

9

Neighborhoods Used: 4002.NORTH WEST

610 N MAPLE GROVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
XH0-753-3120-00	01/21/2021 4002	401	77,000	12,003
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	68	64,997	99,494	0.653



530 TIFFIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
XH0-300-0390-00	12/30/2020 4002	401	103,000	10,122
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	68	92,878	111,488	0.833



455 TIFFIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
XH0-753-0051-00	09/23/2020 4002	401	132,000	7,750
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	68	124,250	142,846	0.870



220 WILLOW ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
XH0-400-0120-00	08/17/2020 4002	401	64,900	7,765
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	63	57,135	91,049	0.628



JEFFERSON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
XH0-752-8050-00	04/03/2020 4002	401	114,900	8,859
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	73	106,041	145,642	0.728



115 CROSS ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
XH0-300-0710-00	04/03/2020 4002	401	174,900	35,259
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	36	139,641	224,408	0.622

!!MULTI-PARCEL SALE!!



317 JEFFERSON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
XH0-330-0120-00	04/01/2020 4002	401	89,000	6,462
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	68	82,538	88,086	0.937



420 RAILROAD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
XH0-300-0942-00	03/16/2020 4002	401	71,000	8,355
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	63	62,645	93,813	0.668



08/24/2021

ECF Analysis for: XH0 - CITY OF HUDSON

Page: 2/4

04:55 PM

DB: City Of Hudson 2022

Neighborhoods Used: 4002.NORTH WEST

212 N MAPLE GROVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
XH0-751-0080-00	03/12/2020 4002	401	104,900	7,169
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 Story	63	97,731	174,347
				E.C.F. 0.561



510 N MAPLE GROVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
XH0-752-8101-00	06/18/2019 4002	401	80,000	7,353
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 3/4 Story	73	72,647	113,497
				E.C.F. 0.640



116 HILL ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
XH0-751-0050-00	06/12/2019 4002	401	82,000	8,309
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 Story	53	73,691	78,201
				E.C.F. 0.942



216 WILLOW ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
XH0-400-0130-00	04/18/2019 4002	401	78,000	6,227
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 3/4 Story	63	71,773	93,426
				E.C.F. 0.768



```

Starting Date: 04/01/2019
Ending Date: 03/31/2021
Terms Selected: 2
Analyze by Style:
Analyze by %Good: X
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 4002 - NORTH WEST

```

08/24/2021

04:55 PM

ECF Analysis for: XH0 - CITY OF HUDSON

Page: 4/4

DB: City Of Hudson 2022

Neighborhoods Used: 4002.NORTH WEST

Max # of Res. Buildings: 200

Minimum E.C.F. (Residential): 0.51

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

08/24/2021 5:04 PM

Parcel: XH0-300-0390-00
Owner's Name: AGUIRRE, MATTHEW & KAYLENE
Property Address: 530 TIFFIN ST
HUDSON, MI 49247
Liber/Page: 2611/0301
Split: / /
Public Impr.: None
Topography: None

Created: / /
Active: Active

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Status: TAXABLE
Gov. Unit: XH0 CITY OF HUDSON
MAP #: 96
School: 46080 HUDSON AREA SCHOOLS
Neighborhood: 4002 NORTH WEST

Mailing Address:

AGUIRRE, MATTHEW & KAYLENE
530 TIFFIN ST
HUDSON MI 49247

Most Recent Sale Information

Sold on 12/30/2020 for 103,000 by CHAMBERLAIN KEVIN & SHARI.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2611/0301

Most Recent Permit Information

Permit PM14-09 on 03/24/2014 for \$0 category MECHANICAL.

Physical Property Characteristics

2022 S.E.V.: 45,200
2021 S.E.V.: 43,000
Zoning:
PRE: 100.000

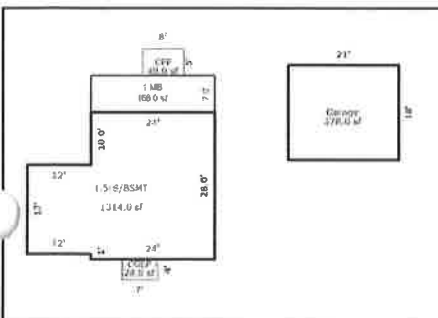
2022 Taxable: 43,000
2021 Taxable: 43,000
Land Value: 9,122
Land Impr. Value: 1,000

Lot Dimensions:
Acreage: 0.57
Frontage: 93.9
Average Depth: 281.0

Improvement Data

of Residential Buildings: 1
Year Built: 1800
Occupancy: Single Family
Class: CD
Style: 1 1/2 Story
Exterior: Vinyl
% Good (Physical): 68
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 60
of Bedrooms: 4
Full Baths: 2 Half Baths: 0
Floor Area: 1,482
Ground Area: 1,044
Garage Area: 378
Basement Area: 1,044
Basement Walls: Poured
Estimated TCV: 80,271

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/24/2021 5:04 PM

Parcel: XH0-300-0710-00
Owner's Name: CAMPBELL DEREK & MEGHAN
Property Address: 115 CROSS ST
HUDSON, MI 49247
Liber/Page: 2596/0261
Split: / /
Public Impr.: Paved Road, Water, Sewer, Electric, Gas
Topography: Rolling

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Status: TAXABLE
Gov. Unit: XH0 CITY OF HUDSON
MAP #: 97
School: 46080 HUDSON AREA SCHOOLS
Neighborhood: 4002 NORTH WEST

Mailing Address:

CAMPBELL DEREK & MEGHAN
115 CROSS ST
HUDSON MI 49247

Most Recent Sale Information

Sold on 04/03/2020 for 174,900 by STEVENSON MARK & MAGARET.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2596/0261

Most Recent Permit Information

Permit 96-558 on 08/16/1996 for \$91,123 category SINGLE FAMILY DWELLING.

Physical Property Characteristics

2022 S.E.V.:	86,900	2022 Taxable:	82,300	Lot Dimensions:	
2021 S.E.V.:	82,300	2021 Taxable:	82,300	Acreage:	0.56
Zoning:		Land Value:	11,199	Frontage:	185.2
PRE:	100.000	Land Impr. Value:	1,000	Average Depth:	132.0

Improvement Data

of Residential Buildings: 1
Year Built: 1996
Occupancy: Single Family
Class: C
Style: Ranch
Exterior: Vinyl
% Good (Physical): 73
Heating System: Forced Heat & Cool
Electric - Amps Service: 60
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 2,028
Ground Area: 2,028
Garage Area: 484
Basement Area: 2,028
Basement Walls: Poured
Estimated TCV: 161,574

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/24/2021 5:04 PM

Parcel:	XH0-300-0942-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	CROSBY JOSEPH	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	420 RAILROAD ST HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2595/0100	Prev. Taxable Status	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb	MAP #	RENTAL 2014
Topography:	Level, Landscaped	School:	46080 HUDSON AREA SCHOOLS
Mailing Address:		Neighborhood:	4002 NORTH WEST

Mailing Address:

CROSBY JOSEPH
420 RAILROAD ST
HUDSON MI 49247

Most Recent Sale Information

Sold on 03/16/2020 for 71,000 by SANBORN PATRICIA M, DOUGLAS,TST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2595/0100

Most Recent Permit Information

None Found

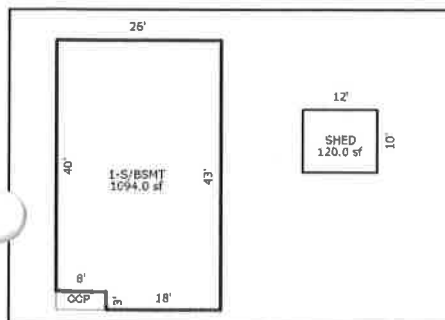
Physical Property Characteristics

2022 S.E.V.:	38,000	2022 Taxable:	36,100	Lot Dimensions:	
2021 S.E.V.:	36,100	2021 Taxable:	36,100	Acreage:	0.37
Zoning:		Land Value:	7,090	Frontage:	66.0
PRE:	100.000	Land Impr. Value:	1,265	Average Depth:	243.0

Improvement Data

of Residential Buildings: 1
Year Built: 1960
Occupancy: Single Family
Class: CD
Style: Ranch
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: 1,094
Ground Area: 1,094
Garage Area: 0
Basement Area: 1,094
Basement Walls:
Estimated TCV: 67,545

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/24/2021 5:04 PM

Parcel:	XH0-330-0120-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	PAUKEN TIFFANY A	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	317 JEFFERSON ST HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2596/0246	Prev. Taxable Status	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas	MAP #	96
Topography:	Level, Landscaped	School:	46080 HUDSON AREA SCHOOLS
Mailing Address:		Neighborhood:	4002 NORTH WEST

Mailing Address:

PAUKEN TIFFANY A
317 JEFFERSON ST
HUDSON MI 49247

Most Recent Sale Information

Sold on 04/01/2020 for 89,000 by COURINGTON, CHELSEA L.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2596/0246

Most Recent Permit Information

Permit 03-052 on 09/08/2003 for \$1,400 category CONSTRUCTION.

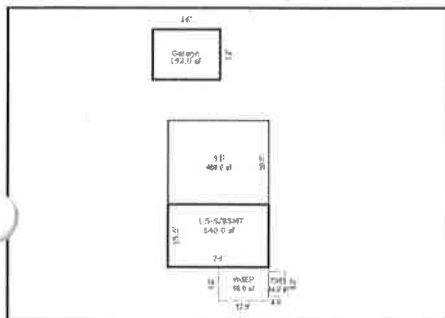
Physical Property Characteristics

2022 S.E.V.:	34,900	2022 Taxable:	33,200	Lot Dimensions:	
2021 S.E.V.:	33,200	2021 Taxable:	33,200	Acreage:	0.22
Zoning:		Land Value:	5,962	Frontage:	67.0
PRE:	100.000	Land Impr. Value:	500	Average Depth:	144.0

Improvement Data

of Residential Buildings: 1
Year Built: 1860
Occupancy: Single Family
Class: D+10
Style: 1 1/2 Story
Exterior: Vinyl
% Good (Physical): 68
Heating System: Forced Heat & Cool
Electric - Amps Service: 60
of Bedrooms: 4
Full Baths: 1 Half Baths: 0
Floor Area: 1,020
Ground Area: 840
Garage Area: 192
Basement Area: 840
Basement Walls: Block
Estimated TCV: 63,422

Sketch



Information herein deemed reliable but not guaranteed

Parcel:	XH0-400-0120-00		
Owner's Name:	PACKARD LINDSAY		
Property Address:	220 WILLOW ST HUDSON, MI 49247		
Liber/Page:	2602/0637	Created:	/ /
Split:	/ /	Active:	Active
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas		
Topography:	Level		

Current Class:	401.RESIDENTIAL-IMPROVED
Previous Class:	401.RESIDENTIAL-IMPROVED
Taxable Status	TAXABLE
Prev. Taxable Status	TAXABLE
Gov. Unit:	XH0 CITY OF HUDSON
MAP #	RENTAL 2017
School:	46080 HUDSON AREA SCHOOLS
Neighborhood:	4002 NORTH WEST

PACKARD LINDSAY
220 WILLOW ST
HUDSON MI 49247

Sold on 08/17/2020 for 64,900 by MARTINEZ-JIMENEZ MANUAL &

Liber/Page: 2602/0637

None Found

2022 S.E.V.:	36,700	2022 Taxable:	34,900	Lot Dimensions:	
2021 S.E.V.:	34,900	2021 Taxable:	34,900	Acreage:	0.29
Zoning:		Land Value:	7,015	Frontage:	83.0
PRE:	100.000	Land Impr. Value:	750	Average Depth:	154.0

of Residential Buildings: 1
Year Built: 1900
Occupancy: Single Family
Class: CD
Style: 1 1/4 Story
Exterior: Vinyl
% Good (Physical): 63
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 60
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,106
Ground Area: 952
Garage Area: 240
Basement Area: 616
Basement Walls: Stone
Estimated TCV: 65,555

Sketch



Information herein deemed reliable but not guaranteed

08/24/2021 5:04 PM

Current Class:	401.RESIDENTIAL-IMPROVED
Previous Class:	401.RESIDENTIAL-IMPROVED
Taxable Status	TAXABLE
Prev. Taxable Status	TAXABLE
Gov. Unit:	XH0 CITY OF HUDSON
MAP #	97
School:	46080 HUDSON AREA SCHOOLS
Neighborhood:	4002 NORTH WEST

Mailing Address:

TRAVIS, TINA M
216 WILLOW ST
HUDSON CA 49247

Sold on 04/18/2019 for 78.000 by MCGRAW MARLANEA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2578/0913

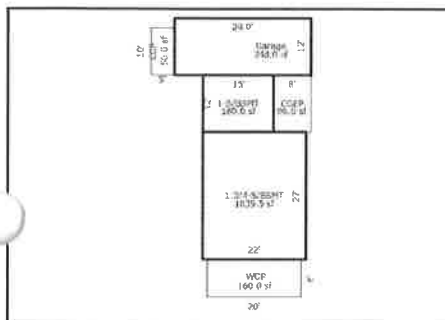
Permit 20-18 on 08/21/2020 for \$0 category ELECTRICAL.

2022 S.E.V.:	36,700	2022 Taxable:	29,406	Lot Dimensions:	
2021 S.E.V.:	34,900	2021 Taxable:	29,406	Acreage:	0.20
Zoning:		Land Value:	5,727	Frontage:	66.0
PRE:	100.000	Land Impr. Value:	500	Average Depth:	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): 63
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 200
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,220
Ground Area: 774
Garage Area: 348
Basement Area: 774
Basement Walls: Block
Estimated TCV: 67,267

Sketch



Information herein deemed reliable but not guaranteed

Parcel: XH0-751-0050-00
Owner's Name: MASON, JANELLE
Property Address: 116 HILL ST
 HUDSON, MI 49247

Liber/Page: 26170166
Split: / /

Created: / /
Active: Active

Public Impr.: Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas
Topography: Level, Landscaped

Mailing Address:

MASON, JANELLE
116 HILL ST
HUDSON MI 49247

Current Class:	401.RESIDENTIAL-IMPROVED
Previous Class:	401.RESIDENTIAL-IMPROVED
Taxable Status	TAXABLE
Prev. Taxable Status	TAXABLE
Gov. Unit:	XH0 CITY OF HUDSON
MAP #	96
School:	46080 HUDSON AREA SCHOOLS
Neighborhood:	4002 NORTH WEST

Sold on 04/07/2021 for 90,000 by PHILLIPS ZACHARY J.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 26170166

Permit 1946 on 09/03/2019 for \$0 category FENCE.

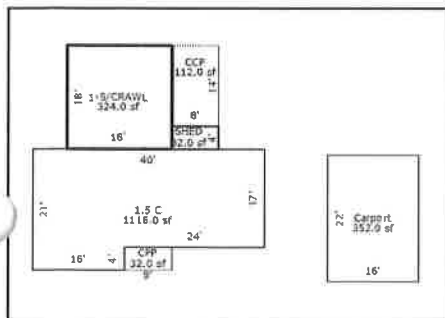
2022 S.E.V.:	32,300
2021 S.E.V.:	30,800
Zoning:	
PRE:	100,000

2022 Taxable:	32,300
2021 Taxable:	26,364
Land Value:	7,345
Land Impr. Value:	964

Lot Dimensions:	
Acreage:	0.31
Frontage:	91.0
Average Depth:	148.0

of Residential Buildings: 1
Year Built: 1930
Occupancy: Single Family
Class: D+10
Style: 1 1/2 Story
Exterior: Composition
% Good (Physical): 53
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 60
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,440
Ground Area: 1,068
Garage Area: 0
Basement Area: 0
Basement Walls: Poured
Estimated TCV: 56,305

Sketch



Information herein deemed reliable but not guaranteed

Parcel:	XH0-751-0080-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	DOHERTY JOSHUA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	212 N MAPLE GROVE HUDSON, MI 49247	Taxable Status	TAXABLE
		Prev. Taxable Status	TAXABLE
		Gov. Unit:	XH0 CITY OF HUDSON
		MAP #	96
		School:	46080 HUDSON AREA SCHOOLS
Liber/Page:	2595/0163	Created:	//
Split:	//	Active:	Active
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb		
Topography:	Level, Landscaped		

DOHERTY JOSHUA
212 N MAPLE GROVE
HUDSON MI 49247

Sold on 03/12/2020 for 104,900 by BEAL, CHARLES E & JENNIE A.

Liber/Page: 2595/0163

Permit 2010 on 05/08/2020 for \$0 category ELECTRICAL.

2022 S.E.V.:	66,300	2022 Taxable:	62,900	Lot Dimensions:	
2021 S.E.V.:	62,900	2021 Taxable:	62,900	Acreage:	0.22
Zoning:		Land Value:	6,169	Frontage:	74.0
PRE:	100,000	Land Impr. Value:	1,000	Average Depth:	132.0

of Residential Buildings: 1
Year Built: 1900
Occupancy: Single Family
Class: CD
Style: 2 Story
Exterior: Vinyl
% Good (Physical): 63
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 200
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 2,906
Ground Area: 2,362
Garage Area: 576
Basement Area: 1,074
Basement Walls: Block
Estimated TCV: 125,530

Figure 1 shows a schematic diagram of a vertical pipe with a horizontal section. The pipe has a diameter of 0.5 m. The vertical section is divided into three parts: a top section of 1.5 m, a middle section of 1.5 m, and a bottom section of 1.5 m. The horizontal section has a length of 1.5 m. The diagram is labeled with dimensions and section numbers.

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/24/2021 5:04 PM

Parcel:	XH0-752-8050-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SIMONS CHRISTIAN R	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	407 JEFFERSON ST HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2596/0259	Prev. Taxable Status	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:	4002 NORTH WEST

Mailing Address:

SIMONS CHRISTIAN R
407 JEFFERSON
HUDSON MI 49247

Most Recent Sale Information

Sold on 04/03/2020 for 114,900 by CAMPBELL DEREK & MEGHAN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2596/0259

Most Recent Permit Information

None Found

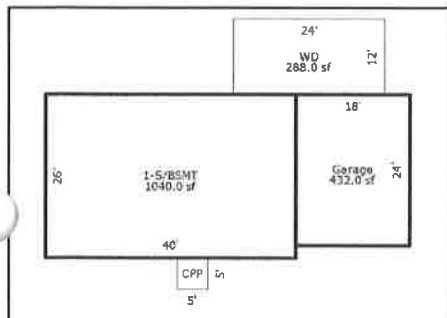
Physical Property Characteristics

2022 S.E.V.:	56,900	2022 Taxable:	53,900	Lot Dimensions:	
2021 S.E.V.:	53,900	2021 Taxable:	53,900	Acreage:	0.27
Zoning:		Land Value:	7,859	Frontage:	132.0
PRE:	0.000	Land Impr. Value:	1,000	Average Depth:	90.0

Improvement Data

of Residential Buildings: 1
Year Built: 1990
Occupancy: Single Family
Class: C
Style: Ranch
Exterior: Vinyl
% Good (Physical): 73
Heating System: Forced Heat & Cool
Electric - Amps Service: 60
of Bedrooms: 3
Full Baths: 1 Half Baths: 2
Floor Area: 1,040
Ground Area: 1,040
Garage Area: 432
Basement Area: 1,040
Basement Walls: Poured
Estimated TCV: 104,862

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/24/2021 5:04 PM

Parcel:	XH0-752-8101-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BISCHOFF, LANCE & CONSTANCE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	510 N MAPLE GROVE HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2581/0693	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:	4002 NORTH WEST

Mailing Address:

BISCHOFF, LANCE & CONSTANCE
510 N MAPLE GROVE
HUDSON MI 49247

Most Recent Sale Information

Sold on 06/18/2019 for 80,000 by JOHNSTON MARK L & DAWN M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2581/0693

Most Recent Permit Information

Permit 97-714 on 09/09/1997 for \$2,800 category NON-CONSIDERATION.

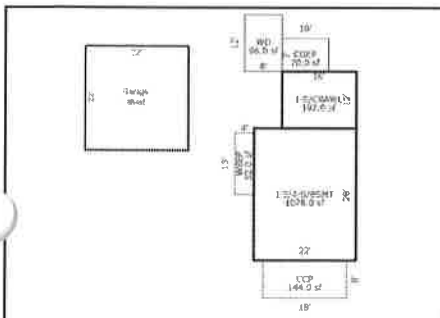
Physical Property Characteristics

2022 S.E.V.:	44,500	2022 Taxable:	35,490	Lot Dimensions:	
2021 S.E.V.:	42,200	2021 Taxable:	35,490	Acreage:	0.26
Zoning:		Land Value:	6,853	Frontage:	87.0
PRE:	100.000	Land Impr. Value:	500	Average Depth:	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): 73
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 60
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,270
Ground Area: 808
Garage Area: 484
Basement Area: 616
Basement Walls: Stone
Estimated TCV: 81,718

Sketch



Information herein deemed reliable but not guaranteed

08/24/2021 5:04 PM

Current Class:	401.RESIDENTIAL-IMPROVED
Previous Class:	401.RESIDENTIAL-IMPROVED
Taxable Status	TAXABLE
Prev. Taxable Status	TAXABLE
Gov. Unit:	XH0 CITY OF HUDSON
MAP #	96
School:	46080 HUDSON AREA SCHOOLS
Neighborhood:	4002 NORTH WEST

FRIEDRICH KENNETH & HODOS TAMMY
455 TIFFIN ST
HUDSON MI 49247

Sold on 09/23/2020 for 132,000 by CLOSE TRUST, LISA A.

Terms of Sale: 03-ARM'S LENGTH

Liber / Page:

Permit 21607 on 06/07/2016 for \$0 category MECHANICAL.

2022 S.E.V.:	55,300	2022 Taxable:	52,400	Lot Dimensions:	
2021 S.E.V.:	52,400	2021 Taxable:	52,400	Acreage:	0.26
Zoning:		Land Value:	6,750	Frontage:	85.0
PRE:	100.000	Land Impr. Value:	1,000	Average Depth:	132.0

of Residential Buildings: 1
Year Built: 1960
Occupancy: Single Family
Class: C
Style: 1 1/4 Story
Exterior: Vinyl
% Good (Physical): 68
Heating System: Forced Heat & Cool
Electric - Amps Service: 60
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,245
Ground Area: 972
Garage Area: 550
Basement Area: 972
Basement Walls: Block
Estimated TCV: 102,849

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/24/2021 5:04 PM

Parcel:	XH0-753-3120-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	STRIBE ANDREW B & MICHAELA K	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	610 N MAPLE GROVE HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:		Prev. Taxable Status	TAXABLE
Split:	/ /	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb	MAP #	96
Topography:	Level, Landscaped	School:	46080 HUDSON AREA SCHOOLS
Mailing Address:		Neighborhood:	4002 NORTH WEST

Mailing Address:

STRIBE ANDREW B & MICHAELA K
610 N MAPLE GROVE
HUDSON MI 49247

Most Recent Sale Information

Sold on 01/21/2021 for 77,000 by RILEY LEE & NORMA LF EST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page:

Most Recent Permit Information

Permit 13-43 on 10/02/2013 for \$0 category SIDEWALK.

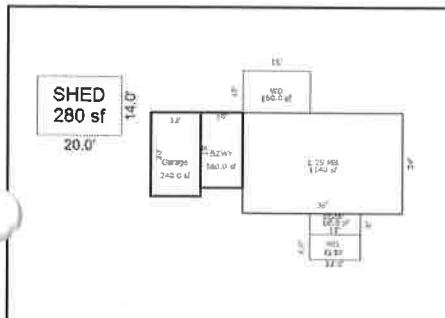
Physical Property Characteristics

2022 S.E.V.:	41,800	2022 Taxable:	41,800	Lot Dimensions:	
2021 S.E.V.:	39,700	2021 Taxable:	33,969	Acreage:	0.30
Zoning:		Land Value:	7,454	Frontage:	99.0
PRE:	100.000	Land Impr. Value:	4,549	Average Depth:	132.0

Improvement Data

of Residential Buildings: 1
Year Built: 1950
Occupancy: Single Family
Class: CD
Style: Ranch
Exterior: Vinyl
% Good (Physical): 68
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 60
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,140
Ground Area: 912
Garage Area: 240
Basement Area: 912
Basement Walls: Block
Estimated TCV: 71,636

Sketch



North West Residential ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
XH0-300-0390-00	530 TIFFIN ST	12/30/20	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$35,900	34.85
XH0-300-0710-00	115 CROSS ST	04/03/20	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$79,700	45.57
XH0-300-0942-00	420 RAILROAD ST	03/16/20	\$71,000	WD	03-ARM'S LENGTH	\$71,000	\$29,100	40.99
XH0-330-0120-00	317 JEFFERSON ST	04/01/20	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$27,600	31.01
XH0-400-0120-00	220 WILLOW ST	08/17/20	\$64,900	WD	03-ARM'S LENGTH	\$64,900	\$29,100	44.84
XH0-400-0130-00	216 WILLOW ST	04/18/19	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$26,900	34.49
XH0-751-0050-00	116 HILL ST	06/12/19	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$20,300	24.76
XH0-751-0080-00	212 N MAPLE GROVE	03/12/20	\$104,900	WD	03-ARM'S LENGTH	\$104,900	\$30,000	28.60
XH0-752-8050-00	407 JEFFERSON ST	04/03/20	\$114,900	WD	03-ARM'S LENGTH	\$114,900	\$44,700	38.90
XH0-752-8101-00	510 N MAPLE GROVE	06/18/19	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$27,100	33.88
XH0-753-0051-00	455 TIFFIN ST	09/23/20	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$39,200	29.70
XH0-753-3120-00	610 N MAPLE GROVE	01/21/21	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$33,500	43.51

Totals: \$1,171,600

\$1,171,600

\$423,100

Sale. Ratio =>

36.11

Std. Dev. =>

6.83

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$89,278	\$10,122	\$92,878	\$111,487	0.833	1,482	\$62.67	4002	9.5578	1 1/2 Story
\$194,589	\$35,259	\$139,641	\$224,408	0.622	2,028	\$68.86	4002	11.5241	Ranch
\$74,962	\$8,355	\$62,645	\$93,813	0.668	1,094	\$57.26	4002	6.9736	Ranch
\$69,003	\$6,462	\$82,538	\$88,086	0.937	1,020	\$80.92	4002	19.9514	1 1/2 Story
\$72,409	\$7,765	\$57,135	\$91,048	0.628	1,106	\$51.66	4002	10.9976	1 1/4 Story
\$72,559	\$6,227	\$71,773	\$93,425	0.768	1,220	\$58.83	4002	3.0736	1 3/4 Story
\$63,832	\$8,309	\$73,691	\$78,201	0.942	1,440	\$51.17	4002	20.4820	1 1/2 Story
\$130,955	\$7,169	\$97,731	\$174,346	0.561	2,906	\$33.63	4002	17.6947	2 Story
\$112,264	\$8,859	\$106,041	\$145,641	0.728	1,040	\$101.96	4002	0.9404	Ranch
\$87,936	\$7,353	\$72,647	\$113,497	0.640	1,270	\$57.20	4002	9.7426	1 3/4 Story
\$109,171	\$7,750	\$124,250	\$142,846	0.870	1,245	\$99.80	4002	13.2312	1 1/4 Story
\$82,644	\$12,003	\$64,997	\$99,494	0.653	1,140	\$57.01	4002	8.4230	Ranch
\$1,159,602		\$1,045,967	\$1,456,294			\$65.08		1.9264	
		E.C.F. =>	0.718			Std. Deviation=>	0.13058146		
		Ave. E.C.F. =>	0.738			Ave. Variance=>	11.0493	Coefficient of Var=>	
								14.98207209	

Land Value	Other Parcels in Sale	Land Table	Property Class	Building	Depr.
\$9,122		NORTH WEST	401		68
\$34,259	XH0-300-0680-00, XH0-300-0720-00	NORTH WEST	401		36
\$7,090		NORTH WEST	401		63
\$5,962		NORTH WEST	401		68
\$7,015		NORTH WEST	401		63
\$5,727		NORTH WEST	401		63
\$7,345		NORTH WEST	401		53
\$6,169		NORTH WEST	401		63
\$7,859		NORTH WEST	401		73
\$6,853		NORTH WEST	401		73
\$6,750		NORTH WEST	401		68
\$7,454		NORTH WEST	401		68

North West Residential Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
XH0-300-0390-00	530 TIFFIN ST	12/30/20	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$35,900	34.85
XH0-300-0710-00	115 CROSS ST	04/03/20	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$79,700	45.57
XH0-300-0942-00	420 RAILROAD ST	03/16/20	\$71,000	WD	03-ARM'S LENGTH	\$71,000	\$29,100	40.99
XH0-330-0120-00	317 JEFFERSON ST	04/01/20	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$27,600	31.01
XH0-400-0120-00	220 WILLOW ST	08/17/20	\$64,900	WD	03-ARM'S LENGTH	\$64,900	\$29,100	44.84
XH0-400-0130-00	216 WILLOW ST	04/18/19	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$26,900	34.49
XH0-575-0060-00	301 N CHURCH ST	04/07/20	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$38,100	54.43
XH0-751-0050-00	116 HILL ST	06/12/19	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$20,300	24.76
XH0-751-0080-00	212 N MAPLE GROVE	03/12/20	\$104,900	WD	03-ARM'S LENGTH	\$104,900	\$30,000	28.60
XH0-752-8050-00	407 JEFFERSON ST	04/03/20	\$114,900	WD	03-ARM'S LENGTH	\$114,900	\$44,700	38.90
XH0-752-8101-00	510 N MAPLE GROVE	06/18/19	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$27,100	33.88
XH0-753-0051-00	455 TIFFIN ST	09/23/20	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$39,200	29.70
XH0-753-3120-00	610 N MAPLE GROVE	01/21/21	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$33,500	43.51
Totals:			\$1,241,600			\$1,241,600	\$461,200	

Sale. Ratio =>

37.15

Std. Dev. =>

8.31

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$89,278	\$22,844	\$9,122	91.2	281.0	0.57	0.57	\$250	\$40,289	\$0.92
\$217,649	\$14,570	\$34,259	197.4	326.0	2.38	0.56	\$74	\$6,130	\$0.14
\$74,962	\$3,128	\$7,090	70.9	243.0	0.37	0.37	\$44	\$8,500	\$0.20
\$69,003	\$25,959	\$5,962	59.6	144.0	0.22	0.22	\$435	\$117,462	\$2.70
\$72,409	(\$494)	\$7,015	70.2	154.0	0.29	0.29	(\$7)	(\$1,686)	(\$0.04)
\$72,559	\$11,168	\$5,727	57.3	132.0	0.20	0.20	\$195	\$55,840	\$1.28
\$95,018	(\$17,639)	\$7,379	73.8	150.0	0.31	0.31	(\$239)	(\$56,355)	(\$1.29)
\$63,832	\$25,513	\$7,345	73.4	148.0	0.31	0.31	\$347	\$82,566	\$1.90
\$130,955	(\$19,886)	\$6,169	61.7	132.0	0.22	0.22	(\$322)	(\$88,777)	(\$2.04)
\$112,264	\$10,495	\$7,859	78.6	90.0	0.27	0.27	\$134	\$38,443	\$0.88
\$87,936	(\$1,083)	\$6,853	68.5	132.0	0.26	0.26	(\$16)	(\$4,102)	(\$0.09)
\$109,171	\$29,579	\$6,750	67.5	132.0	0.26	0.26	\$438	\$114,647	\$2.63
\$82,644	\$1,810	\$7,454	74.5	132.0	0.30	0.30	\$24	\$6,033	\$0.14
\$1,277,680	\$105,964	\$118,984	1,044.6		5.97	4.15			
Average		Average		Average		Average		Average	
per FF=>		\$101		per Net Acre=>		17,758.34		per SqFt=>	
								\$0.41	

Actual Front	ECF Area	Libers/Page	Other Parcels in Sale	Land Table	Class
93.90	4002	2611/0301		NORTH WEST	401
277.80	4002	2596/0261	XH0-300-0680-00, XH0-300-0720-00	NORTH WEST	401
66.00	4002	2595/0100		NORTH WEST	401
67.00	4002	2596/0246		NORTH WEST	401
83.00	4002	2602/0637		NORTH WEST	401
66.00	4002	2578/0913		NORTH WEST	401
91.00	4002	2597/0584		NORTH WEST	401
91.00	4002	2581/0454		NORTH WEST	401
74.00	4002	2595/0163		NORTH WEST	401
132.00	4002	2596/0259		NORTH WEST	401
87.00	4002	2581/0693		NORTH WEST	401
85.00	4002			NORTH WEST	401
99.00	4002			NORTH WEST	401