

8

North East Residential ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
XH0-305-0180-00	325 HILL ST	08/15/23	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$50,200	47.36
XH0-305-0240-00	344 HILL ST	05/17/21	\$78,900	WD	03-ARM'S LENGTH	\$78,900	\$32,500	41.19
XH0-305-0502-00	357 WILCOX ST	05/14/21	\$127,500	WD	03-ARM'S LENGTH	\$127,500	\$44,400	34.82
XH0-305-0800-00	401 MC CLELLAN ST	03/11/22	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$29,200	22.12
XH0-305-8015-00	705 N MAPLE GROVE	04/28/23	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$72,600	41.72
XH0-440-0050-00	153 LINCOLN ST	03/03/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$62,000	42.76
XH0-772-5060-00	312 WILCOX ST	06/16/23	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$64,300	54.96
Totals:						\$880,400	\$355,200	
						Sale. Ratio =>		40.35
						Std. Dev. =>		10.27

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$98,356	\$12,081	\$93,919	\$119,329	0.787	1,228	\$76.48	4001	3.8742
\$84,202	\$13,036	\$65,864	\$98,432	0.669	1,248	\$52.78	4001	7.9181
\$115,224	\$16,467	\$111,033	\$136,593	0.813	1,186	\$93.62	4001	6.4557
\$130,506	\$15,331	\$116,669	\$159,302	0.732	1,210	\$96.42	4001	1.5937
\$142,535	\$17,858	\$156,142	\$172,444	0.905	1,288	\$121.23	4001	15.7149
\$155,053	\$22,326	\$122,674	\$183,578	0.668	1,447	\$84.78	4001	8.0077
\$126,309	\$14,020	\$102,980	\$155,310	0.663	1,647	\$62.53	4001	8.5254
\$852,185		\$769,281	\$1,024,988			\$83.98		0.2212
				E.C.F. =>	0.751	Std. Deviation=>		0.0918047
				Ave. E.C.F. =>	0.748	Ave. Variance=>		7.4414
								Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
2 Story	\$11,581	NORTH EAST	401	65
1 1/2 Story	\$11,307	NORTH EAST	401	61
Ranch	\$12,795	NORTH EAST	401	66
2 Story	\$14,831	NORTH EAST	401	78
Ranch	\$16,858	NORTH EAST	401	70
Ranch	\$19,906	NORTH EAST	401	65
2 Story	\$13,520	NORTH EAST	401	70

9.944188053

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/16/2024 3:01 PM

Parcel:	XH0-305-0180-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	FOWLER, GRACE L	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	325 HILL ST HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2659-0347	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas	MAP #	96
Topography:	Level, Landscaped	School:	46080 HUDSON AREA SCHOOLS
Mailing Address:		Neighborhood:	4001 NORTH EAST
		Description:	
FOWLER, GRACE L		LOT 18 ASSESS PLAT NO 2	
325 HILL ST			
HUDSON MI 49247			

Most Recent Sale Information

Sold on 08/15/2023 for 106,000 by MOMENEE JESSE J.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 2659-0347

Most Recent Permit Information

None Found

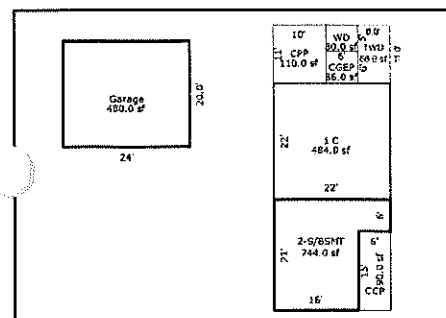
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	49,300	2024 Taxable:	49,300	Acreage:	0.20
Zoning:		Land Value:	Tentative	Frontage:	66.0
ARE:	100.000	Land Impr. Value:	Tentative	Average Depth:	133.0

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 Heat & Cool
Electric - Amps Service: 60
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,228
Ground Area: 856
Garage Area: 480
Basement Area: 372
Basement Walls: Block
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/16/2024 3:01 PM

Parcel:	XH0-305-0240-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	OSMUN WARREN J	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	344 HILL ST HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2619/0521	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Sidewalk, Water, Sewer, Electric, Gas	MAP #	RENTAL 2014
Topography:	Level, Landscaped	School:	46080 HUDSON AREA SCHOOLS
Mailing Address:		Neighborhood:	4001 NORTH EAST
Description:	LOTS 24 & 54 EX N 134 FT OF LOT 54 ASSESS PLAT NO 2		

Most Recent Sale Information

Sold on 05/17/2021 for 78,900 by VAN DEZANDE DARLENE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2619/0521

Most Recent Permit Information

Permit 02-066 on 09/03/2002 for \$0 category SIDEWALK.

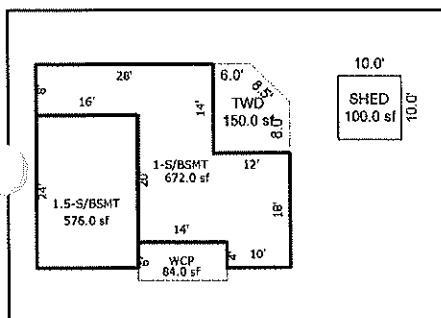
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	42,100	2024 Taxable:	37,595	Acreage:	0.27
Zoning:		Land Value:	Tentative	Frontage:	73.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	160.0

Improvement Data

of Residential Buildings: 1
Year Built: 1880
Occupancy: Single Family
Class: CD
Style: 1 1/2 Story
Exterior: Wood Siding
% Good (Physical): 60
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 60
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,248
Ground Area: 1,056
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 3:01 PM

Parcel:	XH0-305-0502-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	GARCIA, ROSEMARIE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	357 WILCOX ST HUDSON, MI 49247	Taxable Status:	TAXABLE
Liber/Page:	2619/0412	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb	MAP #:	96
Topography:	Rolling	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	4001 NORTH EAST

Mailing Address:

GARCIA, ROSEMARIE
357 WILCOX ST
HUDSON MI 49247

Description:

E 87.83 FT OF W 109.66 FT OF LOT 50 ASSESS PLAT NO 2

Most Recent Sale Information

Sold on 05/14/2021 for 127,500 by LETT, SUE A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2619/0412

Most Recent Permit Information

Permit 07-028 on 06/22/2007 for \$0 category POOL.

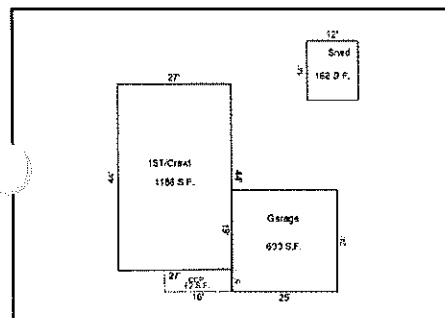
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	57,600	2024 Taxable:	51,486	Acreage:	0.33
Zoning:		Land Value:	Tentative	Frontage:	88.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	161.0

Improvement Data

of Residential Buildings: 1
Year Built: 1976
Occupancy: Single Family
Class: C
Style: Ranch
Exterior: Brick/Siding
% Good (Physical): 65
Heating System: Electric Baseboard
Electric - Amps Service: 60
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,186
Ground Area: 1,186
Garage Area: 600
Basement Area: 0
Basement Walls: Block
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/16/2024 3:01 PM

Parcel:	XH0-305-0800-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MASON, JENNIFER A	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	401 MC CLELLAN ST HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	26350345	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas	MAP #	96
Topography:	Rolling	School:	46080 HUDSON AREA SCHOOLS
Mailing Address:		Neighborhood:	4001 NORTH EAST
		Description:	LOT 80 ASSESS PLAT NO 2

MASON, JENNIFER A
401 MC CLELLAN ST
HUDSON MI 49247

Most Recent Sale Information

Sold on 03/11/2022 for 132,000 by S & R ESTATES, LLC.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 26350345

Most Recent Permit Information

Permit 23-34 on 05/31/2023 for \$0 category SOLAR ARRAY.

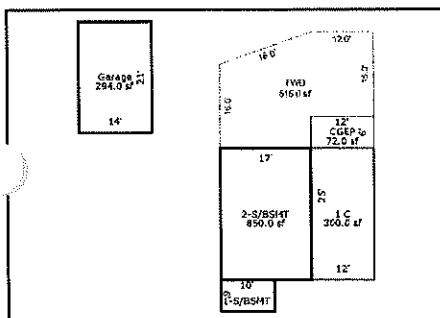
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	65,300	2024 Taxable:	65,300	Acreage:	0.47
Zoning:		Land Value:	Tentative	Frontage:	95.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	213.0

Improvement Data

of Residential Buildings: 1
Year Built: 1900
Occupancy: Single Family
Class: C
Style: 2 Story
Exterior: Brick
% Good (Physical): 77
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 200
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,210
Ground Area: 785
Garage Area: 294
Basement Area: 485
Basement Walls: Block
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/16/2024 3:01 PM

Parcel:	XH0-305-8015-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	STEELE, CATHERINE K	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	705 N MAPLE GROVE HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2654-0429	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb	MAP #	96
Topography:	Rolling	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	4001 NORTH EAST

Mailing Address:

STEELE, CATHERINE K
705 N MAPLE GROVE
HUDSON MI 49247

Description:

LD BEG NW COR OUTLOT A ASSESS PLAT NO 2 RUNN TH S 89 DEG 55'23"E 146 FT TH S 1 DEG 17'43"W 183.27 FT TH S 32 DEG 45'55"W 55.51 FT TH N 89 DEG 55'23"W 106.93 FT TH N 1 DEG 13'W 230 FT TO POB EX N 112 FT

Most Recent Sale Information

Sold on 04/28/2023 for 174,000 by VAN AUKEN, THOMAS A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2654-0429

Most Recent Permit Information

Permit 23-24 on 05/08/2023 for \$0 category FENCE.

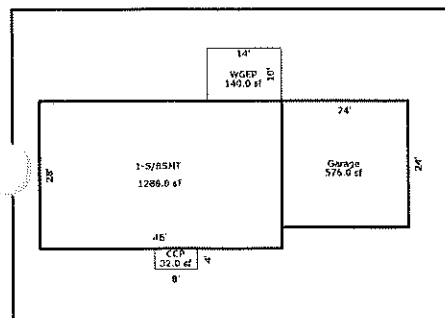
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	71,400	2024 Taxable:	71,400	Acreage:	0.37
Zoning:		Land Value:	Tentative	Frontage:	118.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	172.0

Improvement Data

of Residential Buildings: 1
Year Built: 1990
Occupancy: Single Family
Class: C
Style: Ranch
Exterior: Vinyl
% Good (Physical): 70
Heating System: Forced Heat & Cool
Electric - Amps Service: 60
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,288
Ground Area: 1,288
Garage Area: 576
Basement Area: 1,288
Basement Walls: Poured
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/16/2024 3:01 PM

Parcel:	XH0-772-5060-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	FLORES, FREDERICK	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	312 WILCOX ST HUDSON, MI 49247	Taxable Status:	TAXABLE
Liber/Page:	2656-0529	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb	MAP #:	RENTAL 2014
Topography:	Rolling	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	4001 NORTH EAST
Mailing Address:		Description:	
FLORES, FREDERICK 312 WILCOX ST HUDSON MI 49247		THAT PART OF LOTS 5-6 & 10 BEG AT SE COR LOT 9 TH N 132 FT TO SW COR LOT 5 TH E 2 FT TH N 75 FT TH E 65 FT TH S 75 FT TO S LI LOT 6 TH W 1 FT TH S 132 FT TH W 66 FT TO POB BLOCK NO 25 WILCOX ADD	

Most Recent Sale Information

Sold on 06/16/2023 for 117,000 by WILLIAMS AARON & EMILY SUE.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 2656-0529

Most Recent Permit Information

Permit 01-072 on 06/26/2001 for \$1,250 category CONSTRUCTION.

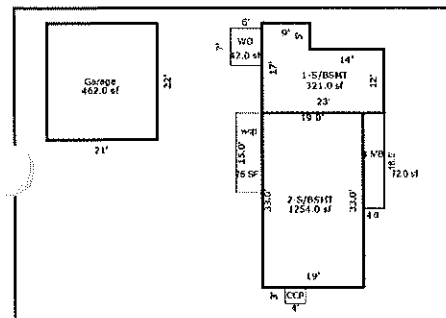
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	63,400	2024 Taxable:	63,400	Acreage:	0.31
Zoning:		Land Value:	Tentative	Frontage:	66.0
ARE:	100.000	Land Impr. Value:	Tentative	Average Depth:	207.0

Improvement Data

of Residential Buildings: 1
Year Built: 1900
Occupancy: Single Family
Class: CD
Style: 2 Story
Exterior: Vinyl
% Good (Physical): 70
Heating System: Forced Heat & Cool
Electric - Amps Service: 60
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,647
Ground Area: 1,020
Garage Area: 462
Basement Area: 1,020
Basement Walls: Stone
Estimated TCV: Tentative

Sketch



North East Residential Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. When Sold	Asd/Adj. Sale
XH0-305-0180-00	325 HILL ST	08/15/23	\$106,000	WD	03-ARMS LENGTH	\$106,000	\$50,200	47.36
XH0-305-0240-00	344 HILL ST	05/17/21	\$78,900	WD	03-ARMS LENGTH	\$78,900	\$32,500	41.19
XH0-305-0502-00	357 WILCOX ST	05/14/21	\$127,500	WD	03-ARMS LENGTH	\$127,500	\$44,400	34.82
XH0-305-0800-00	401 MC CLELLAN ST	03/11/22	\$132,000	WD	03-ARMS LENGTH	\$132,000	\$29,200	22.12
XH0-305-8015-00	705 N MAPLE GROVE	04/28/23	\$174,000	WD	03-ARMS LENGTH	\$174,000	\$72,600	41.72
XH0-440-0050-00	153 LINCOLN ST	03/03/23	\$145,000	WD	03-ARMS LENGTH	\$145,000	\$62,000	42.76
XH0-772-5060-00	312 WILCOX ST	06/16/23	\$117,000	WD	03-ARMS LENGTH	\$117,000	\$64,300	54.96
Totals:			\$880,400			\$880,400	\$355,200	
							Sale. Ratio =>	40.35
							Std. Dev. =>	10.27

Cur. Appraisal	Land Residual	Est. Land Value	Efec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$101,698	\$15,883	\$11,581	66.2	133.0	0.20	0.20	\$240	\$78,629	\$1.81
\$84,202	\$6,005	\$11,307	75.4	160.0	0.27	0.27	\$80	\$22,407	\$0.51
\$115,224	\$25,071	\$12,795	85.3	161.0	0.33	0.33	\$294	\$77,142	\$1.77
\$130,506	\$16,325	\$14,831	98.9	213.0	0.47	0.47	\$165	\$35,108	\$0.81
\$147,363	\$43,495	\$16,858	96.3	172.0	0.37	0.37	\$452	\$116,297	\$2.67
\$160,193	\$4,713	\$19,906	113.8	289.0	0.66	0.66	\$41	\$7,109	\$0.16
\$130,658	(\$138)	\$13,520	77.3	207.0	0.31	0.31	(\$2)	(\$439)	(\$0.01)
\$869,844	\$111,354	\$100,798	613.1		2.61	2.61			
Average					Average			Average	
per FF=>			\$182		per Net Acre=>	42,648.03		per SqFt=>	\$0.98

Actual Front	ECF Area	Libe/Page	Land Table	Class	Rate Group 1
66.00	4001	2659-0347	NORTH EAST	401	FRONTAGE A
73.00	4001	2619/0521	NORTH EAST	401	FRONTAGE A
88.00	4001	2619/0412	NORTH EAST	401	FRONTAGE A
95.00	4001	26350345	NORTH EAST	401	FRONTAGE A
118.00	4001	2654-0429	NORTH EAST	401	FRONTAGE A
100.00	4001	2651-0521	NORTH EAST	401	FRONTAGE A
66.00	4001	2656-0529	NORTH EAST	401	FRONTAGE A