

9

North West ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. When Sold
XH0-300-0240-00	219 N MARKET ST	03/18/24	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$38,300
XH0-300-0540-00	214 N CHURCH ST	10/23/24	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$55,100
XH0-300-8044-00	501 WEST ST	12/15/23	\$80,500	WD	03-ARM'S LENGTH	\$80,500	\$60,200
XH0-325-0071-00	784 TIFFIN ST	05/15/23	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$56,900
XH0-325-0120-00	730 N MAPLE GROVE	11/22/24	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$51,600
XH0-325-0240-00	733 N MAPLE GROVE	11/22/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$51,100
XH0-340-0260-00	207 N CHURCH ST	12/18/23	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$62,300
XH0-340-0270-00	203 N CHURCH ST	08/08/23	\$104,500	WD	03-ARM'S LENGTH	\$104,500	\$38,300
XH0-340-0290-00	110 RAILROAD ST	06/21/24	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$71,700
XH0-400-0250-00	113 WATER ST	05/10/24	\$62,500	WD	03-ARM'S LENGTH	\$62,500	\$40,500
XH0-575-0010-00	219 N CHURCH ST	12/08/23	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$49,100
XH0-575-0060-00	301 N CHURCH ST	12/28/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$50,800
XH0-751-0020-00	106 HILL ST	06/01/24	\$50,000	LC	03-ARM'S LENGTH	\$50,000	\$31,000
XH0-752-6020-00	306 N MAPLE GROVE	06/21/23	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$44,100
XH0-752-6040-00	314 N MAPLE GROVE	09/19/24	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$36,900
XH0-752-8090-00	113 JAY ST	08/29/23	\$115,000	LC	03-ARM'S LENGTH	\$115,000	\$48,500
XH0-753-1022-00	106 JEFFERSON ST	05/24/23	\$128,500	WD	03-ARM'S LENGTH	\$128,500	\$38,800
XH0-753-2070-00	198 BUCHANAN ST	11/18/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$86,200
<b>Totals:</b>						<b>\$2,194,900</b>	<b>\$911,400</b>
						<b>Sale. Ratio =&gt;</b>	
						<b>Std. Dev. =&gt;</b>	

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area
24.55	\$98,972	\$20,091	\$135,909	\$95,382	1.425	1,599	\$85.00	4002
52.48	\$111,500	\$12,256	\$92,744	\$120,005	0.773	1,821	\$50.93	4002
74.78	\$122,303	\$32,100	\$48,400	\$109,073	0.444	1,601	\$30.23	4002
40.35	\$148,452	\$21,041	\$119,959	\$154,064	0.779	1,188	\$100.98	4002
49.14	\$106,075	\$12,013	\$92,987	\$111,338	0.835	1,236	\$75.23	4002
35.24	\$132,205	\$18,055	\$126,945	\$138,029	0.920	1,496	\$84.86	4002
44.53	\$155,790	\$12,774	\$127,126	\$172,934	0.735	2,293	\$55.44	4002
36.65	\$97,526	\$8,769	\$95,731	\$107,324	0.892	1,408	\$67.99	4002
41.93	\$146,030	\$14,543	\$156,457	\$158,993	0.984	1,664	\$94.02	4002
64.80	\$82,775	\$12,107	\$50,393	\$85,451	0.590	1,297	\$38.85	4002
46.76	\$122,615	\$14,348	\$90,652	\$130,915	0.692	1,815	\$49.95	4002
40.64	\$128,392	\$14,152	\$110,848	\$138,138	0.802	1,988	\$55.76	4002
62.00	\$66,964	\$18,935	\$31,065	\$58,076	0.535	880	\$35.30	4002
27.22	\$114,215	\$11,595	\$150,405	\$124,087	1.212	1,296	\$116.05	4002
29.76	\$87,926	\$11,095	\$112,905	\$92,903	1.215	1,200	\$94.09	4002
42.17	\$122,071	\$11,595	\$103,405	\$133,586	0.774	1,452	\$71.22	4002
30.19	\$99,325	\$13,125	\$115,375	\$104,232	1.107	1,020	\$113.11	4002
49.26	\$177,341	\$12,027	\$162,973	\$199,896	0.815	1,583	\$102.95	4002
<b>41.52</b>	<b>\$2,120,477</b>		<b>\$1,924,279</b>	<b>\$2,234,426</b>	<b>0.861</b>		<b>\$73.44</b>	<b>0.25126912</b>
<b>13.40</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.863</b>		<b>Ave. Variance=&gt;</b>	<b>19.0638</b>

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56.2151	1 1/2 Story	\$19,591		NORTH WEST	401	49
8.9903	2 Story	\$10,126		NORTH WEST	401	54
41.8997	Ranch	\$31,600		NORTH WEST	401	45
8.4108	Ranch	\$18,957		NORTH WEST	401	64
2.7559	1 1/2 Story	\$11,513		NORTH WEST	401	54
5.6959	1 3/4 Story	\$14,954		NORTH WEST	401	64
12.7624	2 Story	\$11,774		NORTH WEST	401	59
2.9242	1 1/2 Story	\$7,914		NORTH WEST	401	64
12.1313	2 Story	\$14,043		NORTH WEST	401	64
27.3009	1 3/4 Story	\$10,595		NORTH WEST	401	49
17.0291	1 3/4 Story	\$9,357		NORTH WEST	401	59
6.0294	2 Story	\$13,652		NORTH WEST	401	54
32.7838	1 1/4 Story	\$18,435		NORTH WEST	401	45
34.9354	1 3/4 Story	\$10,595		NORTH WEST	401	64
35.2558	1 1/2 Story	\$10,595		NORTH WEST	401	63
8.8671	2 Story	\$10,595		NORTH WEST	401	64
24.4165	1 1/2 Story	\$12,625	XH0-753-1021-00	NORTH WEST	401	64
4.7450	Ranch	\$11,027		NORTH WEST	401	72
<b>0.1542</b>						

Coefficient of Var=> 22.09685453





# Real Estate Summary Sheet

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

10/14/2025 9:49 AM

<b>Parcel:</b>	XH0-300-8044-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	GENERAL INVESTMENT PROPERTIES, L	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	501 WEST ST HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2675-0825	<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>	97
<b>Topography:</b>	Level, CREEK	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4002 NORTH WEST

**Mailing Address:**

GENERAL INVESTMENT PROPERTIES, LLC  
12425 SILVER CREEK LANE  
MORENCI MI 49256

**Description:**

COM 180 FT S OF SW COR LOT 58 TH CONT S 225 FT TH E 8 FT TH S 412.75 TH E 292 FT TH N TO A PT 180 FT S OF ELY EXT S LN LOT 58 TH W 300 FT TO POB BEING PART OUTLOT D ASSESS PLAT NO 1

## Most Recent Sale Information

Sold on 12/15/2023 for 80,500 by CONLEY BRIAN.

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

**Liber/Page:** 2662-0945

## Most Recent Permit Information

Permit 23-59 on 09/15/2023 for \$0 category DEMOLITION.

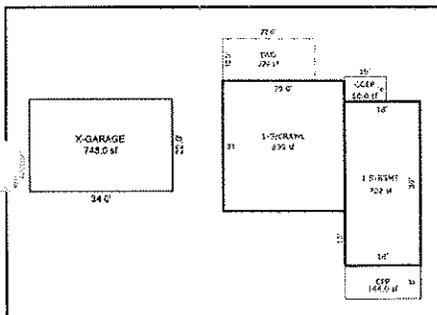
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	59,700	<b>2025 Taxable:</b>	59,700	<b>Acreage:</b>	4.32
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	0.000	<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: CD  
Style: Ranch  
Exterior: Vinyl  
% Good (Physical): 45  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 60  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,601  
Ground Area: 1,601  
Garage Area: 748  
Basement Area: 702  
Basement Walls: Block  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

10/14/2025 9:49 AM

<b>Parcel:</b>	XH0-325-0071-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	HASKELL, SHANICE L	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	784 TIFFIN ST HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2655-0240	<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>	96
<b>Topography:</b>	Level, Landscaped	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4002 NORTH WEST

<b>Mailing Address:</b>	<b>Description:</b>
HASKELL, SHANICE L 784 TIFFIN ST HUDSON MI 49247	S 110 FT OF N 210 FT OF LOT 7 ASSESS PLAT NO 5

## Most Recent Sale Information

Sold on 05/15/2023 for 141,000 by WOLLET PATRICIA M (LE).

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	2655-0240
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## Most Recent Permit Information

Permit 15-40 on 07/29/2015 for \$3,000 category CONSTRUCTION.

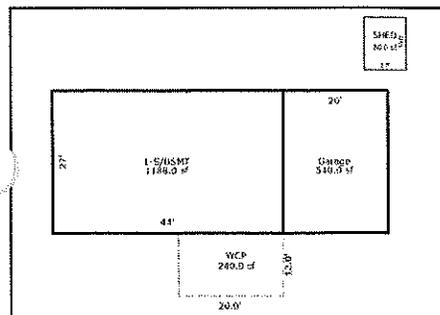
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	72,200	<b>2025 Taxable:</b>	72,200	<b>Acreage:</b>	0.82
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	204.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	175.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1972  
Occupancy: Single Family  
Class: C  
Style: Ranch  
Exterior: Vinyl  
% Good (Physical): 64  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 60  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,188  
Ground Area: 1,188  
Garage Area: 540  
Basement Area: 1,188  
Basement Walls: Poured  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

10/14/2025 9:49 AM

<b>Parcel:</b>	XH0-325-0120-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	SCHULTZ, TRACY	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	730 N MAPLE GROVE HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2676-0491	<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>	96
<b>Topography:</b>	Level, Landscaped	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4002 NORTH WEST

<b>Mailing Address:</b>	<b>Description:</b>
SCHULTZ, TRACY 730 N MAPLE GROVE HUDSON MI 49247	LOT 12 ASSESS PLAT NO 5

## Most Recent Sale Information

Sold on 11/22/2024 for 105,000 by FALOR, NICHOLAS & BURNSIDE, KAYSIE.

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	2676-0491
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## Most Recent Permit Information

Permit 13-10 on 04/10/2013 for \$0 category CONSTRUCTION.

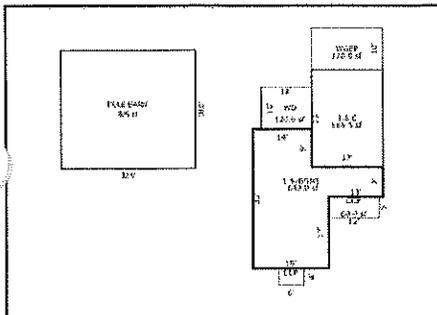
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	52,100	<b>2025 Taxable:</b>	52,100	<b>Acreage:</b>	0.23
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	75.0
<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: 1920	Estimated TCV: Tentative
Occupancy: Single Family	Cmts:
Class: CD	
Style: 1 1/2 Story	
Exterior: Vinyl	
% Good (Physical): 54	
Heating System: Forced Air w/ Ducts	
Electric - Amps Service: 60	
# of Bedrooms: 2	
Full Baths: 1 Half Baths: 0	
Floor Area: 1,236	
Ground Area: 1,040	
Garage Area: 0	
Basement Area: 649	
Basement Walls: Block	
Estimated TCV: Tentative	

## Sketch



# Real Estate Summary Sheet

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

10/14/2025 9:49 AM

<b>Parcel:</b>	XH0-325-0240-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	BEACH, BRAILY & BEACH BRADLEY	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	733 N MAPLE GROVE HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2662-0152	<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>	96
<b>Topography:</b>	Level, Landscaped	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4002 NORTH WEST

<b>Mailing Address:</b>	<b>Description:</b>
BEACH, BRAILY & BEACH BRADLEY 733 N MAPLE GROVE HUDSON MI 49247	LOT 24 ASSESS PLAT NO 5

## Most Recent Sale Information

Sold on 11/22/2023 for 145,000 by KERR DONALD L & JOYCE TRUSTEES.

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	2662-0152
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## Most Recent Permit Information

Permit 23-60 on 09/18/2023 for \$8,000 category ROOF.

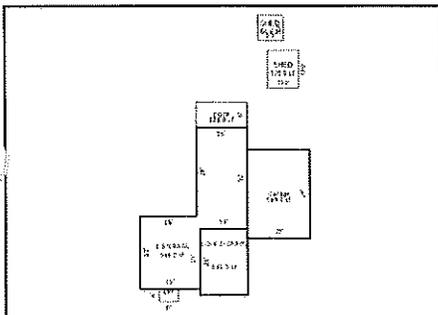
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	64,500	<b>2025 Taxable:</b>	64,500	<b>Acreage:</b>	0.49
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	73.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	293.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1875  
Occupancy: Single Family  
Class: CD  
Style: 1 3/4 Story  
Exterior: Vinyl  
% Good (Physical): 64  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 60  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,496  
Ground Area: 1,260  
Garage Area: 560  
Basement Area: 0  
Basement Walls: Block  
Estimated TCv: Tentative

## Sketch



# Real Estate Summary Sheet

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10/14/2025 9:49 AM

<b>Parcel:</b>	XH0-340-0260-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	BIENVENUE, JASPER	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	207 N CHURCH ST HUDSON, MI 49247	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2663-0007	<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>	4002 NORTH WEST

<b>Mailing Address:</b>	<b>Description:</b>
BIENVENUE, JASPER 207 N CHURCH ST HUDSON MI 49247	LOT 26 ASSESS PLAT NO 8

## Most Recent Sale Information

Sold on 12/18/2023 for 139,900 by KINGSLEY GEORGE.

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	2663-0007
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## Most Recent Permit Information

None Found

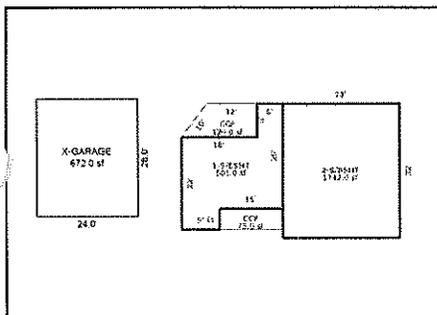
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	77,600	<b>2025 Taxable:</b>	77,600	<b>Acreage:</b>	0.25
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	73.0
<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: 1900  
Occupancy: Single Family  
Class: CD  
Style: 2 Story  
Exterior: Composition  
% Good (Physical): 59  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 60  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 2,293  
Ground Area: 1,397  
Garage Area: 672  
Basement Area: 1,397  
Basement Walls: Block  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

10/14/2025 9:49 AM

<b>Parcel:</b>	XH0-340-0270-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	KING, SKYLER & CALLOWAY, LOGAN	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	203 N CHURCH ST HUDSON, MI 49247	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2659-0425	<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>	4002 NORTH WEST

<b>Mailing Address:</b>	<b>Description:</b>
KING, SKYLER & CALLOWAY, LOGAN 203 N CHURCH ST HUDSON MI 49247	LOT 27 ASSESS PLAT NO 8

## Most Recent Sale Information

Sold on 08/08/2023 for 104,500 by SECRETARY OF VETERANS AFFAIRS.

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	2659-0425
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## Most Recent Permit Information

Permit 15-41 on 07/31/2015 for \$350 category CONSTRUCTION.

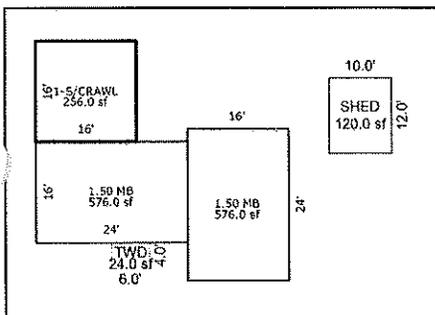
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	47,900	<b>2025 Taxable:</b>	47,900	<b>Acreage:</b>	0.09
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	65.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	59.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1900  
Occupancy: Single Family  
Class: CD  
Style: 1 1/2 Story  
Exterior: Vinyl  
% Good (Physical): 64  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 60  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,408  
Ground Area: 1,024  
Garage Area: 0  
Basement Area: 768  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

10/14/2025 9:49 AM

<b>Parcel:</b>	XH0-340-0290-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	PEDERSON, MATTHEW	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	110 RAILROAD ST HUDSON, MI 49247	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2670-0514	<b>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Topography:</b>	Level	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
		<b>MAP #:</b>	97
		<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4002 NORTH WEST

<b>Mailing Address:</b>	<b>Description:</b>
PEDERSON, MATTHEW 4768 INDIANA 1 BUTLER IN 46721	LOT 29 ASSESS PLAT NO 8

## Most Recent Sale Information

Sold on 06/21/2024 for 171,000 by ARREGUIN, MELISSA.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 2670-0514

## Most Recent Permit Information

Permit 1745 on 06/26/2017 for \$0 category FENCE.

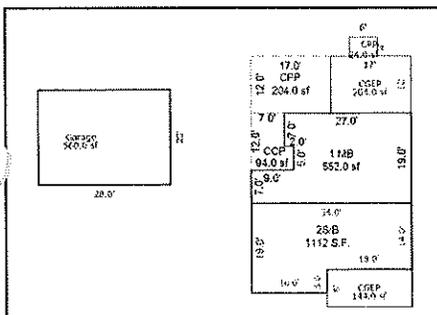
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	72,400	<b>2025 Taxable:</b>	72,400	<b>Acreage:</b>	0.34
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	90.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	166.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1880  
Occupancy: Single Family  
Class: CD  
Style: 2 Story  
Exterior: Vinyl  
% Good (Physical): 64  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 60  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,664  
Ground Area: 1,108  
Garage Area: 560  
Basement Area: 1,108  
Basement Walls: Block  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

10/14/2025 9:49 AM

<b>Parcel:</b>	XH0-400-0250-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	SHAY, STEPHEN D & STACY S	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	113 WATER ST HUDSON, MI 49247	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2669-0153	<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>	11-20LBL
<b>Topography:</b>	Level	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4002 NORTH WEST

<b>Mailing Address:</b>	<b>Description:</b>
SHAY, STEPHEN D & STACY S 113 WATER ST HUDSON MI 49247	LOT 25 CHURCHS ADD

## Most Recent Sale Information

Sold on 05/10/2024 for 62,500 by PYPHI, MARKUS.

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	2669-0153
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## Most Recent Permit Information

Permit 03-010 on 04/10/2003 for \$1,200 category FENCE.

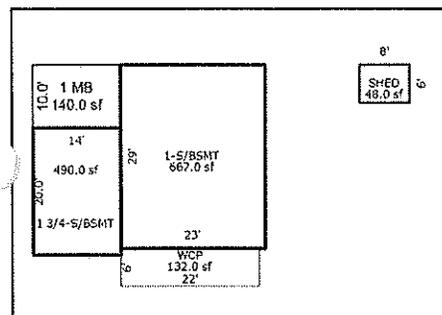
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	41,000	<b>2025 Taxable:</b>	41,000	<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: Composition  
% Good (Physical): 49  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 60  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,297  
Ground Area: 1,087  
Garage Area: 0  
Basement Area: 1,087  
Basement Walls: Block  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

10/14/2025 9:49 AM

<b>Parcel:</b>	XH0-575-0010-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	LEE, ANDREA A CLARK, SPENCER T	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	219 N CHURCH ST HUDSON, MI 49247	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2662-0656	<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>	4002 NORTH WEST

<b>Mailing Address:</b>	<b>Description:</b>
LEE, ANDREA A CLARK, SPENCER T 219 CHURCH HUDSON MI 49247	LOT 1 POWERS ADD ALSO ESMT OF RECORD

## Most Recent Sale Information

Sold on 12/08/2023 for 105,000 by MC CABE, SHERYL & RILEY LEE.

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	2662-0656
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## Most Recent Permit Information

Permit 20009 on 05/11/2020 for \$0 category MISCELLANEOUS.

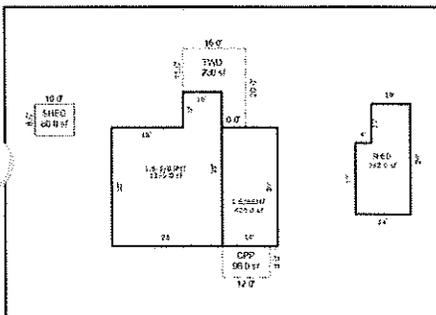
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	60,800	<b>2025 Taxable:</b>	60,800	<b>Acreage:</b>	0.18
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	50.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	155.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1900  
Occupancy: Single Family  
Class: CD  
Style: 1 3/4 Story  
Exterior: Vinyl  
% Good (Physical): 59  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 60  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,815  
Ground Area: 1,350  
Garage Area: 0  
Basement Area: 1,350  
Basement Walls: Block  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

10/14/2025 9:49 AM

**Parcel:** XH0-575-0060-00  
**Owner's Name:** KEG LEASING, LLC  
**Property Address:** 301 N CHURCH ST  
HUDSON, MI 49247  
**Liber/Page:** 2663-0416  
**Split:** //  
**Public Impr.:** Paved Road, Sidewalk, Water, Sewer, Electric, Gas  
**Topography:** 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 #:** RENTAL20174  
**School:** 46080 HUDSON AREA SCHOOLS  
**Neighborhood:** 4002 NORTH WEST

**Mailing Address:**

KEG LEASING, LLC  
1221 EAST STERLING RD  
JONESVILLE MI 49250

**Description:**

N 2 RDS OF LOT 5 ALSO ALL OF LOT 6 ALSO S 1/2 RD OF LOT 7 POWERS ADD

## Most Recent Sale Information

Sold on 12/28/2023 for 125,000 by SM & G SERVICES INC.

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

**Liber/Page:** 2663-0416

## Most Recent Permit Information

Permit 23-0001 on 01/09/2023 for \$1,500 category DECK.

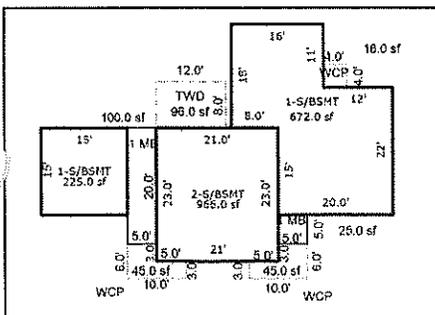
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	63,700	<b>2025 Taxable:</b>	63,700	<b>Acreage:</b>	0.31
<b>Zoning:</b>	3-UNIT	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	91.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	150.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1900  
Occupancy: Single Family  
Class: CD  
Style: 2 Story  
Exterior: Vinyl  
% Good (Physical): 54  
Heating System: Electric Baseboard  
Electric - Amps Service: 60  
# of Bedrooms: 6  
Full Baths: 3 Half Baths: 0  
Floor Area: 1,988  
Ground Area: 1,505  
Garage Area: 0  
Basement Area: 1,505  
Basement Walls: Block  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

10/14/2025 9:49 AM

<b>Parcel:</b>	XH0-751-0020-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	SNAY, TYLER J	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	106 HILL ST HUDSON, MI 49247	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2672-0525	<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>	96
<b>Topography:</b>	Level	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4002 NORTH WEST

## Mailing Address:

SNAY, TYLER J  
6660 S MERIDIAN RD  
HUDSON MI 49247

## Description:

LOT 1 EX N 72.05 FT & ALL OF LOT 2 WIRTS ADD BLOCK NO 10 ALSO LD BEG 30 FT E OF SW COR LOT 13 SD PLAT RUNN TH N 2 DEG 0'29"E 3.0 FT TH N 89 DEG 31'3"E 56.5 FT TH S 2 DEG 0' 29"W 3.0 FT TH S 89 DEG 31'3"W ALG S LI LOT 13 56.5 FT TO POB

## Most Recent Sale Information

Sold on 06/01/2024 for 50,000 by SOUTHWELL, BRASTON E.

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

**Liber/Page:** 2672-0525

## Most Recent Permit Information

Permit 22-8852 on 07/07/2022 for \$0 category DEMOLITION.

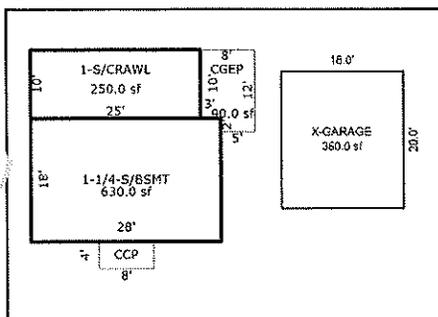
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	32,800	<b>2025 Taxable:</b>	32,800	<b>Acreage:</b>	0.45
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	166.0
<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: 1880  
Occupancy: Single Family  
Class: D  
Style: 1 1/4 Story  
Exterior: Vinyl  
% Good (Physical): 45  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 60  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 880  
Ground Area: 754  
Garage Area: 360  
Basement Area: 504  
Basement Walls: Block  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

10/14/2025 9:49 AM

<b>Parcel:</b>	XH0-752-6020-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	OSGOOD, JAMES A & MISTY M	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	306 N MAPLE GROVE HUDSON, MI 49247	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2656-0759	<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>	96
<b>Topography:</b>	Level, Landscaped	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4002 NORTH WEST

<b>Mailing Address:</b>	<b>Description:</b>
OSGOOD, JAMES A & MISTY M 306 N MAPLE GROVE HUDSON MI 49247	LOT 2 WIRTS ADD BLOCK NO 26

## Most Recent Sale Information

Sold on 06/21/2023 for 162,000 by HALL AARON T & LYNDSEI L.

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	2656-0759
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## Most Recent Permit Information

Permit 10-43 on 09/29/2010 for \$2,160 category CONSTRUCTION.

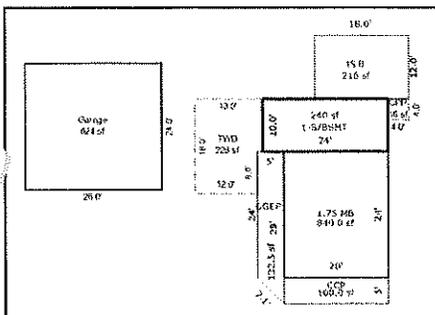
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	56,500	<b>2025 Taxable:</b>	56,500	<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: 1920  
Occupancy: Single Family  
Class: CD  
Style: 1 3/4 Story  
Exterior: Aluminum  
% Good (Physical): 64  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 60  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,296  
Ground Area: 936  
Garage Area: 624  
Basement Area: 936  
Basement Walls: Poured  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

10/14/2025 9:49 AM

<b>Parcel:</b>	XH0-752-6040-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	HOLBROOK, BRAILYNNE	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	314 N MAPLE GROVE HUDSON, MI 49247	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2673-0913	<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>	RENTAL 2014
<b>Topography:</b>	Level, Landscaped	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4002 NORTH WEST

<b>Mailing Address:</b>	<b>Description:</b>
HOLBROOK, BRAILYNNE 314 N MAPLE GROVE HUDSON MI 49247	LOT 4 WIRTS ADD BLOCK NO 26

## Most Recent Sale Information

Sold on 09/19/2024 for 124,000 by SWIRLES, RYAN B.

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	2673-0913
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## Most Recent Permit Information

Permit 98-120 on 08/27/1998 for \$1,000 category ALTERATION.

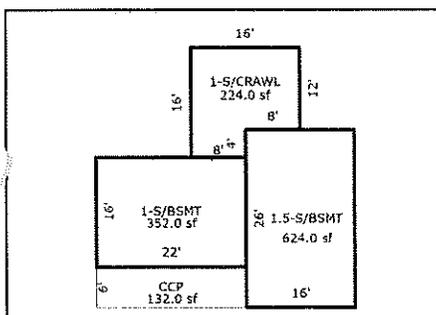
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	43,600	<b>2025 Taxable:</b>	43,600	<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  
 Style: 1 1/2 Story  
 Exterior: Wood Siding  
 % Good (Physical): 63  
 Heating System: Forced Air w/ Ducts  
 Electric - Amps Service: 60  
 # of Bedrooms: 3  
 Full Baths: 2 Half Baths: 0  
 Floor Area: 1,200  
 Ground Area: 992  
 Garage Area: 0  
 Basement Area: 768  
 Basement Walls: Poured  
 Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

10/14/2025 9:49 AM

<b>Parcel:</b>	XH0-752-8090-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	REASONER, TODD D	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	113 JAY ST HUDSON, MI 49247	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2688-0801	<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>	96
<b>Topography:</b>	Level, Landscaped	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4002 NORTH WEST

<b>Mailing Address:</b>	<b>Description:</b>
REASONER, TODD D 113 JAY ST HUDSON MI 49247	LOT 9 WIRTS ADD BLOCK NO 28

## Most Recent Sale Information

Sold on 08/29/2023 for 115,000 by ROZELLE, REX & ELAINE.

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	2659-0035
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## Most Recent Permit Information

Permit 95-484 on 09/27/1995 for \$3,600 category NON-CONSIDERATION.

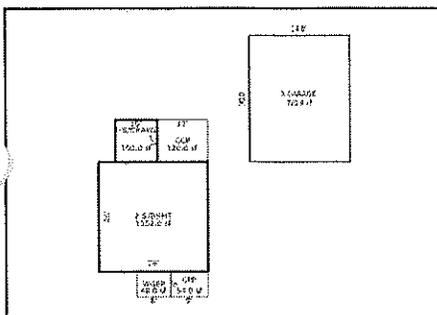
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	60,800	<b>2025 Taxable:</b>	37,623	<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: 1882  
Occupancy: Single Family  
Class: CD  
Style: 2 Story  
Exterior: Vinyl  
% Good (Physical): 64  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 60  
# of Bedrooms: 4  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,452  
Ground Area: 776  
Garage Area: 720  
Basement Area: 676  
Basement Walls: Block  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

10/14/2025 9:49 AM

<b>Parcel:</b>	XH0-753-1022-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	GRUNDY, LARRY JR & GRUNDY AISLIN	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	106 JEFFERSON ST HUDSON, MI 49247	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2655-0444	<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>	RENTAL 2014
<b>Topography:</b>	Level	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4002 NORTH WEST

## Mailing Address:

GRUNDY, LARRY JR & GRUNDY AISLIN  
106 JEFFERSON ST  
HUDSON MI 49247

## Description:

LOT 2 EX N 30 FT OF E-1/2 OF LOT 2 WIRTS ADD BLOCK NO 31  
LAND DIVISION FOR 2008 TAX YEAR DUE TO FORECLOSURE

## Most Recent Sale Information

Sold on 05/24/2023 for 128,500 by GENTNER, LISA LYNETTE.

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

**Liber/Page:** 2655-0444

## Most Recent Permit Information

Permit 1819 on 05/29/2018 for \$0 category POOL.

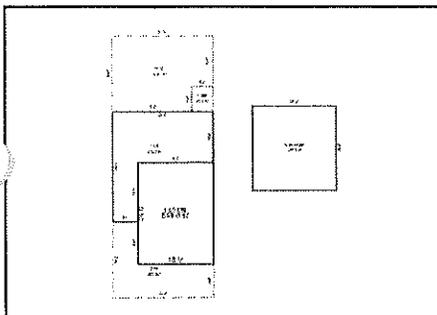
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	47,200	<b>2025 Taxable:</b>	47,200	<b>Acreage:</b>	0.16
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	52.5
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	86.5

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1930  
Occupancy: Single Family  
Class: CD  
Style: 1 1/2 Story  
Exterior: Vinyl  
% Good (Physical): 64  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 60  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,020  
Ground Area: 804  
Garage Area: 400  
Basement Area: 804  
Basement Walls: Poured  
Estimated TCV: Tentative

## Sketch





North West Land Analysis

Parcel Number	Street/Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. When Sold
XH0-300-0240-00	219 N MARKET ST	03/18/24	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$38,300
XH0-300-0540-00	214 N CHURCH ST	10/23/24	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$55,100
XH0-325-0071-00	784 TIFFIN ST	05/15/23	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$56,900
XH0-325-0120-00	730 N MAPLE GROVE	11/22/24	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$51,600
XH0-325-0240-00	733 N MAPLE GROVE	11/22/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$51,100
XH0-340-0260-00	207 N CHURCH ST	12/18/23	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$62,300
XH0-340-0270-00	203 N CHURCH ST	08/08/23	\$104,500	WD	03-ARM'S LENGTH	\$104,500	\$38,300
XH0-340-0290-00	110 RAILROAD ST	06/21/24	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$71,700
XH0-400-0250-00	113 WATER ST	05/10/24	\$62,500	WD	03-ARM'S LENGTH	\$62,500	\$40,500
XH0-575-0010-00	219 N CHURCH ST	12/08/23	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$49,100
XH0-575-0060-00	301 N CHURCH ST	12/28/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$50,800
XH0-751-0020-00	106 HILL ST	06/01/24	\$50,000	LC	03-ARM'S LENGTH	\$50,000	\$31,000
XH0-752-6040-00	314 N MAPLE GROVE	09/19/24	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$36,900
XH0-752-8090-00	113 JAY ST	08/29/23	\$115,000	LC	03-ARM'S LENGTH	\$115,000	\$48,500
XH0-753-1022-00	106 JEFFERSON ST	05/24/23	\$128,500	WD	03-ARM'S LENGTH	\$128,500	\$38,800
XH0-753-2070-00	198 BUCHANAN ST	11/18/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$86,200
<b>Totals:</b>						<b>\$1,952,400</b>	<b>\$807,100</b>

Sale. Ratio =>

Std. Dev. =>

Asfd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Eftec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
24.55	\$100,627	\$73,376	\$18,003	105.9	264.0	0.71	0.71	\$693	\$103,492
52.48	\$114,759	(\$454)	\$9,305	54.7	116.0	0.18	0.18	(\$8)	(\$2,580)
40.35	\$152,153	\$6,267	\$17,420	102.5	175.0	0.82	0.82	\$61	\$7,643
49.14	\$108,536	\$7,043	\$10,579	62.2	132.0	0.23	0.23	\$113	\$31,026
35.24	\$135,685	\$23,056	\$13,741	80.8	293.0	0.49	0.49	\$285	\$46,957
44.53	\$160,715	(\$9,995)	\$10,820	63.6	148.0	0.25	0.25	(\$157)	(\$40,302)
36.65	\$100,533	\$11,239	\$7,272	42.8	59.0	0.09	0.09	\$263	\$127,716
41.93	\$150,298	\$33,607	\$12,905	75.9	166.0	0.34	0.34	\$443	\$97,980
64.80	\$84,821	(\$12,585)	\$9,736	57.3	132.0	0.20	0.20	(\$220)	(\$62,925)
46.76	\$126,307	(\$12,709)	\$8,598	50.6	155.0	0.18	0.18	(\$251)	(\$71,399)
40.64	\$131,982	\$5,563	\$12,545	73.8	150.0	0.31	0.31	\$75	\$17,773
62.00	\$67,444	(\$504)	\$16,940	99.6	119.0	0.45	0.45	(\$5)	(\$1,113)
29.76	\$90,226	\$43,510	\$9,736	57.3	132.0	0.20	0.20	\$760	\$217,550
42.17	\$125,754	(\$1,018)	\$9,736	57.3	132.0	0.20	0.20	(\$18)	(\$5,090)
30.19	\$107,387	\$38,256	\$11,967	68.2	136.5	0.20	0.16	\$561	\$193,212
49.26	\$183,243	\$1,890	\$10,133	59.6	148.0	0.22	0.22	\$32	\$8,438
<b>41.34</b>	<b>\$1,940,470</b>	<b>\$206,542</b>	<b>\$189,436</b>	<b>1,112.2</b>	<b>1,112.2</b>	<b>5.07</b>	<b>5.03</b>		
<b>11.00</b>			<b>Average</b>	<b>Average</b>	<b>Average</b>	<b>Average</b>	<b>Average</b>	<b>Average</b>	<b>Average</b>
			per FF=>	per FF=>	per Net Acre=>	per Net Acre=>	per Net Acre=>	per Net Acre=>	per SqFt=>
				\$186		40,754.14			

Dollars/SqFt	Actual Front	ECF Area	Libert/Page	Other Parcels In Sale	Land Table	Class	Rate Group 1	Rate Group 2
\$2.38	117.00	4002	2666-0222		NORTH WEST	401	FRONTAGE A	
(\$0.06)	66.00	4002	2675-0658		NORTH WEST	401	FRONTAGE A	
\$0.18	204.00	4002	2655-0240		NORTH WEST	401	FRONTAGE A	FRONTAGE A
\$0.71	75.00	4002	2676-0491		NORTH WEST	401	FRONTAGE A	
\$1.08	73.00	4002	2662-0152		NORTH WEST	401	FRONTAGE A	
(\$0.93)	73.00	4002	2663-0007		NORTH WEST	401	FRONTAGE A	
\$2.93	65.00	4002	2659-0425		NORTH WEST	401	FRONTAGE A	
\$2.25	90.00	4002	2670-0514		NORTH WEST	401	FRONTAGE A	
(\$1.44)	66.00	4002	2669-0153		NORTH WEST	401	FRONTAGE A	
(\$1.64)	50.00	4002	2662-0656		NORTH WEST	401	FRONTAGE A	
\$0.41	91.00	4002	2663-0416		NORTH WEST	401	FRONTAGE A	
(\$0.03)	166.00	4002	2672-0525		NORTH WEST	401	FRONTAGE A	FRONTAGE A
\$4.99	66.00	4002	2673-0913		NORTH WEST	401	FRONTAGE A	
(\$0.12)	66.00	4002	2659-0035		NORTH WEST	401	FRONTAGE A	
\$4.44	82.50	4002	2655-0444	XH0-753-1021-00	NORTH WEST	401	FRONTAGE A	FRONTAGE A
\$0.19	66.00	4002	2676-0289		NORTH WEST	401	FRONTAGE A	
<b>\$0.94</b>								