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City of Hudson Industrial ECF Analysis

XA0-260-0008-00	330 MULZER AVE	\$135,000	02/10/25 LC	03-ARM'S LENGTH	\$29,332	\$105,668	\$74,016	1.428
XA0-345-0004-01	1336 E MAUMEE ST	\$2,400,000	10/31/24 CD	19-MULTI PARCEL AR	\$171,973	\$2,228,027	\$2,919,403	0.763
XA0-610-0103-03	1060 RAILROAD AVE	\$1,163,500	05/03/23 WD	03-ARM'S LENGTH	\$84,049	\$1,079,451	\$1,729,969	0.624
XH0-000-2010-00	200 E MAIN ST	\$63,000	08/17/23 WD	03-ARM'S LENGTH	\$74,281	\$38,719	\$157,591	0.246
XH0-300-0640-00	400 S MERIDIAN RD	\$300,000	05/19/23 LC	03-ARM'S LENGTH	\$220,042	\$79,958	\$167,804	0.476
XH0-320-0280-00	112 S CHURCH ST	\$60,000	01/04/24 WD	19-MULTI PARCEL AR	\$16,793	\$43,207	\$138,209	0.313
XH0-320-0810-00	106 S CHURCH ST	\$60,000	01/04/24 WD	19-MULTI PARCEL AR	\$16,793	\$43,207	\$138,209	0.313
XH0-345-0180-00	316 W MAIN ST	\$130,000	09/29/23 WD	03-ARM'S LENGTH	\$1,920	\$128,080	\$191,220	0.670
XH0-345-0210-00	308 W MAIN ST	\$36,000	05/25/23 WD	03-ARM'S LENGTH	\$1,968	\$34,032	\$116,897	0.291
XH0-345-0350-00	113 N CHURCH ST	\$85,000	03/08/24 WD	03-ARM'S LENGTH	\$2,160	\$82,840	\$108,969	0.760
XM0-000-0171-00	237 W MAIN ST	\$32,000	03/22/24 WD	03-ARM'S LENGTH	\$4,320	\$27,680	\$59,182	0.468
XM0-000-0390-00	211 E MAIN ST	\$180,000	11/13/23 LC	03-ARM'S LENGTH	\$22,300	\$157,700	\$167,286	0.943
XT0-325-0321-00	800 S MAUMEE ST	\$465,000	07/27/23 WD	03-ARM'S LENGTH	\$94,147	\$370,853	\$597,824	0.620
XT0-555-0321-00	906 INDUSTRIAL DR	\$475,000	09/19/24 WD	03-ARM'S LENGTH	\$74,845	\$400,155	\$557,819	0.717
						\$4,819,577	\$7,124,398	0.676

Due to no 301 sales, sales of 301 parcels from other cities, including 201 sales from other cities, were used to develop the 2026 Industrial ECF. ECF of 0.676 was used for 2026.

City of Hudson Industrial Land Analysis

Parcel Number	Class	Sale Date	Instr.	Total Acres	Terms of Sale	Adj. Sale \$	Asd. when Sold
BL2-232-3680-00		302 03/08/24	WD	15.03	03-ARM'S LENGTH	\$140,000	\$84,500
XH0-118-1538-00		201 12/07/23	WD	6.52	03-ARM'S LENGTH	\$100,000	\$0
XH0-300-0640-00		05/19/23	LC	1.75	03-ARM'S LENGTH	\$300,000	\$131,200
XM0-305-1025-00		302 06/12/25	WD	4.73	03-ARM'S LENGTH	\$36,000	\$19,300

Due to no vacant land sales or improved land sales in the 301 class, vacant 301 sales from Blissfield and City of Morenci were combined with a few commercial land sales to develop the 2026 Industrial land values.

Description: INDUSTRIAL LAND Units: Acres Adjustments...

Description	Rate	Don't Include in total Acreage
IND LAND 1-30 A	9,000.00	<input type="checkbox"/>
IND LAND 0-1 AC	14,500.00	<input type="checkbox"/>
	0.00	<input type="checkbox"/>

Asd/Adj. Sale	SQ. FT	Land Residual	Net Acres	1st acre rate
60.36	654706.80	\$140,000	15.03	9,315
0.00	284011.20	\$100,000	6.52	15,337
43.73	76142.88	\$82,100	1.75	46,968
53.61	206038.80	\$36,000	4.73	7,611

\$176,000

19.76

Price/Acre:

\$8,907