  
Class: CD  
Style: Ranch  
Exterior: Vinyl  
% Good (Physical): 65  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 60  
# of Bedrooms: 5  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,375  
Ground Area: 1,375  
Garage Area: 624  
Basement Area: 1,375  
Basement Walls: Block  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

09/16/2024 4:05 PM

<b>Parcel:</b>	XH0-305-0080-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	NICHOLAS, MICHAEL & BARBARA	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	316 E MAIN ST HUDSON, MI 49247	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2622/0972	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas	<b>MAP #:</b>	RENTAL 2014
<b>Topography:</b>	Rolling	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

## Mailing Address:

NICHOLAS, MICHAEL & BARBARA  
316 E MAIN ST  
HUDSON MI 49247

## Description:

LOT 8 & LOT 16 EX THE N 112 FT ASSESS PLAT NO 2  
MCL 211.27 NONCONSIDERATION TRUE CASH VALUE \$5000 FOR 2001

## Most Recent Sale Information

Sold on 07/19/2021 for 90,000 by SCHNEIDER, WESLEY & KIMBERLY.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2622/0972

## Most Recent Permit Information

Permit 19170 on 12/30/2020 for \$0 category MECHANICAL.

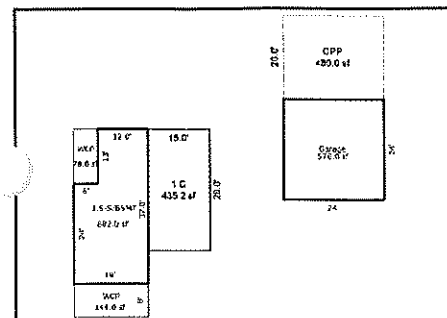
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	56,000	<b>2024 Taxable:</b>	48,399	<b>Acreage:</b>	0.23
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	66.0
<b>PRE:</b>	0.000 (Cond. 1st)	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	148.9

## 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 Heat & Cool  
Electric - Amps Service: 60  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,317  
Ground Area: 1,023  
Garage Area: 576  
Basement Area: 588  
Basement Walls: Stone  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

09/16/2024 4:05 PM

<b>Parcel:</b>	XH0-305-0100-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	SHAW, EMILY	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	306 E MAIN ST HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2641-0449	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas	<b>MAP #</b>	97
<b>Topography:</b>	Level	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

<b>Mailing Address:</b>	<b>Description:</b>
SHAW, EMILY 9400 SOMERSET RD CEMENT CITY MI 49233	LOT 10 ASSESS PLAT NO 2 CITY OF HUDSON

## Most Recent Sale Information

Sold on 06/21/2022 for 123,600 by HALLADAY, BRENT M.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 2641-0449

## Most Recent Permit Information

Permit 13-30 on 07/03/2013 for \$5,200 category NON-CONSIDERATION.

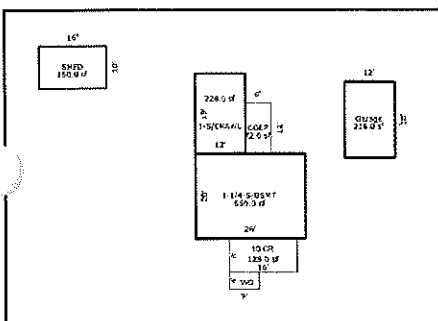
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	47,000	<b>2024 Taxable:</b>	42,735	<b>Acreage:</b>	0.29
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	96.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	132.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1900  
Occupancy: Single Family  
Class: CD  
Style: 1 1/4 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: 1,006  
Ground Area: 876  
Garage Area: 216  
Basement Area: 520  
Basement Walls: Block  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

09/16/2024 4:05 PM

<b>Parcel:</b>	XH0-310-0410-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	MICK, TRICIA	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	310 S MARKET ST HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	26350712	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas	<b>MAP #</b>	RENTAL 2014
<b>Topography:</b>	Level	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

<b>Mailing Address:</b>	<b>Description:</b>
MICK, TRICIA 310 S MARKET ST HUDSON MI 49247-9617	LOT 41 ASSESS PLAT NO 3

## Most Recent Sale Information

Sold on 03/15/2022 for 110,500 by SKOW, MARTY( LE) & MCCOY, CHAD A.

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	26350712
-----------------------	-----------------	--------------------	----------

## Most Recent Permit Information

Permit 05-046 on 09/07/2005 for \$0 category CONSTRUCTION.

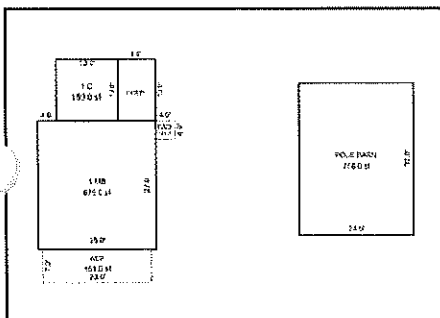
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	42,400	<b>2024 Taxable:</b>	38,955	<b>Acreage:</b>	0.20
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	67.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	132.0

## Improvement Data

# of Residential Buildings: 1	# of Agricultural Buildings: 1
Year Built: 1910	Estimated TCV: Tentative
Occupancy: Single Family	Cmts:
Class: CD	
Style: Ranch	
Exterior: Vinyl	
% Good (Physical): 65	
Heating System: Forced Air w/ Ducts	
Electric - Amps Service: 60	
# of Bedrooms: 2	
Full Baths: 1 Half Baths: 0	
Floor Area: 844	
Ground Area: 844	
Garage Area: 0	
Basement Area: 675	
Basement Walls: Block	
Estimated TCV: Tentative	

## Sketch



# Real Estate Summary Sheet

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

09/16/2024 4:05 PM

<b>Parcel:</b>	XH0-315-0930-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	WIGGINS, ALLAN JR	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	454 S WOOD ST HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2639-0446	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	None	<b>MAP #</b>	11-20LBL
<b>Topography:</b>	None	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

<b>Mailing Address:</b>	<b>Description:</b>
WIGGINS, ALLAN JR 454 S WOOD ST HUDSON MI 49247	LOT 93 FIRST ADD TO ASSESS PLAT NO 3

## Most Recent Sale Information

Sold on 04/29/2022 for 95,000 by CLARK DEWAYNE P.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 2639-0446

## Most Recent Permit Information

Permit 97-660 on 06/09/1997 for \$7,230 category GARAGE.

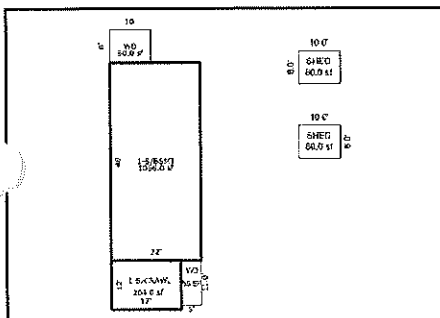
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	49,500	<b>2024 Taxable:</b>	45,255	<b>Acreage:</b>	0.49
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	64.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	326.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1900  
Occupancy: Single Family  
Class: CD  
Style: Ranch  
Exterior: Wood Siding  
% Good (Physical): 55  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 60  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,260  
Ground Area: 1,260  
Garage Area: 0  
Basement Area: 1,056  
Basement Walls: Block  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

09/16/2024 4:05 PM

<b>Parcel:</b>	XH0-315-1103-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	STEWART, JUSTIN DANIEL	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	437 MC KENZIE ST HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2632/0156	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	None	<b>MAP #</b>	RENTAL 2014
<b>Topography:</b>	None	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

**Mailing Address:**

STEWART, JUSTIN DANIEL  
437 MC KENZIE ST  
HUDSON MI 49247

**Description:**

LD DES AS BEING PT OF LOT 110 FIRST ADD TO AP #3 DES AS COMM AT SW COR OF LOT 110 AND RUNN TH N ALG W LI OF LOT AND BEING ALSO E LI OF MCKENZIE ST 432.32 FT (PLAT REC 432.50 FT) TH S 88deg51'29" W 41.25 FT TO WLY LI OF SAID LOT THE N 107.66 FT TH N 89deg53'19" E (REC S 89deg55'E) 319.60 FT THE S 539.18 FT TO S LI OF LOT AND BEING ALSO N LI OF STATE ST THE N 89deg52'00" W 277.79 FT TO POB. BEING 3.5446 ACRES MORE OR LESS

## Most Recent Sale Information

Sold on 12/29/2021 for 184,000 by GUTHRIE, MARK R.

Terms of Sale: 03-ARM'S LENGTH      Liber/Page: 2632/0156

## Most Recent Permit Information

None Found

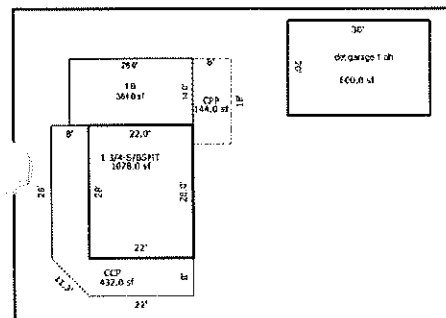
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	72,900	<b>2024 Taxable:</b>	61,299	<b>Acreage:</b>	3.54
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1900  
Occupancy: Single Family  
Class: D+10  
Style: 1 3/4 Story  
Exterior: Vinyl  
% Good (Physical): 77  
Heating System: Forced Air w/o Ducts  
Electric - Amps Service: 100  
# of Bedrooms: 3  
Full Baths: 2    Half Baths: 0  
Floor Area: 1,442  
Ground Area: 980  
Garage Area: 600  
Basement Area: 980  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

09/16/2024 4:05 PM

<b>Parcel:</b>	XH0-315-8061-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	BEEM, DAVID & CAROL	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	333 STATE ST HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2625 0768	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	09/17/1997	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	Gravel Road, Water, Sewer, Electric, Gas	<b>MAP #</b>	
<b>Topography:</b>	Rolling, Swamp	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN
<b>Mailing Address:</b>		<b>Description:</b>	
BEEM, DAVID & CAROL 333 STATE ST HUDSON MI 49247		COM NW COR OUTLOT F FIRST ADDITION TO ASSESSORS PLAT NO 3 TH E 54.6 FT TH S 70D55M E 324.82 FT TO POB TH S 29D34M W 566.76 FT TH W 264.85 FT TH N 1D W 467.24 FT TH E 198 FT TH N 132 FT TO POB 4.95 A M/L	

## Most Recent Sale Information

Sold on 09/08/2021 for 320,000 by EDISON, CHAD W & ALISA M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2625 0768

## Most Recent Permit Information

Permit 22-39 on 06/07/2022 for \$23,000 category DRIVEWAY.

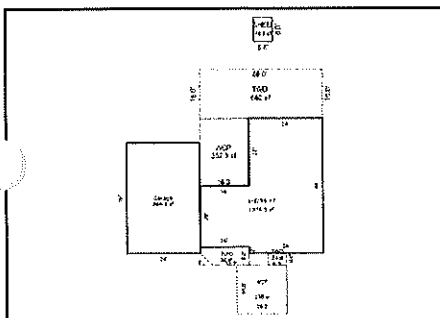
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	124,700	<b>2024 Taxable:</b>	106,527	<b>Acreage:</b>	5.06
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1999  
Occupancy: Single Family  
Class: C+10  
Style: Ranch  
Exterior: Vinyl  
% Good (Physical): 77  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 60  
# of Bedrooms: 0  
Full Baths: 2 Half Baths: 2  
Floor Area: 1,376  
Ground Area: 1,376  
Garage Area: 864  
Basement Area: 1,376  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

09/16/2024 4:05 PM

<b>Parcel:</b>	XH0-320-0011-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	NEUJAHR, KALEIGH	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	431 W MAIN ST HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2641-0678	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb	<b>MAP #</b>	97
<b>Topography:</b>	Level	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

<b>Mailing Address:</b>	<b>Description:</b>
NEUJAHR, KALEIGH 111 GROVE ST HUDSON MI 49247	N 132 FT OF LOT 1 ASSESS PLAT NO 4

## Most Recent Sale Information

Sold on 06/28/2022 for 114,000 by BORCK, MARY TRUSTEE.

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	2641-0678
-----------------------	-----------------	--------------------	-----------

## Most Recent Permit Information

Permit 21-44 on 10/19/2021 for \$0 category ROOF.

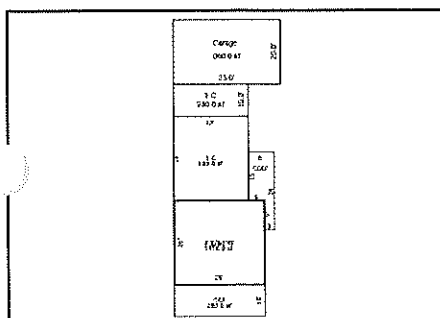
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	71,700	<b>2024 Taxable:</b>	65,205	<b>Acreage:</b>	0.18
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	59.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	132.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1850  
Occupancy: Single Family  
Class: CD  
Style: 2 Story  
Exterior: Brick  
% Good (Physical): 55  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 60  
# of Bedrooms: 4  
Full Baths: 2 Half Baths: 0  
Floor Area: 2,284  
Ground Area: 1,556  
Garage Area: 660  
Basement Area: 728  
Basement Walls: Stone  
Estimated TCV: Tentative

## Sketch





# Real Estate Summary Sheet

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

09/16/2024 4:05 PM

<b>Parcel:</b>	XH0-320-0040-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	SMITH, KODY	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	419 W MAIN ST HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2670-0587	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb	<b>MAP #</b>	97
<b>Topography:</b>	Level	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

## Mailing Address:

SMITH, KODY  
419 W MAIN ST  
HUDSON MI 49247-1003

## Description:

LOT 4 ASSESS PLAT NO 4 EX LD BEG AT SW COR LOT 4 RUNN TH N 0 DEG 14' W 43.74 FT TH N 0 DEG 19'W 33.32 FT TH N 87 DEG 32'E 65.96 FT TH S 0 DEG 17'E 79.77 FT TO SE COR LOT 4 TH S 89 DEG 54'W 65.93 FT TO POB

## Most Recent Sale Information

Sold on 12/16/2022 for 185,000 by REEDER ROBERT G & PATRICIA A.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2648-0979

## Most Recent Permit Information

Permit 180045 on 08/30/2018 for \$0 category ROOF.

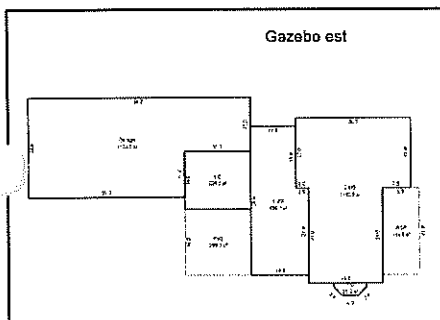
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	104,000	<b>2024 Taxable:</b>	94,605	<b>Acreage:</b>	0.28
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	66.0
<b>PRE:</b>	100,000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	186.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1870  
Occupancy: Single Family  
Class: C  
Style: 2 Story  
Exterior: Brick  
% Good (Physical): 65  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 60  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 2,483  
Ground Area: 1,593  
Garage Area: 1,120  
Basement Area: 1,349  
Basement Walls: Stone  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

09/16/2024 4:05 PM

**Parcel:** XH0-350-0070-00  
**Owner's Name:** LEWIS, KAYLYN & WARD LAFE  
**Property Address:** 304 PLEASANT ST  
HUDSON, MI 49247  
**Liber/Page:** 2627/0218  
**Split:** // **Created:** // **Active:** Active  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** XH0 CITY OF HUDSON  
**MAP #:**  
**School:** 46080 HUDSON AREA SCHOOLS  
**Neighborhood:** 4003 SOUTH MAIN

**Mailing Address:** LEWIS, KAYLYN & WARD LAFE  
304 PLEASANT ST  
HUDSON MI 49247  
**Description:** LOT 7 ASSESS PLAT NO 10

## Most Recent Sale Information

Sold on 10/05/2021 for 76,300 by EADY ALLEN J.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2627/0218

## Most Recent Permit Information

Permit 12-40 on 07/18/2012 for \$300 category POOL.

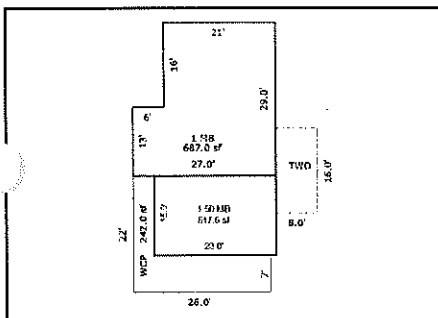
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	45,800	<b>2024 Taxable:</b>	39,579	<b>Acreage:</b>	0.15
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	66.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	99.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1890  
Occupancy: Single Family  
Class: D+10  
Style: 1 1/2 Story  
Exterior: Vinyl  
% Good (Physical): 65  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 0  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,204  
Ground Area: 1,032  
Garage Area: 0  
Basement Area: 1,032  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

09/16/2024 4:05 PM

**Parcel:** XH0-350-0150-00  
**Owner's Name:** VANDERLOOVEN, STEPHANIE  
**Property Address:** 108 ALDRICH ST  
HUDSON, MI 49247  
**Liber/Page:** 2625 0854  
**Split:** // **Created:** //  
**Public Impr.:** None **Topography:** None  
**Active:** Active

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** XH0 CITY OF HUDSON  
**MAP #:**  
**School:** 46080 HUDSON AREA SCHOOLS  
**Neighborhood:** 4003 SOUTH MAIN

**Mailing Address:** VANDERLOOVEN, STEPHANIE  
108 ALDRICH  
HUDSON MI 49247  
**Description:** LOT 15 ASSESS PLAT NO 10

## Most Recent Sale Information

Sold on 09/14/2021 for 130,500 by UPHOLD CHARLES & KELLY.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 2625 0854

## Most Recent Permit Information

Permit 1910 on 04/09/2019 for \$650 category FENCE.

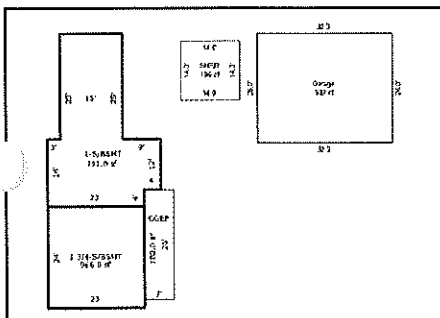
## Physical Property Characteristics

<b>2025 S.E.V.:</b> Tentative	<b>2025 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2024 S.E.V.:</b> 69,200	<b>2024 Taxable:</b> 59,645	<b>Acreage:</b> 0.23
<b>Zoning:</b>	<b>Land Value:</b> Tentative	<b>Frontage:</b> 66.0
<b>PRE:</b> 100.000	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 148.2

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1900  
Occupancy: Single Family  
Class: CD  
Style: 1 3/4 Story  
Exterior: Vinyl  
% Good (Physical): 67  
Heating System: Forced Air w/o Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,757  
Ground Area: 1,343  
Garage Area: 832  
Basement Area: 1,343  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

09/16/2024 4:05 PM

<b>Parcel:</b>	XH0-350-0220-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	HILLIKER, JON & TIFFANY	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	107 WASHINGTON ST HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2628/0527	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas	<b>MAP #</b>	
<b>Topography:</b>	Level	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

## Mailing Address:

HILLIKER, JON & TIFFANY  
107 WASHINGTON ST  
HUDSON MI 49247

## Description:

LOT 22 ALSO E 11 FT OF N 82.5 FT OF LOT 21 - ASSESSOR'S PLAT NO 10

## Most Recent Sale Information

Sold on 10/26/2021 for 125,000 by VALDEZ, MANUEL JR & ANNETTE.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2628/0527

## Most Recent Permit Information

Permit 01-114 on 10/24/2001 for \$600 category ALTERATION.

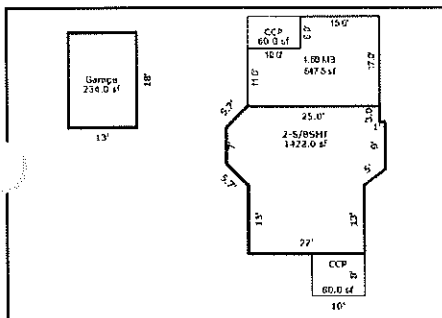
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	60,000	<b>2024 Taxable:</b>	51,707	<b>Acreage:</b>	0.12
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	60.5
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	82.5

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1890  
Occupancy: Single Family  
Class: CD  
Style: 2 Story  
Exterior: Vinyl  
% Good (Physical): 60  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,970  
Ground Area: 1,076  
Garage Area: 234  
Basement Area: 1,076  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

09/16/2024 4:05 PM

<b>Parcel:</b>	XH0-350-0280-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	MATTEK, JOSHUA	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	115 ALDRICH ST HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	26350220	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	None	<b>MAP #</b>	RENTAL LIST 2015
<b>Topography:</b>	None	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

<b>Mailing Address:</b>	<b>Description:</b>
MATTEK, JOSHUA 115 ALDRICH ST HUDSON MI 49247	LOT 28 ASSESS PLAT NO 10

## Most Recent Sale Information

Sold on 03/07/2022 for 85,000 by STACEY, RONALD & NEYSA TRUST.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 26350220

## Most Recent Permit Information

Permit 13-27 on 06/26/2013 for \$500 category NON-CONSIDERATION.

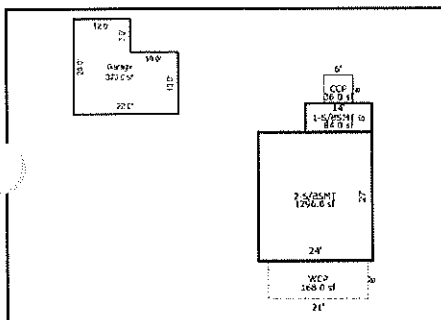
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	53,200	<b>2024 Taxable:</b>	48,405	<b>Acreage:</b>	0.18
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	48.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	165.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1900  
Occupancy: Single Family  
Class: CD  
Style: 2 Story  
Exterior: Brick  
% Good (Physical): 65  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 60  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,380  
Ground Area: 732  
Garage Area: 370  
Basement Area: 732  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

09/16/2024 4:05 PM

<b>Parcel:</b>	XH0-410-1061-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	WILLIAMS, ALEXANDER	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	111 GROVE ST HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2619/0073	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	None	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

<b>Mailing Address:</b>	<b>Description:</b>
WILLIAMS, ALEXANDER 111 GROVE ST HUDSON MI 49247	N-1/2 OF LOT 6 BLK NO 1 COBBS ADD

## Most Recent Sale Information

Sold on 05/10/2021 for 130,000 by PALACIOS-MONROY JOSE-ANTONIO.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 2619/0073

## Most Recent Permit Information

None Found

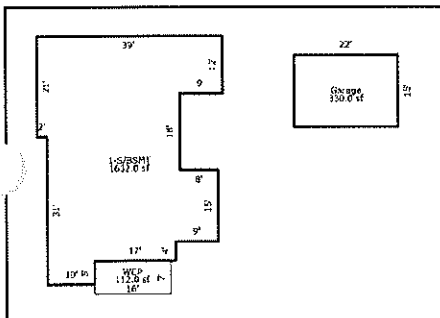
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	60,400	<b>2024 Taxable:</b>	52,038	<b>Acreage:</b>	0.12
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	82.5
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	64.5

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1900  
Occupancy: Single Family  
Class: D+10  
Style: 1 1/4 Story  
Exterior: Wood Siding  
% Good (Physical): 65  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 60  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,632  
Ground Area: 1,632  
Garage Area: 330  
Basement Area: 1,632  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

09/16/2024 4:06 PM

<b>Parcel:</b>	XH0-410-1062-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	CLEMENS, RICHARD & DEANNA C	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	115 GROVE ST HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2647-0246	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights, Standard Utilities	<b>MAP #</b>	
<b>Topography:</b>	Level	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

<b>Mailing Address:</b>	<b>Description:</b>
CLEMENS, RICHARD & DEANNA C 115 GROVE ST HUDSON MI 49247	S 1/2 OF LOT 6 BLOCK NO 1 COBBS ADD

## Most Recent Sale Information

Sold on 10/24/2022 for 118,675 by HARNER DANIEL J.

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	2647-0246
-----------------------	-----------------	--------------------	-----------

## Most Recent Permit Information

None Found

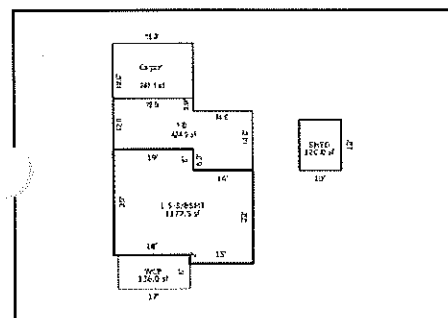
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	52,300	<b>2024 Taxable:</b>	47,460	<b>Acreage:</b>	0.12
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	79.5
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	66.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1850  
Occupancy: Single Family  
Class: CD  
Style: 1 1/2 Story  
Exterior: Brick  
% Good (Physical): 69  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 60  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,602  
Ground Area: 1,209  
Garage Area: 0  
Basement Area: 1,209  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

09/16/2024 4:06 PM

<b>Parcel:</b>	XH0-410-4040-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	SPRATT, JEREMY	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	206 GROVE ST HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	Created: //	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights, Standard Utilities		
<b>Topography:</b>	Level		

<b>Mailing Address:</b>	<b>Description:</b>
SPRATT, JEREMY 206 GROVE ST HUDSON MI 49247	LOT 4 BLOCK NO 4 COBBS ADD

## Most Recent Sale Information

Sold on 02/20/2024 for 167,900 by WILSON, ANDREW.

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

## Most Recent Permit Information

Permit 22-69 on 09/28/2022 for \$0 category GARAGE.

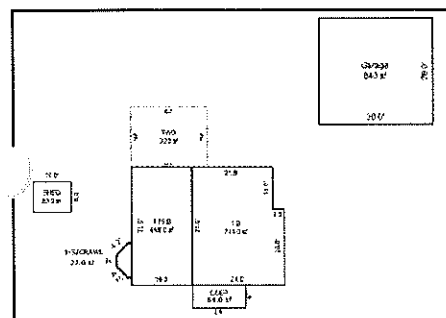
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	73,600	<b>2024 Taxable:</b>	66,255	<b>Acreage:</b>	0.22
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	66.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	144.2

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1890  
Occupancy: Single Family  
Class: C  
Style: 1 3/4 Story  
Exterior: Vinyl  
% Good (Physical): 69  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 60  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,606  
Ground Area: 1,234  
Garage Area: 840  
Basement Area: 1,207  
Basement Walls:  
Estimated TCV: Tentative

## Sketch





# Real Estate Summary Sheet

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

09/16/2024 4:06 PM

<b>Parcel:</b>	XH0-410-8010-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	LIZYNESS, JOSHUA & MORGAN, JENNIFER	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	400 GROVE ST HUDSON, MI 49247	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2637-0540	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas	<b>MAP #:</b>	
<b>Topography:</b>	Level	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

<b>Mailing Address:</b>	<b>Description:</b>
LIZYNESS, JOSHUA & MORGAN, JENNIFER	LOT 1 BLOCK NO 8 COBBS ADD
400 GROVE ST	
HUDSON MI 49247	

## Most Recent Sale Information

Sold on 03/29/2022 for 189,500 by KAHL, BILLIE & WILLIAMS, BRANDON.

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	2637-0540
-----------------------	-----------------	--------------------	-----------

## Most Recent Permit Information

Permit 22-0044 on 06/24/2022 for \$1,200 category POOL.

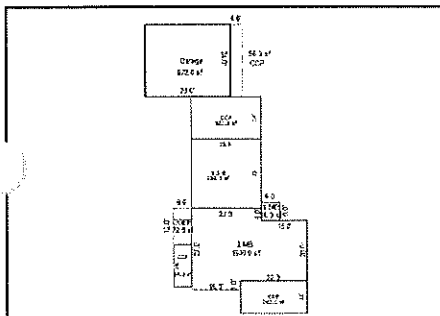
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	108,400	<b>2024 Taxable:</b>	98,175	<b>Acreage:</b>	0.20
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	66.0
<b>PRE:</b>	100,000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	132.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1860  
Occupancy: Single Family  
Class: CD  
Style: 2 Story  
Exterior: Wood Siding  
% Good (Physical): 78  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 200  
# of Bedrooms: 5  
Full Baths: 2 Half Baths: 0  
Floor Area: 2,630  
Ground Area: 1,465  
Garage Area: 672  
Basement Area: 1,465  
Basement Walls: Block  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

09/16/2024 4:06 PM

<b>Parcel:</b>	XH0-410-8040-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	KEMPISTY, RONALD J	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	406 GROVE ST HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2659-0634	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	None	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

## Mailing Address:

KEMPISTY, RONALD J  
406 GROVE ST  
HUDSON MI 49247

## Description:

LOT 4 EX THE N 1.5 FT BLOCK NO 8 COBBS ADD

## Most Recent Sale Information

Sold on 09/13/2023 for 130,000 by GERIG, VICKI K.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2659-0634

## Most Recent Permit Information

Permit 99-63 on 08/31/1999 for \$1,000 category NON-CONSIDERATION.

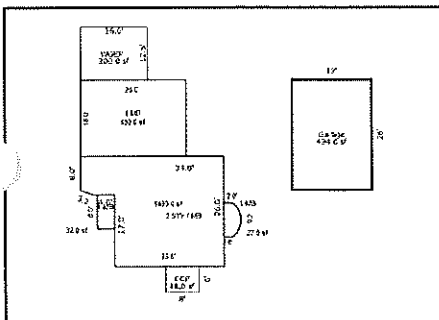
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	46,200	<b>2024 Taxable:</b>	46,200	<b>Acreage:</b>	0.21
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	64.5
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	144.2

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1900  
Occupancy: Single Family  
Class: D  
Style: 2 Story  
Exterior: Wood Siding  
% Good (Physical): 45  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 100  
# of Bedrooms: 5  
Full Baths: 1 Half Baths: 0  
Floor Area: 2,003  
Ground Area: 1,256  
Garage Area: 494  
Basement Area: 1,256  
Basement Walls: Stone  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

09/16/2024 4:06 PM

<b>Parcel:</b>	XH0-410-9120-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	CARNEY, MACKENZIE L & RYAN T	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	110 COBB ST HUDSON, MI 49247	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2648-0158	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	Paved Road, Sidewalk, Water, Sewer, Electric, Gas	<b>MAP #:</b>	
<b>Topography:</b>	Level	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

<b>Mailing Address:</b>	<b>Description:</b>
CARNEY, MACKENZIE L & RYAN T 110 COBB ST HUDSON MI 49247	LOT 11 & 12 BLOCK 9 COBBS ADDN

## Most Recent Sale Information

Sold on 11/28/2022 for 162,000 by SCULLY, DEANNA C & DAREN M &.

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	2648-0158
-----------------------	-----------------	--------------------	-----------

## Most Recent Permit Information

Permit 23-008 on 04/10/2023 for \$0 category MISCELLANEOUS.

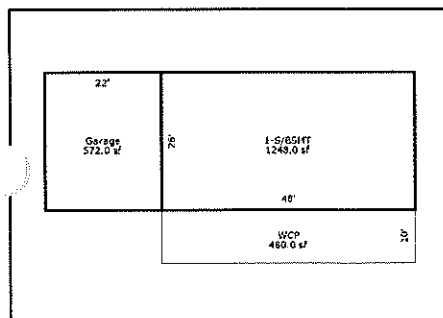
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	79,300	<b>2024 Taxable:</b>	71,925	<b>Acreage:</b>	0.39
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	117.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	148.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: C  
Style: Ranch  
Exterior: Aluminum  
% Good (Physical): 75  
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: 572  
Basement Area: 1,248  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

09/16/2024 4:06 PM

<b>Parcel:</b>	XH0-411-1022-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	MASON, SHYANA	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	515 PLEASANT ST HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2631 0365	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	None	<b>MAP #</b>	RENTAL 2014
<b>Topography:</b>	None	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

## Mailing Address:

MASON, SHYANA  
515 PLEASANT ST  
HUDSON MI 49247

## Description:

W 1/2 OF LOT 2 & N 2/3 OF W 1/2 OF LOT 3 BLOCK NO 11 COBBS ADDITION

## Most Recent Sale Information

Sold on 12/16/2021 for 97,000 by JOHNSON JAMES E & GERALD E.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2631 0365

## Most Recent Permit Information

Permit 1778 on 10/12/2017 for \$0 category ROOF.

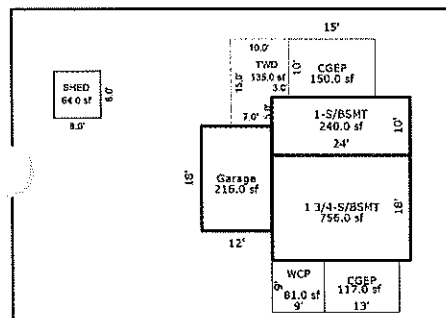
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	37,700	<b>2024 Taxable:</b>	33,185	<b>Acreage:</b>	0.17
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	66.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	110.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1930  
Occupancy: Single Family  
Class: CD  
Style: 1 3/4 Story  
Exterior: Brick  
% Good (Physical): 50  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 60  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 996  
Ground Area: 672  
Garage Area: 216  
Basement Area: 672  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

09/16/2024 4:06 PM

<b>Parcel:</b>	XH0-411-2020-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	JEFFRIES, KLAIRE	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	615 PLEASANT ST HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2646-0084	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	None	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

## Mailing Address:

JEFFRIES, KLAIRE  
615 PLEASANT ST  
HUDSON MI 49247

## Description:

LOTS 1, 2 & 3 BLOCK NO 12 COBBS ADD  
  
XH0-411-2010-00 COMBINED HERE (LAND ONLY, HOUSE DEMOED).  
NMR REROOF 2015 - \$7,000 TCV

## Most Recent Sale Information

Sold on 10/03/2022 for 170,253 by NEWTON TIFFANY.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2646-0084

## Most Recent Permit Information

Permit 15-19 on 05/26/2015 for \$8,000 category NON-CONSIDERATION.

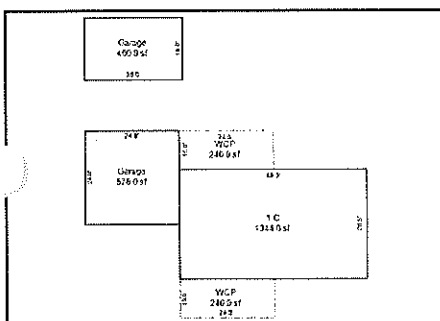
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	86,400	<b>2024 Taxable:</b>	78,435	<b>Acreage:</b>	0.60
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	198.0
<b>AREA:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	132.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1988  
Occupancy: Single Family  
Class: C  
Style: Ranch  
Exterior: Pine/Cedar  
% Good (Physical): 75  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 200  
# of Bedrooms: 0  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,344  
Ground Area: 1,344  
Garage Area: 976  
Basement Area: 0  
Basement Walls: Poured  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

09/16/2024 4:06 PM

<b>Parcel:</b>	XH0-411-2040-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	DARR, SAMUEL	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	506 OAK ST HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2627 0135	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	None	<b>MAP #</b>	RENTAL 2014
<b>Topography:</b>	None	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

<b>Mailing Address:</b>	<b>Description:</b>
DARR, SAMUEL 506 OAK ST HUDSON MI 49247	LOT 4 BLOCK 12 COBBS ADD

## Most Recent Sale Information

Sold on 08/26/2021 for 80,000 by MC CULLOGH WENDY J.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 2625 0133

## Most Recent Permit Information

Permit 1944 on 09/21/2019 for \$10,000 category ROOF.

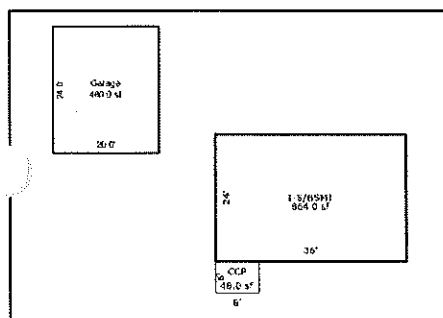
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	37,300	<b>2024 Taxable:</b>	31,641	<b>Acreage:</b>	0.20
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	66.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	132.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1940  
Occupancy: Single Family  
Class: CD  
Style: Ranch  
Exterior: Vinyl  
% Good (Physical): 73  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 60  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 864  
Ground Area: 864  
Garage Area: 480  
Basement Area: 864  
Basement Walls: Stone  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

09/16/2024 4:06 PM

<b>Parcel:</b>	XH0-411-2060-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	CABLE, KAITLIN J	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	531 S MERIDIAN RD HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2628/0160	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	None	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN
<b>Mailing Address:</b>		<b>Description:</b>	
CABLE, KAITLIN J 531 S MERIDIAN RD HUDSON MI 49247		LOTS 6 & N 1/2 OF LOT 7 BLOCK NO 12 COBBS ADD	

## Most Recent Sale Information

Sold on 10/18/2021 for 168,000 by ROBBINS HANNAH & SANG WOO.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2628/0160

## Most Recent Permit Information

None Found

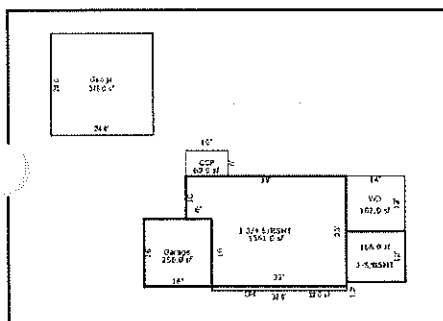
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	99,000	<b>2024 Taxable:</b>	84,451	<b>Acreage:</b>	0.30
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	99.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	132.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1952  
Occupancy: Single Family  
Class: C  
Style: 1 3/4 Story  
Exterior: Vinyl  
% Good (Physical): 82  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 200  
# of Bedrooms: 4  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,761  
Ground Area: 1,060  
Garage Area: 832  
Basement Area: 1,060  
Basement Walls: Block  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

09/16/2024 4:06 PM

<b>Parcel:</b>	XH0-411-2090-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	LUEBKE, BRANDON A	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	516 OAK ST HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2661-0621	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights	<b>MAP #</b>	
<b>Topography:</b>	Level	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

<b>Mailing Address:</b>	<b>Description:</b>
LUEBKE, BRANDON A 516 OAK ST HUDSON MI 49247	LOT 9 BLOCK NO 12 COBBS ADD

## Most Recent Sale Information

Sold on 11/09/2023 for 140,000 by HEMSOTH, DAVID & VERONICA.

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	2661-0621
-----------------------	-----------------	--------------------	-----------

## Most Recent Permit Information

Permit 14-29 on 07/02/2014 for \$14,690 category SIDEWALK.

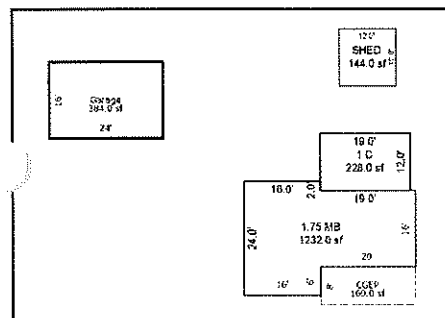
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	70,200	<b>2024 Taxable:</b>	70,200	<b>Acreage:</b>	0.20
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	66.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	132.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1900  
Occupancy: Single Family  
Class: CD  
Style: 1 3/4 Story  
Exterior: Vinyl  
% Good (Physical): 82  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 60  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,460  
Ground Area: 932  
Garage Area: 384  
Basement Area: 704  
Basement Walls: Stone  
Estimated TCV: Tentative

## Sketch





# Real Estate Summary Sheet

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

09/16/2024 4:06 PM

<b>Parcel:</b>	XH0-411-4040-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	BOSLEY, CHRISTIANNA L	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	608 GROVE ST HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2644-0730	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	None	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

<b>Mailing Address:</b>	<b>Description:</b>
BOSLEY, CHRISTIANNA L 608 GROVE ST HUDSON MI 49247	LOT 4 BLOCK NO 14 COBBS ADD

## Most Recent Sale Information

Sold on 09/02/2022 for 209,900 by DICKES, ALAN C.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 2644-0730

## Most Recent Permit Information

Permit 18005 on 04/02/2018 for \$0 category MECHANICAL.

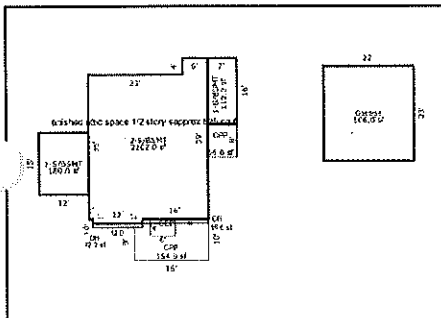
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	89,000	<b>2024 Taxable:</b>	80,955	<b>Acreage:</b>	0.27
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	82.5
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	144.2

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1920  
Occupancy: Single Family  
Class: C  
Style: 2 Story  
Exterior: Aluminum  
% Good (Physical): 69  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 200  
# of Bedrooms: 4  
Full Baths: 1 Half Baths: 1  
Floor Area: 2,948  
Ground Area: 1,343  
Garage Area: 506  
Basement Area: 1,343  
Basement Walls: Block  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

09/16/2024 4:06 PM

<b>Parcel:</b>	XH0-411-6060-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	SAUTER, DEBORAH A	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	219 DIVISION ST HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2654-0458	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	None	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

<b>Mailing Address:</b>	<b>Description:</b>
SAUTER, DEBORAH A 219 DIVISION HUDSON MI 49247	LOT 6 BLOCK NO 16 COBBS ADD

## Most Recent Sale Information

Sold on 04/24/2023 for 119,900 by MILLER, RILEY.

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	2654-0458
-----------------------	-----------------	--------------------	-----------

## Most Recent Permit Information

Permit 1646 on 07/19/2016 for \$5,800 category NON-CONSIDERATION.

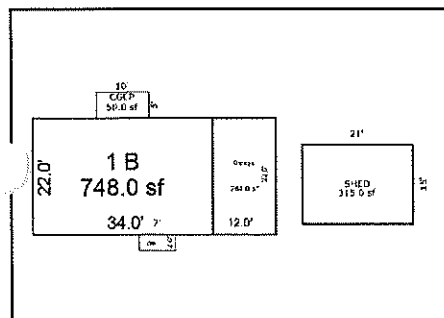
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	10,650	<b>2024 Taxable:</b>	10,650	<b>Acreage:</b>	0.17
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	66.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	111.9

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1930  
Occupancy: Single Family  
Class: CD  
Style: Ranch  
Exterior: Wood Siding  
% Good (Physical): 74  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 60  
# of Bedrooms: 1  
Full Baths: 1 Half Baths: 0  
Floor Area: 748  
Ground Area: 748  
Garage Area: 264  
Basement Area: 748  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

09/16/2024 4:06 PM

<b>Parcel:</b>	XH0-411-6080-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	WARNER, DEBBIE M	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	209 DIVISION ST HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2654-0541	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	None	<b>MAP #</b>	RENTAL 2014
<b>Topography:</b>	None	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

## Mailing Address:

WARNER, DEBBIE M  
209 DIVISION ST  
HUDSON MI 49247

## Description:

LOT 8 BLOCK NO 16 COBBS ADD

## Most Recent Sale Information

Sold on 05/04/2023 for 135,000 by MWA PROPERTY, LLC.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2654-0541

## Most Recent Permit Information

Permit 46-4988 on 10/12/2023 for \$0 category CONSTRUCTION.

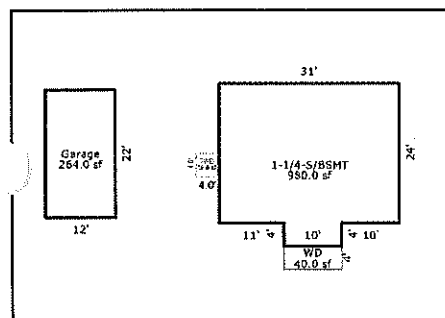
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	46,100	<b>2024 Taxable:</b>	46,100	<b>Acreage:</b>	0.18
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	66.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	120.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1900  
Occupancy: Single Family  
Class: D  
Style: 1 1/4 Story  
Exterior: Vinyl  
% Good (Physical): 79  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 0  
Full Baths: 1 Half Baths: 0  
Floor Area: 980  
Ground Area: 784  
Garage Area: 264  
Basement Area: 784  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

09/16/2024 4:06 PM

<b>Parcel:</b>	XH0-411-6100-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	RACE GEORGE	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	201 DIVISION ST HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2645-0939	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	None	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

<b>Mailing Address:</b>	<b>Description:</b>
RACE GEORGE 542 TIFFIN ST HUDSON MI 49247	W 50 FT OF LOT 10 BLOCK NO 16 COBBS ADDITION

## Most Recent Sale Information

Sold on 10/03/2022 for 160,000 by BADILLO, RAUL G.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 2645-0939

## Most Recent Permit Information

Permit 01-100 on 08/30/2001 for \$0 category PORCH.

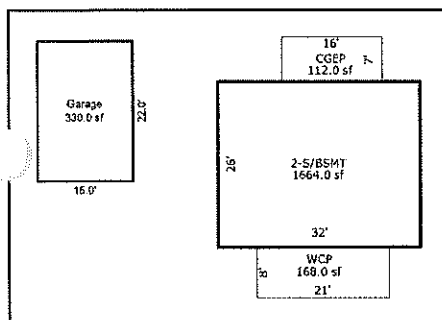
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	44,400	<b>2024 Taxable:</b>	40,425	<b>Acreage:</b>	0.15
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	56.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	120.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1900  
Occupancy: Single Family  
Class: D  
Style: 2 Story  
Exterior: Aluminum  
% Good (Physical): 74  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 5  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,664  
Ground Area: 832  
Garage Area: 330  
Basement Area: 832  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

09/16/2024 4:06 PM

<b>Parcel:</b>	XH0-430-0150-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	CAUDILL, EMILY R	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	225 PLEASANT ST HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2623/0608	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	None	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

<b>Mailing Address:</b>	<b>Description:</b>
CAUDILL, EMILY R 225 PLEASANT ST HUDSON MI 49247	LOT 15 GOODRICHS ADD

## Most Recent Sale Information

Sold on 08/02/2021 for 129,900 by SHAFFER FAMILY TRUST.

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	2623/0608
-----------------------	-----------------	--------------------	-----------

## Most Recent Permit Information

Permit 21-0053 on 11/02/2021 for \$0 category REMODEL.

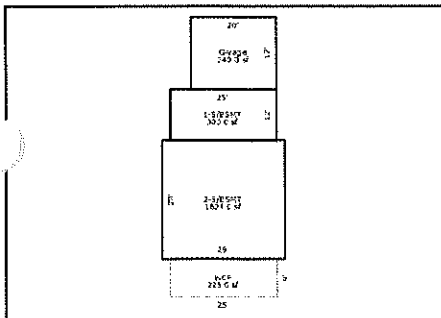
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	67,400	<b>2024 Taxable:</b>	57,991	<b>Acreage:</b>	0.20
<b>Financing:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	66.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	132.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1900  
Occupancy: Single Family  
Class: CD  
Style: 2 Story  
Exterior: Vinyl  
% Good (Physical): 65  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,924  
Ground Area: 1,112  
Garage Area: 340  
Basement Area: 1,112  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

09/16/2024 4:06 PM

**Parcel:** XH0-430-0171-00  
**Owner's Name:** MCCLAIN, MATTHEW  
**Property Address:** 215 PLEASANT ST HUDSON, MI 49247  
**Liber/Page:** 2656-0165  
**Split:** / /  
**Public Impr./Topography:** Paved Road, Sidewalk, Water, Sewer, Electric, Gas Level

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** XH0 CITY OF HUDSON  
**MAP #:**  
**School:** 46080 HUDSON AREA SCHOOLS  
**Neighborhood:** 4003 SOUTH MAIN

**Mailing Address:**

MCCLAIN, MATTHEW  
215 PLEASANT ST  
HUDSON MI 49247

**Description:**

LOT 17 GOODRICH'S ADDITION TO THE CITY OF HUDSON  
SPLIT FROM XH0-430-0170-00 02/12/08

## Most Recent Sale Information

Sold on 06/07/2023 for 162,500 by HALLDORSON STEVEN.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 2656-0165

## Most Recent Permit Information

Permit 11-34 on 07/11/2011 for \$4,000 category NON-CONSIDERATION.

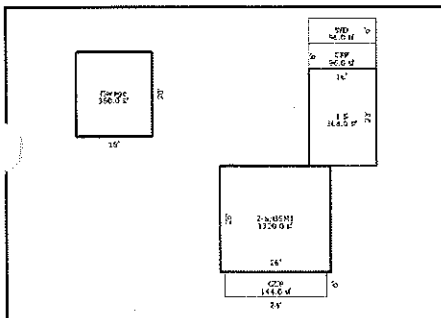
## Physical Property Characteristics

<b>2025 S.E.V.:</b> Tentative	<b>2025 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2024 S.E.V.:</b> 75,500	<b>2024 Taxable:</b> 75,500	<b>Acreage:</b> 0.20
<b>Zoning:</b>	<b>Land Value:</b> Tentative	<b>Frontage:</b> 66.0
<b>PRE:</b> 100.000	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 132.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: CD  
Style: 2 Story  
Exterior: Vinyl  
% Good (Physical): 84  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 60  
# of Bedrooms: 0  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,668  
Ground Area: 1,018  
Garage Area: 360  
Basement Area: 650  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

09/16/2024 4:06 PM

<b>Parcel:</b>	XH0-475-0011-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	BRICKER, LISA	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	212 S CHURCH ST HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2659-0067	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas	<b>MAP #</b>	
<b>Topography:</b>	Level	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

<b>Mailing Address:</b>	<b>Description:</b>
BRICKER, LISA 22516 CLIFFSIDE WAY LAND O LAKES FL 34639	N 40 FT OF E 3/4 OF LOT 1 JOHNSONS ADD

## Most Recent Sale Information

Sold on 08/30/2023 for 106,900 by ROMAN, VERONICA.

Terms of Sale: 03-ARM'S LENGTH      Liber/Page: 2659-0067

## Most Recent Permit Information

Permit 23-42 on 07/12/2023 for \$0 category ROOF.

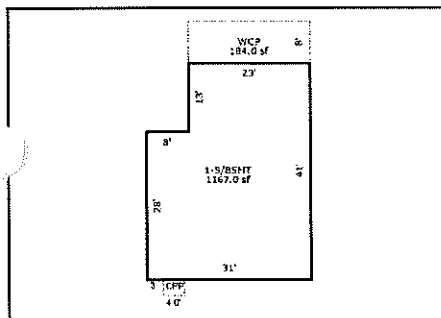
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	38,700	<b>2024 Taxable:</b>	38,700	<b>Acreage:</b>	0.09
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	40.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	99.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1860  
Occupancy: Single Family  
Class: D  
Style: Ranch  
Exterior: Vinyl  
% Good (Physical): 60  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 60  
# of Bedrooms: 2  
Full Baths: 1    Half Baths: 0  
Floor Area: 1,167  
Ground Area: 1,167  
Garage Area: 0  
Basement Area: 1,167  
Basement Walls: Block  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

09/16/2024 4:06 PM

<b>Parcel:</b>	XH0-475-0190-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	GRUNDY, LARRY	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	300 S CHURCH ST HUDSON, MI 49247	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2650-0539	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas	<b>MAP #:</b>	
<b>Topography:</b>	Level	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

<b>Mailing Address:</b>	<b>Description:</b>
GRUNDY, LARRY 300 S CHURCH ST HUDSON MI 49247	LOT 19 JOHNSONS ADD

## Most Recent Sale Information

Sold on 01/26/2023 for 85,000 by HAMDAN RODDY JR.

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	2650-0539
-----------------------	-----------------	--------------------	-----------

## Most Recent Permit Information

Permit 23-37 on 06/13/2023 for \$2,000 category MISCELLANEOUS.

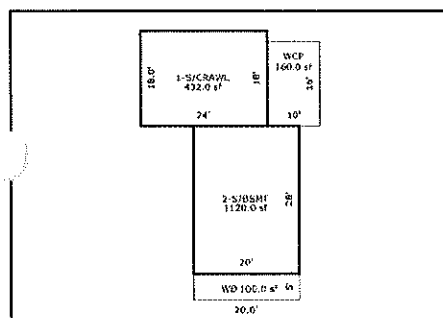
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	46,900	<b>2024 Taxable:</b>	46,900	<b>Acreage:</b>	0.20
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	66.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	132.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1900  
Occupancy: Single Family  
Class: D+10  
Style: 2 Story  
Exterior: Brick  
% Good (Physical): 55  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 200  
# of Bedrooms: 0  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,512  
Ground Area: 952  
Garage Area: 0  
Basement Area: 560  
Basement Walls: Block  
Estimated TCV: Tentative

## Sketch







# Real Estate Summary Sheet

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

09/16/2024 4:06 PM

<b>Parcel:</b>	XH0-475-0240-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	HILLEGAS, GREG	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	114 WASHINGTON ST HUDSON, MI 49247	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2624-0674	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas	<b>MAP #:</b>	
<b>Topography:</b>	Level	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

<b>Mailing Address:</b>	<b>Description:</b>
HILLEGAS, GREG 114 WASHINGTON ST HUDSON MI 49247	LOT 24 JOHNSONS ADD

## Most Recent Sale Information

Sold on 08/19/2021 for 175,000 by SANBORN TRS, MICHAEL J & JOANN.

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	2624-0674
-----------------------	-----------------	--------------------	-----------

## Most Recent Permit Information

Permit 01-058 on 06/06/2001 for \$8,000 category NON-CONSIDERATION.

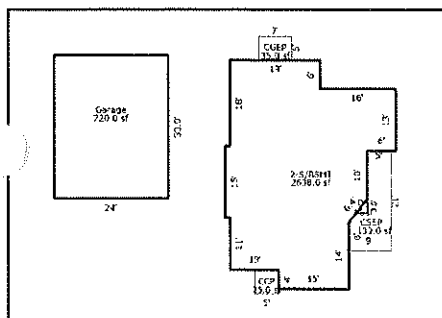
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	102,700	<b>2024 Taxable:</b>	87,538	<b>Acreage:</b>	0.20
<b>Financing:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	66.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	134.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1900  
Occupancy: Single Family  
Class: CD  
Style: 2 Story  
Exterior: Wood Siding  
% Good (Physical): 72  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 60  
# of Bedrooms: 4  
Full Baths: 2 Half Baths: 1  
Floor Area: 2,642  
Ground Area: 1,319  
Garage Area: 720  
Basement Area: 1,319  
Basement Walls: Stone  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

09/16/2024 4:06 PM

<b>Parcel:</b>	XH0-500-0140-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	WHITAKER, TINA & SHUPE CRYSTAL	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	111 CENTER ST HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2645-0390	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	Paved Road, Water, Sewer, Electric, Gas	<b>MAP #</b>	2002 REVAL
<b>Topography:</b>	Level	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

<b>Mailing Address:</b>	<b>Description:</b>
WHITAKER, TINA & SHUPE CRYSTAL 111 CENTER ST HUDSON MI 49247	LOT 14 & E 1/2 OF LOT 15 JOHNSONS & CONGERS ADD

## Most Recent Sale Information

Sold on 09/16/2022 for 120,000 by VANHAVEL, JEFFREY & TERESA JLT.

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	2645-0390
-----------------------	-----------------	--------------------	-----------

## Most Recent Permit Information

Permit 22-9982 on 09/22/2022 for \$0 category REMODEL.

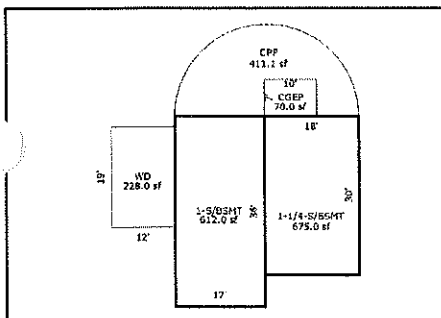
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	50,800	<b>2024 Taxable:</b>	46,095	<b>Acreage:</b>	0.27
<b>Financing:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	99.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	119.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1890  
Occupancy: Single Family  
Class: D+10  
Style: 1 1/4 Story  
Exterior: Vinyl  
% Good (Physical): 74  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 60  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,287  
Ground Area: 1,152  
Garage Area: 0  
Basement Area: 1,152  
Basement Walls: Block  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

09/16/2024 4:06 PM

<b>Parcel:</b>	XH0-525-0150-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	BURDICK, TODD	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	115 SEWARD ST HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2618/0395	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas	<b>MAP #</b>	
<b>Topography:</b>	Rolling	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

## Mailing Address:

BURDICK, TODD  
115 SEWARD ST  
HUDSON MI 49247

## Description:

LOT 15 LAIRDS ADD ALSO LD BEG AT SW COR LOT 15 RUNN TH S TO N LI OF JOHNSONS ADD TH E 4 RDS TH N TO SE COR LOT 15 TH W TO POB

## Most Recent Sale Information

Sold on 04/28/2021 for 109,900 by HIGGINS CHRISTOPHER & BRITTANY.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2618/0395

## Most Recent Permit Information

Permit 17012 on 03/15/2017 for \$0 category MISCELLANEOUS.

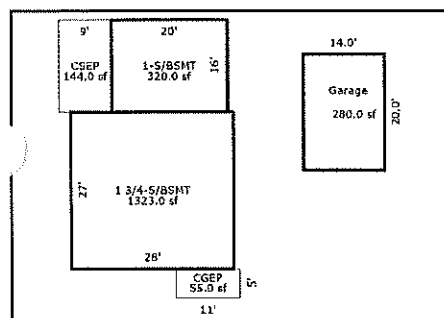
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	56,800	<b>2024 Taxable:</b>	49,171	<b>Acreage:</b>	0.25
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	66.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	165.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1920  
Occupancy: Single Family  
Class: CD  
Style: 1 3/4 Story  
Exterior: Vinyl  
% Good (Physical): 60  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 60  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,643  
Ground Area: 1,076  
Garage Area: 280  
Basement Area: 1,076  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

09/16/2024 4:06 PM

<b>Parcel:</b>	XH0-650-1020-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	VAN HAVEL, JEFFREY D & TERESA JLT	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	107 S WOOD ST HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2670-0784	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	None	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

<b>Mailing Address:</b>	<b>Description:</b>
VAN HAVEL, JEFFREY D & TERESA JLT 7755 MUNSON HWY HUDSON MI 49247	LOT 2 VAN AKINS ADD BLOCK NO 1

## Most Recent Sale Information

Sold on 06/23/2022 for 90,000 by SUYDAM RAY.

<b>Terms of Sale:</b>	19-MULTI PARCEL ARM'S LENGTH	<b>Liber/Page:</b>	2641-0684
-----------------------	------------------------------	--------------------	-----------

## Most Recent Permit Information

Permit 09-042 on 11/10/2009 for \$2,000 category NON-CONSIDERATION.

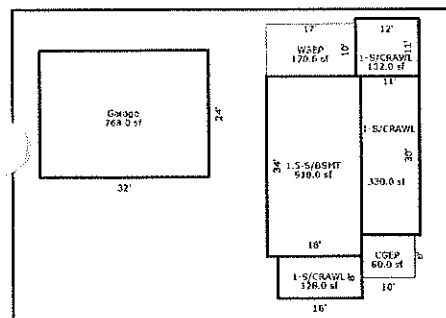
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	47,900	<b>2024 Taxable:</b>	43,680	<b>Acreage:</b>	0.20
<b> zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	66.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	132.0

## Improvement Data

# of Residential Buildings: 1  
 Year Built: 1900  
 Occupancy: Single Family  
 Class: CD  
 Style: 1 1/2 Story  
 Exterior: Wood Siding  
 % Good (Physical): 50  
 Heating System: Forced Air w/ Ducts  
 Electric - Amps Service: 60  
 # of Bedrooms: 3  
 Full Baths: 1 Half Baths: 0  
 Floor Area: 1,508  
 Ground Area: 1,202  
 Garage Area: 768  
 Basement Area: 612  
 Basement Walls: Block  
 Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

09/16/2024 4:06 PM

**Parcel:** XH0-700-1021-00  
**Owner's Name:** BRUGGER, JOSEPH C & DAWN M  
**Property Address:** 105 SPRING ST  
HUDSON, MI 49247  
**Liber/Page:** 2638/0287  
**Split:** // **Created:** // **Active:** Active  
**Public Impr.:** None  
**Topography:** None

**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 2017  
**School:** 46080 HUDSON AREA SCHOOLS  
**Neighborhood:** 4003 SOUTH MAIN

## Mailing Address:

BRUGGER, JOSEPH C & DAWN M  
105 SPRING ST  
HUDSON MI 49247

## Description:

N 66 FT OF S 145 FT OF LOT 1 & 2 VAN AKINS EAST ADDITION BLOCK NO 1

## Most Recent Sale Information

Sold on 04/15/2022 for 79,394 by ELLIOTT GENE L LIV TRUST.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2638/0287

## Most Recent Permit Information

Permit 10-31 on 07/19/2010 for \$1,500 category NON-CONSIDERATION.

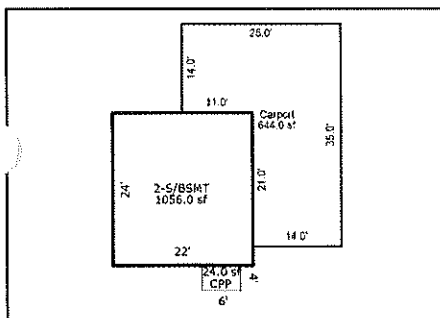
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	37,600	<b>2024 Taxable:</b>	34,335	<b>Acreage:</b>	0.20
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	66.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	132.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1900  
Occupancy: Single Family  
Class: D+10  
Style: 2 Story  
Exterior: Wood Siding  
% Good (Physical): 55  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 60  
# of Bedrooms: 2  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,056  
Ground Area: 528  
Garage Area: 0  
Basement Area: 528  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

09/16/2024 4:06 PM

Parcel:	XH0-700-3020-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	ESPINOZA, LUIS M	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	307 STATE ST HUDSON, MI 49247	Taxable Status:	TAXABLE
Liber/Page:	2643-0861	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	None	MAP #:	
Topography:	None	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	4003 SOUTH MAIN

### Mailing Address:

ESPINOZA, LUIS M  
307 STATE ST  
HUDSON MI 49247

### Description:

LOT 2 & W 20 FT OF LOT 3 VAN AKINS EAST ADDITION BLOCK NO 3

## Most Recent Sale Information

Sold on 08/12/2022 for 162,000 by SPENCE ANGELA J.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2643-0861

## Most Recent Permit Information

Permit 99-95 on 12/01/1999 for \$1,000 category PORCH.

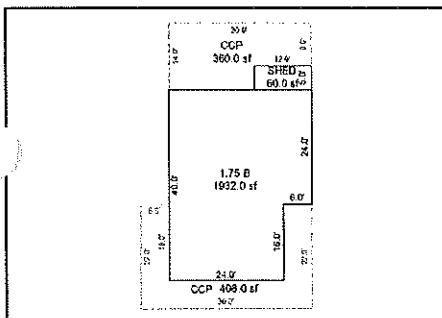
## Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	75,500	2024 Taxable:	68,355	Acreage:	0.26
Zoning:		Land Value:	Tentative	Frontage:	86.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	132.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: CD  
Style: 1 3/4 Story  
Exterior: Vinyl  
% Good (Physical): 75  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 2  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,932  
Ground Area: 1,104  
Garage Area: 0  
Basement Area: 1,104  
Basement Walls: Poured  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

09/16/2024 4:06 PM

<b>Parcel:</b>	XH0-700-3041-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	MITCHELL, THOMAS	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	311 STATE ST HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2640-0661	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	None	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

<b>Mailing Address:</b>	<b>Description:</b>
MITCHELL, THOMAS 311 STATE ST HUDSON MI 49247	E 46 FT OF LOT 3 & W 20 FT OF LOT 4 VAN AKINS EAST ADDITION BLOCK NO 3

## Most Recent Sale Information

Sold on 06/03/2022 for 110,000 by KOSKE PATRICK J & WENDY M REV TRUST.

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	2640-0661
-----------------------	-----------------	--------------------	-----------

## Most Recent Permit Information

Permit 22-56 on 08/11/2022 for \$0 category ROOF.

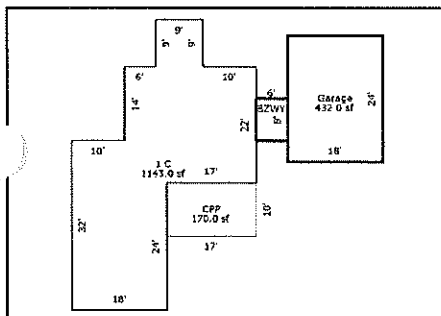
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	40,800	<b>2024 Taxable:</b>	37,170	<b>Acreage:</b>	0.20
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	66.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	132.0

## Improvement Data

# of Residential Buildings: 1  
 Year Built: 1940  
 Occupancy: Single Family  
 Class: CD  
 Style: Ranch  
 Exterior: Vinyl  
 % Good (Physical): 74  
 Heating System: Forced Air w/ Ducts  
 Electric - Amps Service: 60  
 # of Bedrooms: 3  
 Full Baths: 1 Half Baths: 0  
 Floor Area: 1,143  
 Ground Area: 1,143  
 Garage Area: 432  
 Basement Area: 0  
 Basement Walls: Block  
 Estimated TCV: Tentative

## Sketch





South Main Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
XHO-000-0170-00	114 FAYETTE ST	12/20/21	\$120,000	PTA	03-ARMS.LENGTH	\$120,000	\$35,600
XHO-300-1060-00	520 W MAIN ST	09/20/22	\$150,000	WD	03-ARMS.LENGTH	\$150,000	\$50,900
XHO-305-0100-00	306 E MAIN ST	06/21/22	\$123,600	WD	03-ARMS.LENGTH	\$123,600	\$37,300
XHO-310-0410-00	310 S MARKET ST	03/15/22	\$110,500	WD	03-ARMS.LENGTH	\$110,500	\$32,100
XHO-315-0930-00	454 S WOOD ST	04/29/22	\$95,000	WD	03-ARMS.LENGTH	\$95,000	\$39,600
XHO-320-0040-00	419 W MAIN ST	12/16/22	\$185,000	WD	03-ARMS.LENGTH	\$185,000	\$79,200
XHO-350-0070-00	304 PLEASANT ST	10/05/21	\$76,300	WD	03-ARMS.LENGTH	\$76,300	\$34,000
XHO-350-0150-00	108 ALDRICH ST	09/14/21	\$130,500	WD	03-ARMS.LENGTH	\$130,500	\$46,900
XHO-350-0220-00	107 WASHINGTON ST	10/26/21	\$125,000	WD	03-ARMS.LENGTH	\$125,000	\$44,600
XHO-350-0280-00	115 ALDRICH ST	03/07/22	\$85,000	WD	03-ARMS.LENGTH	\$85,000	\$39,600
XHO-410-1061-00	111 GROVE ST	05/10/21	\$130,000	WD	03-ARMS.LENGTH	\$130,000	\$44,800
XHO-410-1062-00	115 GROVE ST	10/24/22	\$118,675	WD	03-ARMS.LENGTH	\$118,675	\$41,000
XHO-410-4010-00	200 GROVE ST	07/19/23	\$150,000	WD	03-ARMS.LENGTH	\$150,000	\$55,600
XHO-410-4040-00	206 GROVE ST	04/22/22	\$150,000	WD	03-ARMS.LENGTH	\$150,000	\$51,000
XHO-410-6020-00	143 LAFAYETTE ST	07/25/23	\$15,000	WD	03-ARMS.LENGTH	\$15,000	\$7,900
XHO-410-8010-00	400 GROVE ST	03/29/22	\$189,500	WD	03-ARMS.LENGTH	\$189,500	\$65,600
XHO-410-8040-00	406 GROVE ST	09/13/23	\$130,000	WD	03-ARMS.LENGTH	\$130,000	\$40,200
XHO-410-8050-00	410 GROVE ST	08/17/21	\$75,000	WD	03-ARMS.LENGTH	\$75,000	\$36,700
XHO-410-9120-00	110 COBB ST	11/28/22	\$162,000	WD	03-ARMS.LENGTH	\$162,000	\$62,000
XHO-411-1022-00	515 PLEASANT ST	12/16/21	\$97,000	PTA	03-ARMS.LENGTH	\$97,000	\$28,600
XHO-411-2020-00	615 PLEASANT ST	10/03/22	\$170,253	WD	03-ARMS.LENGTH	\$170,253	\$68,000
XHO-411-2040-00	506 OAK ST	08/26/21	\$80,000	WD	03-ARMS.LENGTH	\$80,000	\$27,100
XHO-411-2060-00	531 S MERIDIAN RD	10/18/21	\$168,000	WD	03-ARMS.LENGTH	\$168,000	\$61,800
XHO-411-2090-00	516 OAK ST	05/27/21	\$126,000	WD	03-ARMS.LENGTH	\$126,000	\$40,400
XHO-411-4040-00	608 GROVE ST	09/02/22	\$209,900	WD	03-ARMS.LENGTH	\$209,900	\$69,400
XHO-411-6060-00	219 DIVISION ST	04/24/23	\$119,900	WD	03-ARMS.LENGTH	\$119,900	\$27,800
XHO-411-6080-00	209 DIVISION ST	05/04/23	\$135,000	WD	03-ARMS.LENGTH	\$135,000	\$31,900
XHO-411-6100-00	201 DIVISION ST	10/03/22	\$160,000	WD	03-ARMS.LENGTH	\$160,000	\$35,100
XHO-411-6140-00	145 DIVISION ST	06/09/23	\$40,900	WD	03-ARMS.LENGTH	\$40,900	\$24,500
XHO-430-0150-00	225 PLEASANT ST	08/02/21	\$129,900	WD	03-ARMS.LENGTH	\$129,900	\$49,900

XH0-430-0171-00	215 PLEASANT ST	06/07/23	\$162,500	WD	03-ARMS LENGTH	\$162,500	\$36,600
XH0-475-0011-00	212 S CHURCH ST	08/30/23	\$106,900	WD	03-ARMS LENGTH	\$106,900	\$33,500
XH0-475-0190-00	300 S CHURCH ST	01/26/23	\$85,000	LC	03-ARMS LENGTH	\$85,000	\$37,100
XH0-475-0200-00	306 S CHURCH ST	04/04/23	\$168,000	WD	03-ARMS LENGTH	\$168,000	\$67,000
XH0-475-0240-00	114 WASHINGTON ST	08/19/21	\$175,000	WD	03-ARMS LENGTH	\$175,000	\$61,300
XH0-475-0260-00	122 WASHINGTON ST	08/07/23	\$50,000	M/C	03-ARMS LENGTH	\$50,000	\$35,900
XH0-500-0070-00	116 MAPLE ST	09/09/22	\$84,000	WD	03-ARMS LENGTH	\$84,000	\$46,800
XH0-500-0140-00	111 CENTER ST	09/16/22	\$120,000	WD	03-ARMS LENGTH	\$120,000	\$40,100
XH0-525-0150-00	115 SEWARD ST	04/28/21	\$109,900	WD	03-ARMS LENGTH	\$109,900	\$42,300
XH0-650-1020-00	107 S WOOD ST	06/23/22	\$90,000	LC	19-MULTI PARCEL ARMS LENGTH	\$90,000	\$44,500
XH0-700-1021-00	105 SPRING ST	04/15/22	\$79,394	WD	03-ARMS LENGTH	\$79,394	\$30,100
XH0-700-3020-00	307 STATE ST	08/12/22	\$162,000	WD	03-ARMS LENGTH	\$162,000	\$58,700
XH0-700-3041-00	311 STATE ST	06/03/22	\$110,000	WD	03-ARMS LENGTH	\$110,000	\$32,400
<b>Totals:</b>			<b>\$5,260,622</b>			<b>\$5,260,622</b>	<b>\$1,875,400</b>

Sale. Ratio =>

Std. Dev. =>

Asd/Adj Sale	Cur. Appraisal	Land Residual	Est. Land Value	Eftec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
29.67	\$94,802	\$38,398	\$13,200	66.0	132.0	0.20	0.20	\$582	\$191,990
33.93	\$127,469	\$36,985	\$14,454	72.3	61.0	0.16	0.16	\$512	\$229,720
30.18	\$92,386	\$48,054	\$16,840	84.2	132.0	0.29	0.29	\$571	\$165,134
29.05	\$84,788	\$39,042	\$13,330	66.6	132.0	0.20	0.20	\$686	\$192,325
41.68	\$97,156	\$15,779	\$17,935	89.7	326.0	0.49	0.49	\$176	\$32,202
42.81	\$203,815	(\$3,932)	\$14,883	74.4	186.0	0.28	0.28	(\$53)	(\$13,943)
44.56	\$91,500	(\$3,264)	\$11,936	59.7	99.0	0.15	0.15	(\$55)	(\$21,760)
35.94	\$138,324	\$5,921	\$13,745	68.7	148.2	0.23	0.23	\$86	\$26,316
35.68	\$120,009	\$15,573	\$10,582	52.9	82.5	0.12	0.12	\$294	\$135,417
46.59	\$106,428	(\$9,824)	\$11,604	58.0	165.0	0.18	0.18	(\$169)	(\$53,978)
34.46	\$120,846	\$20,796	\$11,642	58.2	64.5	0.12	0.12	\$357	\$177,744
34.55	\$115,874	\$14,489	\$11,688	58.4	66.0	0.12	0.12	\$248	\$120,742
37.07	\$126,128	\$37,414	\$13,542	67.7	142.0	0.22	0.22	\$553	\$174,019
34.00	\$150,887	\$12,728	\$13,615	68.1	144.2	0.22	0.22	\$187	\$58,385
52.67	\$18,210	\$9,990	\$13,200	66.0	132.0	0.20	0.20	\$151	\$49,950
34.62	\$216,846	(\$14,146)	\$13,200	66.0	132.0	0.20	0.20	(\$214)	(\$70,730)
30.92	\$90,148	\$53,265	\$13,413	67.1	144.2	0.21	0.21	\$794	\$248,902
48.93	\$97,542	(\$8,927)	\$13,615	68.1	144.2	0.22	0.22	(\$131)	(\$40,950)
38.27	\$155,781	\$26,079	\$19,860	99.3	148.0	0.39	0.39	\$263	\$66,190
29.48	\$75,399	\$33,985	\$12,384	61.9	110.0	0.17	0.17	\$549	\$203,503
39.94	\$170,077	\$27,135	\$26,959	134.8	132.0	0.60	0.60	\$201	\$45,225
33.88	\$90,269	\$2,931	\$13,200	66.0	132.0	0.20	0.20	\$44	\$14,655
36.79	\$197,964	(\$12,784)	\$17,180	85.9	132.0	0.30	0.30	(\$149)	(\$42,613)
32.06	\$140,489	(\$1,289)	\$13,200	66.0	132.0	0.20	0.20	(\$20)	(\$6,445)
33.06	\$219,617	\$6,023	\$15,740	78.7	144.2	0.27	0.27	\$77	\$22,062
23.19	\$83,696	\$48,662	\$12,458	62.3	111.9	0.17	0.17	\$781	\$286,247
23.63	\$90,690	\$57,077	\$12,767	63.8	120.0	0.18	0.18	\$894	\$313,610
21.94	\$122,581	\$48,893	\$11,474	57.4	120.0	0.15	0.15	\$652	\$317,487
59.90	\$56,925	(\$3,258)	\$12,767	63.8	120.0	0.18	0.18	(\$51)	(\$17,901)
38.41	\$134,729	\$8,371	\$13,200	66.0	132.0	0.20	0.20	\$127	\$41,855

22.52	\$148,407	\$27,293	\$13,200	66.0	132.0	0.20	0.20	\$414	\$136,465
31.34	\$75,845	\$39,674	\$8,619	43.1	99.0	0.09	0.09	\$921	\$435,978
43.65	\$91,771	\$6,429	\$13,200	66.0	132.0	0.20	0.20	\$97	\$32,145
39.88	\$160,887	\$20,313	\$13,200	66.0	132.0	0.20	0.20	\$308	\$101,565
35.03	\$205,406	(\$17,136)	\$13,270	66.3	134.0	0.20	0.20	(\$258)	(\$84,414)
71.80	\$80,388	(\$17,118)	\$13,270	66.3	134.0	0.20	0.20	(\$258)	(\$84,325)
55.71	\$115,328	(\$10,615)	\$20,713	103.6	132.0	0.40	0.40	(\$102)	(\$26,538)
33.42	\$111,234	\$25,334	\$16,568	82.8	119.0	0.27	0.27	\$306	\$93,830
38.49	\$113,610	\$10,562	\$14,272	71.4	165.0	0.25	0.25	\$148	\$42,248
49.44	\$122,137	\$9,645	\$27,491	137.5	210.0	0.38	0.20	\$70	\$25,584
37.91	\$73,643	\$18,951	\$13,200	66.0	132.0	0.20	0.20	\$287	\$94,755
36.23	\$148,322	\$29,356	\$15,678	78.4	132.0	0.26	0.26	\$374	\$112,475
29.45	\$102,723	\$20,477	\$13,200	66.0	132.0	0.20	0.20	\$310	\$102,385

35.65	\$5,181,076	\$713,331	\$619,494	3,097.5	9.88	9.70	Average
9.94					per FF=>	per NetAcre=>	per SqFt=>
				\$230		72,214.11	

Dollars/SqFt	Actual Front	ECF Area	Libert/Page	Other Parcels In Sale	Land Table	Class	Rate Group 1	Rate Group 2
\$4.41	66.00	4003	2631/0381		SOUTH MAIN	401	FRONTAGE A	
\$5.27	115.00	4003	2645-0443		SOUTH MAIN	401	FRONTAGE A	
\$3.79	96.00	4003	2641-0449		SOUTH MAIN	401	FRONTAGE A	
\$4.42	67.00	4003	26350712		SOUTH MAIN	401	FRONTAGE A	
\$0.74	64.00	4003	2639-0446		SOUTH MAIN	401	FRONTAGE A	
(\$0.32)	66.00	4003	2648-0979		SOUTH MAIN	401	FRONTAGE A	
(\$0.50)	66.00	4003	2627/0218		SOUTH MAIN	401	FRONTAGE A	
\$0.60	66.00	4003	2625/0854		SOUTH MAIN	401	FRONTAGE A	
\$3.11	60.50	4003	2628/0527		SOUTH MAIN	401	FRONTAGE A	
(\$1.24)	48.00	4003	26350220		SOUTH MAIN	401	FRONTAGE A	
\$4.08	82.50	4003	2619/0073		SOUTH MAIN	401	FRONTAGE A	
\$2.77	79.50	4003	2647-0246		SOUTH MAIN	401	FRONTAGE A	
\$3.99	66.00	4003	2657-0627		SOUTH MAIN	401	FRONTAGE A	
\$1.34	66.00	4003	2638/0287		SOUTH MAIN	401	FRONTAGE A	
\$1.15	66.00	4003	2657-0899		SOUTH MAIN	401	FRONTAGE A	
(\$1.62)	66.00	4003	2637-0540		SOUTH MAIN	401	FRONTAGE A	
\$5.71	64.50	4003	2659-0634		SOUTH MAIN	401	FRONTAGE A	
(\$0.94)	66.00	4003	2624-0517		SOUTH MAIN	401	FRONTAGE A	
\$1.52	117.00	4003	2648-0158		SOUTH MAIN	401	FRONTAGE A	
\$4.67	66.00	4003	2631/0365		SOUTH MAIN	401	FRONTAGE A	
\$1.04	198.00	4003	2646-0084		SOUTH MAIN	401	FRONTAGE A	FRONTAGE A
\$0.34	66.00	4003	2625/0133		SOUTH MAIN	401	FRONTAGE A	
(\$0.98)	99.00	4003	2628/0160		SOUTH MAIN	401	FRONTAGE A	
(\$0.15)	66.00	4003	2619/0896		SOUTH MAIN	401	FRONTAGE A	
\$0.51	82.50	4003	2644-0730		SOUTH MAIN	401	FRONTAGE A	
\$6.57	66.00	4003	2654-0458		SOUTH MAIN	401	FRONTAGE A	
\$7.20	66.00	4003	2654-0541		SOUTH MAIN	401	FRONTAGE A	
\$7.29	56.00	4003	2645-0939		SOUTH MAIN	401	FRONTAGE A	
(\$0.41)	66.00	4003	2656-0112		SOUTH MAIN	401	FRONTAGE A	
\$0.96	66.00	4003	2623/0608		SOUTH MAIN	401	FRONTAGE A	

\$3.13	66.00	4003 2656-0165		SOUTH MAIN 401	FRONTAGE A
\$10.01	40.00	4003 2659-0067		SOUTH MAIN 401	FRONTAGE A
\$0.74	66.00	4003 2650-0539		SOUTH MAIN 401	FRONTAGE A
\$2.33	66.00	4003 2653-0856		SOUTH MAIN 401	FRONTAGE A
(\$1.94)	66.00	4003 2624-0674		SOUTH MAIN 401	FRONTAGE A
(\$1.94)	66.00	4003		SOUTH MAIN 401	FRONTAGE A
(\$0.61)	132.00	4003 2645-0225		SOUTH MAIN 401	FRONTAGE A
\$2.15	99.00	4003 2645-0390		SOUTH MAIN 401	FRONTAGE A
\$0.97	66.00	4003 2618/0395		SOUTH MAIN 401	FRONTAGE A
\$0.59	165.00	4003 2641-0684	XH0-650-1030-00	SOUTH MAIN 401	FRONTAGE A
\$2.18	66.00	4003 2638/0287		SOUTH MAIN 401	FRONTAGE A
\$2.58	86.00	4003 2643-0861		SOUTH MAIN 401	FRONTAGE A
\$2.35	66.00	4003 2640-0661		SOUTH MAIN 401	FRONTAGE A

**\$1.66**