

6

Neighborhoods Used: 2002.COMMERCIAL MULTI FAMILY

189 BUCHANAN ST

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue |
|-----------------------|-----------------|--------------|--------------|-----------|
| XH0-752-9200-00 | 09/02/2020 2002 | 201 | 290,000 | 29,146 |
| Commercial Buildings: | ResidualValue | CostByManual | E.C.F. | |
| | 260854 | 386610 | 0.675 | |



416 RAILROAD ST

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue |
|-----------------------|-----------------|--------------|--------------|-----------|
| XH0-300-0920-00 | 10/09/2019 2002 | 201 | 189,000 | 32,004 |
| Commercial Buildings: | ResidualValue | CostByManual | E.C.F. | |
| | 156996 | 221789 | 0.708 | |



212 TIFFIN ST

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue |
|-----------------------|-----------------|--------------|--------------|-----------|
| XH0-300-0300-00 | 06/04/2018 2002 | 201 | 300,000 | 22,925 |
| Commercial Buildings: | ResidualValue | CostByManual | E.C.F. | |
| | 277075 | 402007 | 0.689 | |



| | |
|------------------------------|-------------------------------------|
| Max # of Res. Buildings: 200 | Minimum E.C.F. (Residential): 0.30 |
| | Maximum E.C.F. (Residential): 3.00 |
| Max # of Ag. Buildings: 200 | Minimum E.C.F. (Agricultural): 0.40 |
| | Maximum E.C.F. (Agricultural): 3.00 |
| Max # of C/I Buildings: 200 | Minimum E.C.F. (Commercial): 0.30 |
| | Maximum E.C.F. (Commercial): 3.00 |

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/18/2021 12:57 PM

Parcel: XH0-300-0300-00
Owner's Name: S & R ESTATES, LLC
Property Address: 212 TIFFIN ST
HUDSON, MI 49247

Current Class: 201.COMMERCIAL-IMPROVED
Previous Class: 201.COMMERCIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Status: TAXABLE
Gov. Unit: XH0 CITY OF HUDSON
MAP #: RENTAL 2017
School: 46080 HUDSON AREA SCHOOLS
Neighborhood: 2002 COMMERCIAL MULTI FAMILY

Liber/Page: // **Created:** //
Split: // **Active:** Active
Public Impr.: None
Topography: None

Mailing Address:

S & R ESTATES, LLC
4400 DEY HIGHWAY
HUDSON MI 49247

Most Recent Sale Information

Sold on 06/04/2018 for 300,000 by GRABOWSKI, VALENTINE & ANN R.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page:

Most Recent Permit Information

Permit 96564 on 08/20/1996 for \$0 category NON-CONSIDERATION.

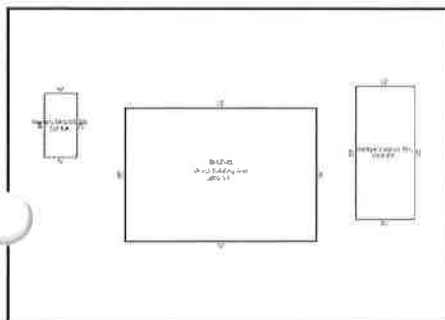
Physical Property Characteristics

| | | |
|-------------------------------|------------------------------------|--|
| 2022 S.E.V.: Tentative | 2022 Taxable: Tentative | Lot Dimensions: 234.56 X 100.25 |
| 2021 S.E.V.: 150,000 | 2021 Taxable: 117,378 | Acreage: 0.53 |
| Zoning: | Land Value: Tentative | Frontage: 0.0 |
| PRE: 0.000 | Land Impr. Value: Tentative | Average Depth: 0.0 |

Improvement Data

of Commercial Buildings: 3
Type: Multiple Residences
Desc: 8-UNIT FIXED INCOME RESIDENTS
Class: D,Siding
Quality: Average
Built: 1980 Remodeled: 0
Overall Building Height: 8
Floor Area: 4,988
Sale Price/Floor Area: 60.14
Estimated TCV: Tentative
Cmts: 6 2-BR \$350 2 1-BR \$325

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/18/2021 12:57 PM

| | | | |
|--------------------------|--|------------------------------|------------------------------|
| Parcel: | XH0-300-0920-00 | Current Class: | 201.COMMERCIAL-IMPROVED |
| Owner's Name: | SAUTTER RICHARD R & SAUTTER DAUN | Previous Class: | 201.COMMERCIAL-IMPROVED |
| Property Address: | 416 RAILROAD ST HUDSON, MI 49247 | Taxable Status: | TAXABLE |
| Liber/Page: | 2588/0208 | Prev. Taxable Status: | TAXABLE |
| Split: | // | Gov. Unit: | XH0 CITY OF HUDSON |
| Public Impr.: | Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb | MAP #: | |
| Topography: | Level, Landscaped | School: | 46080 HUDSON AREA SCHOOLS |
| | | Neighborhood: | 2002 COMMERCIAL MULTI FAMILY |

Mailing Address:

SAUTTER RICHARD R & SAUTTER DAUN
R&
SAUTTER AARON R
11740 N LAKE SIDE DR
JEROME MI 49249

Most Recent Sale Information

Sold on 10/29/2019 for 1 by SAUTTER RICHARD R & SAUTTER DAUN R.

Terms of Sale: 21-NOT USED

Liber/Page: 2588/0208

Most Recent Permit Information

Permit 190800 on 08/19/2019 for \$0 category MECHANICAL.

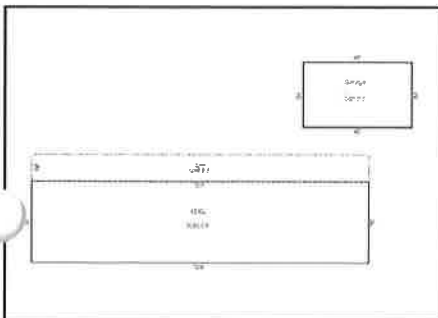
Physical Property Characteristics

| | | | | | |
|---------------------|-----------|--------------------------|-----------|------------------------|--------------------|
| 2022 S.E.V.: | Tentative | 2022 Taxable: | Tentative | Lot Dimensions: | 165 X 250, 71 X 78 |
| 2021 S.E.V.: | 94,500 | 2021 Taxable: | 94,500 | Acreage: | 1.10 |
| Zoning: | | Land Value: | Tentative | Frontage: | 0.0 |
| PRE: | 0.000 | Land Impr. Value: | Tentative | Average Depth: | 0.0 |

Improvement Data

of Commercial Buildings: 2
Type: Multiple Residences
Desc: 5 UNITS
Class: D,Siding
Quality: Low Cost
Built: 1970 Remodeled: 0
Overall Building Height: 8
Floor Area: 4,680
Sale Price/Floor Area: 0.00
Estimated TCV: Tentative
Cmts: 4 2-BR & 1 1-BR

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/18/2021 12:58 PM

Parcel: XH0-752-9200-00
Owner's Name: VANDRE PROPERTIES, LLC
Property Address: 189 BUCHANAN ST
HUDSON, MI 49247
Liber/Page: 2603/0736
Split: // **Created:** // **Active:** Active
Public Impr.: None
Topography: None

Current Class: 201.COMMERCIAL-IMPROVED
Previous Class: 201.COMMERCIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Status: TAXABLE
Gov. Unit: XH0 CITY OF HUDSON
MAP #: RENTAL 2014
School: 46080 HUDSON AREA SCHOOLS
Neighborhood: 2002 COMMERCIAL MULTI FAMILY

Mailing Address:

VANDRE PROPERTIES, LLC
107 FERRIS ST
YPSILANTI MI 48197

Most Recent Sale Information

Sold on 09/02/2020 for 290,000 by MURPHY PATRICK H & MARTHA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2603/0736

Most Recent Permit Information

Permit 1701 on 07/20/2017 for \$0 category PLUMBING.

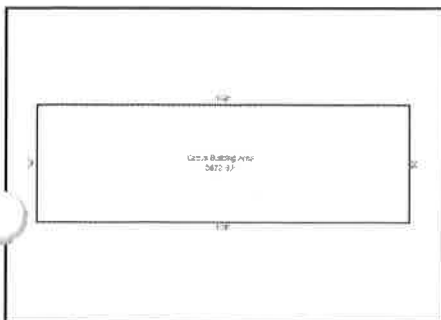
Physical Property Characteristics

| | | |
|-------------------------------|------------------------------------|----------------------------------|
| 2022 S.E.V.: Tentative | 2022 Taxable: Tentative | Lot Dimensions: 170 X 162 |
| 2021 S.E.V.: 148,300 | 2021 Taxable: 148,300 | Acreage: 0.53 |
| Zoning: | Land Value: Tentative | Frontage: 0.0 |
| PRE: 0.000 | Land Impr. Value: Tentative | Average Depth: 0.0 |

Improvement Data

of Commercial Buildings: 1
Type: Multiple Residences
Desc: TOWNHOUSE APTS
Class: D,Siding
Quality: Average
Built: 1970 Remodeled: 0
Overall Building Height: 16
Floor Area: 7,344
Sale Price/Floor Area: 39.49
Estimated TCV: Tentative
Cmts: 6 2-BR APTS GAS HT WATER HEAT

Sketch



Commercial Multi Family ECF Analysis

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale |
|-----------------|-----------------|-----------|------------------|--------|-----------------|------------------|--------------------------|---------------|
| XHO-300-0300-00 | 212 TIFFIN ST | 06/04/18 | \$300,000 | WD | 03-ARM'S LENGTH | \$300,000 | \$131,200 | 43.73 |
| XHO-300-0920-00 | 416 RAILROAD ST | 10/09/19 | \$189,000 | WD | 03-ARM'S LENGTH | \$189,000 | \$89,100 | 47.14 |
| XHO-752-9200-00 | 189 BUCHANAN ST | 09/02/20 | \$290,000 | LC | 03-ARM'S LENGTH | \$290,000 | \$155,500 | 53.62 |
| Totals: | | | \$779,000 | | | \$779,000 | \$375,800 | |
| | | | | | | | Sale. Ratio => | 48.24 |
| | | | | | | | Std. Dev. => | 5.02 |

| Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) |
|------------------|------------------|--------------------|--------------|--------------------------|--------------|----------------------------|-------------------|--------------------------------|
| \$314,782 | \$22,925 | \$277,075 | \$402,007 | 0.689 | 4,988 | \$55.55 | 2002 | 0.1374 |
| \$193,023 | \$32,004 | \$156,996 | \$221,789 | 0.708 | 4,680 | \$33.55 | 2002 | 1.7257 |
| \$309,825 | \$29,146 | \$260,854 | \$386,610 | 0.675 | 7,344 | \$35.52 | 2002 | 1.5883 |
| \$817,630 | \$694,925 | \$1,010,406 | | | | \$41.54 | | 0.2836 |
| | | | | E.C.F. => | 0.688 | Std. Deviation=> | 0.01661279 | |
| | | | | Ave. E.C.F. => | 0.691 | Ave. Variance=> | 1.1505 | Coefficient of Var=> |

| Land Value | Land Table | Property Class |
|------------|-------------------|----------------|
| \$11,631 | COMM MULTI FAMILY | 201 |
| \$24,045 | COMM MULTI FAMILY | 201 |
| \$11,478 | COMM MULTI FAMILY | 201 |

Commercial Multi Family Land Analysis

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale |
|-----------------|-----------------|-----------|------------------|--------|-----------------|------------------|--------------------------|---------------|
| XHO-300-0300-00 | 212 TIEFFIN ST | 06/04/18 | \$300,000 | WD | 03-ARM'S LENGTH | \$300,000 | \$131,200 | 43.73 |
| XHO-300-0920-00 | 416 RAILROAD ST | 10/09/19 | \$189,000 | WD | 03-ARM'S LENGTH | \$189,000 | \$89,100 | 47.14 |
| XHO-752-9200-00 | 189 BUCHANAN ST | 09/02/20 | \$290,000 | LC | 03-ARM'S LENGTH | \$290,000 | \$155,500 | 53.62 |
| Totals: | | | \$779,000 | | | \$779,000 | \$375,800 | |
| | | | | | | | Sale. Ratio => | 48.24 |
| | | | | | | | Std. Dev. => | 5.02 |

| Cur. Appraisal | Land Residual | Est. Land Value | Net Acres | Total Acres | Dollars/Acre | Dollars/SqFt | ECF Area | Libel/Page |
|------------------|----------------|-----------------|-------------|-------------|----------------|----------------|------------|------------|
| \$314,782 | (\$3,151) | \$11,631 | 0.53 | 0.53 | (\$5,901) | (\$0.14) | 2002 | |
| \$193,023 | \$20,022 | \$24,045 | 1.10 | 1.10 | \$18,136 | \$0.42 | 2002 | 2587/0263 |
| \$309,825 | (\$8,347) | \$11,478 | 0.53 | 0.53 | (\$15,839) | (\$0.36) | 2002 | 2603/0736 |
| \$817,630 | \$8,524 | \$47,154 | 2.17 | 2.17 | Average | Average | | |
| | | | | | per Net Acre=> | 3,937.18 | per SqFt=> | \$0.09 |

| Land Table | Class |
|-------------------|-------|
| COMM MULTI FAMILY | 201 |
| COMM MULTI FAMILY | 201 |
| COMM MULTI FAMILY | 201 |
