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# State Tax Commission Analysis for Equalized Valuation of Real Property

County Name Lenawee County City/Township Name (check appropriate box) Hudson City  City  Township Study Year 2021 / Equalization Year 2022

| Class of Real Property | Study Type | Stratified Study | Combined Study | Assessed Value    | No. of Parcels | Sample         |                 | % Ratio Assessments to Appraisals | Projected True Cash Value | Remarks |
|------------------------|------------|------------------|----------------|-------------------|----------------|----------------|-----------------|-----------------------------------|---------------------------|---------|
|                        |            |                  |                |                   |                | Assessed Value | True Cash Value |                                   |                           |         |
| 100 Agricultural       | AS         |                  |                | 411,200           | 6              | 411,200        | 823,137         | 49.96 %                           | 823,058                   | AS      |
| 200 Commercial         | AS         |                  |                | 7,872,200         | 13             | 1,339,000      | 2,867,958       | 46.69 %                           | 16,860,570                | AS      |
| 300 Industrial         | AS         |                  |                | 8,817,200         | 5              | 310,300        | 648,681         | 47.84 %                           | 18,430,602                | AS      |
| 400 Residential        | S2         |                  |                | 35,315,500        | 0              | 0              | 0               | 47.01 %                           | 75,123,378                | SS      |
| 500 Timber-Cutover     | NC         |                  |                | 0                 | 0              | 0              | 0               | 50.00 %                           | 0                         | NC      |
| 600 Developmental      | NC         |                  |                | 0                 | 0              | 0              | 0               | 50.00 %                           | 0                         | NC      |
| <b>TOTAL - REAL</b>    |            |                  |                | <b>52,416,100</b> | <b>24</b>      |                |                 |                                   | <b>111,237,608</b>        |         |

AS: Appraisal Study      NC: Nonre Classified      OH: One Hundred % Study      S1: One Year Sales Study      S2: Two Year Sales Study  
 NW: New Class      RA: Reappraisal      ES: Estimated Values (Explain): \_\_\_\_\_

**INSTRUCTIONS, Page 1:**

Enter county name.  
 Enter Unit name and check the appropriate box for township or city.  
 Enter study year followed by equalization year.  
 For the following, enter into the appropriate field within each classification of real property, the study results of each study conducted.  
**Study Type:** Enter the two character codes that best identify the study type/s used to obtain the projected true cash value for the classification. NOTE: The two character codes to be used can be found under the "Study Type Codes" heading of this form.  
**Stratified Study:** If a stratified study is used, check this box and follow the instructions on page 2 of this form.  
**Combined Study:** If a combined study is used, check this box and follow the instructions on page 3 of this form.  
**Assessed Value:** Enter the current year's ending Assessed Value of the classification from the 2164 (L-4023).  
**No. of Parcels:** Enter the number of parcels included in the study sample.  
**Sample Assessed Value:** Enter the assessed value of the appraisal study sample when study type "AS" is used. If "OH" is also selected this value must match Assessed Value of the classification. NOTE: No data entry required if using a stratified study or combined study.

**Sample True Cash Value:** Enter the true cash value of the appraisal study sample when study type "AS" is used. NOTE: No data entry required if using a sales study, stratified study or combined study.  
**% Ratio Assessments to Appraisals:** Enter the ratio by dividing the "Assessed Value by the True Cash Value" of the appraisal study sample when study type "AS" is used. The ratio will be rounded to four decimals and displayed using two decimals (0.4975 displayed as 49.75) NOTE: If using a sales study, enter the applicable ratio from the form 2793 (L-4017/1-4047). If using a stratified or combined study, then the resulting "Study % Ratio" for the classification is used from page 2 for a Stratified Study or from page 3 for a Combined Study.  
**Projected True Cash Value:** Enter the projected true cash value by dividing "Assessed Value" of the classification by the "% Ratio Assessment to Appraisals". NOTE: If using a stratified or combined study, then the total projected true cash value for the classification is used from page 2 for a Stratified Study or from page 3 for a Combined Study.  
**Remarks:** Enter brief remarks relating to the study if applicable.  
**Study Type Codes:** If "ES" was selected as a study type, please give a brief explanation why the estimated value was used.  
**INSTRUCTIONS: County Summary (Total Recap)**  
 Enter county name: \_\_\_\_\_  
 Enter study year followed by equalization \_\_\_\_\_

For the following, enter into the appropriate field within each classification of real property, the study results of each study conducted.  
**Study type:** No entry required.  
**Stratified Study:** No entry required.  
**Combined Study:** No entry required.  
**Assessed Value:** Enter the total current year's ending Assessed Value of the classification from the 2164 (L-4023). This is the sum of all the assessed value for the classification from the current year individual unit 2164's (L 4023's).  
**No. of Parcels:** Enter the total number of study parcels included in the classification.  
**Sample Assessed Value:** No entry required.  
**Sample True Cash Value:** No entry required.  
**% Ratio Assessments to Appraisals:** Enter the ratio by dividing the total Assessed Value of the classification by the total Projected True Cash Value of the classification. The ratio will be rounded to four decimals and displayed using two decimals (0.4975 displayed as 49.75).  
**Projected True Cash Value:** Enter the total Projected True Cash Value by summing the projected true cash values of the individual units in the classification.  
**Remarks:** Enter brief remarks relating to the study if applicable.

# Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

|                          |                              |   |
|--------------------------|------------------------------|---|
| County<br>Lenawee County | City/Township<br>Hudson City | Classification of Appraisal Study<br>AGRICULTURAL |
|--------------------------|------------------------------|---|

| Parcel Code     | Owner's Name                | Class Code | Assessed Value | Appraised Value | Ratio  | Comments |
|-----------------|-----------------------------|------------|----------------|-----------------|--------|----------|
| XH0-120-1040-00 | HUDSON CITY                 | 102        | 5,700          | 11,417          | 49.93% |          |
| XH0-120-1205-00 | HUDSON CITY                 | 102        | 153,100        | 315,416         | 48.54% |          |
| XH0-313-8051-00 | CHAR-LIN FARMS INC          | 102        | 59,000         | 111,474         | 52.93% | 98 SPLIT |
| XH0-315-1124-00 | SMOKE DENNIS M              | 102        | 3,200          | 6,429           | 49.77% |          |
| XH0-315-8060-00 | HERR LESTER & DIANE LE EST  | 102        | 120,900        | 236,615         | 51.10% |          |
| XH0-315-8070-00 | MS REAL ESTATE HOLDINGS LLC | 102        | 69,300         | 141,786         | 48.88% |          |
|                 |                             |            |                |                 |        |          |
|                 |                             |            |                |                 |        |          |
|                 |                             |            |                |                 |        |          |
|                 |                             |            |                |                 |        |          |
|                 |                             |            |                |                 |        |          |
|                 |                             |            |                |                 |        |          |
|                 |                             |            |                |                 |        |          |
|                 |                             |            |                |                 |        |          |
|                 |                             |            |                |                 |        |          |

| Parcel Count | Total Assessed Value<br>(Total of all entries above) | Total Appraised Value<br>(Total of all entries above) | Total Ratio |
|--------------|--|---|-------------|
| 6            | 411,200  | 823,137   | 49.96%      |

**NOTE:** Total Ratio is the Total Assessed Value divided by the Total Appraised Value and expressed as a percentage.

# Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

|                          |                              |   |
|--------------------------|------------------------------|---|
| County<br>Lenawee County | City/Township<br>Hudson City | Classification of Appraisal Study<br>COMMERCIAL |
|--------------------------|------------------------------|---|

| Parcel Code     | Owner's Name                 | Class Code | Assessed Value | Appraised Value | Ratio  | Comments                   |
|-----------------|------------------------------|------------|----------------|-----------------|--------|----------------------------|
| XH0-000-0013-00 | JODIS, DENIS & CAROL         | 201        | 30,800         | 87,744          | 35.10% |                            |
| XH0-000-0090-00 | HUDSON AUTO CENTER, INC      | 202        | 2,900          | 6,222           | 46.61% | BLDGs DEMOED 2002          |
| XH0-118-3650-00 | SMITH FAMILY REVOCABLE TRUST | 201        | 198,000        | 379,773         | 52.14% |                            |
| XH0-119-2020-00 | EARL JOY L LIFELEASE         | 201        | 10,400         | 26,900          | 38.66% | DRIVE & GARDEN             |
| XH0-300-0140-00 | HUDSON GAS LLC               | 201        | 64,200         | 175,564         | 36.57% | TOTAL                      |
| XH0-300-1010-00 | VAN HEMERT ENTERPRISES INC   | 201        | 129,700        | 329,195         | 39.40% | BROWN VANHEMERT FUNERAL HM |
| XH0-300-8072-00 | SCHMIDT JONNA L REV TR       | 201        | 70,000         | 172,147         | 40.66% | DR BENDER                  |
| XH0-320-0200-00 | GEETING, RICHARD             | 201        | 27,800         | 65,607          | 42.37% |                            |
| XH0-325-0103-00 | HUDSON APTS LIMITED PTRNSHIP | 201        | 660,400        | 1,303,068       | 50.68% | WOODRUFF ESTATES           |
| XH0-345-0090-00 | HUDSON MARKET REALTY LLC     | 201        | 4,300          | 6,930           | 62.05% |                            |
| XH0-345-0190-00 | WILLHITE LLC                 | 201        | 90,400         | 194,350         | 46.51% |                            |
| XH0-345-0220-00 | HUDSON CITY DDA              | 201        | 33,600         | 63,398          | 51.42% |                            |
| XH0-411-6010-00 | REEDER, ROBERT G             | 201        | 17,500         | 57,060          | 30.67% |                            |

| Parcel Count | Total Assessed Value<br>(Total of all entries above) | Total Appraised Value<br>(Total of all entries above) | Total Ratio |
|--------------|--|---|-------------|
| 13           | 1,339,000  | 2,867,958   | 46.69%      |

NOTE: Total Ratio is the Total Assessed Value divided by the Total Appraised Value and expressed as a percentage.

# Appraisal Study Listing

Issued under authority of Public Act 206 of 1893.

|                          |                              |   |
|--------------------------|------------------------------|---|
| County<br>Lenawee County | City/Township<br>Hudson City | Classification of Appraisal Study<br>INDUSTRIAL |
|--------------------------|------------------------------|---|

| Parcel Code     | Owner's Name           | Class Code | Assessed Value | Appraised Value | Ratio  | Comments                  |
|-----------------|------------------------|------------|----------------|-----------------|--------|---------------------------|
| XH0-120-1020-00 | MALABAR MFG INC        | 301        | 143,500        | 287,092         | 49.98% |                           |
| XH0-300-9105-00 | TRI STATE SURPLUS LLC  | 301        | 127,000        | 284,891         | 44.58% | OLD L&N BLDG - INDUSTRIAL |
| XH0-310-0250-00 | HUDSON SCIENTIFIC LLC  | 302        | 9,500          | 24,782          | 38.33% |                           |
| XH0-315-1482-00 | M & S MANUFACTURING CO | 302        | 15,200         | 31,361          | 48.47% |                           |
| XH0-700-1010-00 | CONSUMERS ENERGY CO    | 302        | 15,100         | 20,555          | 73.46% |                           |
|                 |                        |            |                |                 |        |                           |
|                 |                        |            |                |                 |        |                           |
|                 |                        |            |                |                 |        |                           |
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|                 |                        |            |                |                 |        |                           |
|                 |                        |            |                |                 |        |                           |
|                 |                        |            |                |                 |        |                           |

| Parcel Count | Total Assessed Value<br>(Total of all entries above) | Total Appraised Value<br>(Total of all entries above) | Total Ratio |
|--------------|--|---|-------------|
| 5            | 310,300  | 648,681   | 47.84%      |

**NOTE:** Total Ratio is the Total Assessed Value divided by the Total Appraised Value and expressed as a percentage.

**2021 24 and 12 Month Sales Ratio Study for Determining the 2022 Starting Base**

This form is utilized with your Sales Ratio Study to determine the ratio and true cash value amounts entered on Form 603, *Analysis for Equalized Valuation*  
**NOTE: PAGE 2 CONTAINS INSTRUCTIONS THAT SHOULD BE REVIEWED PRIOR TO COMPLETING THIS FORM**

|   |  |
|---|--|
| County Name: <b>Lenawee County</b>  | City or Township Name: <b>City of Hudson</b> |
| Classification of Property (Ag, Com, Res, etc.)<br><b>4 Residential Sales Study</b> |  |

**2019 to 2020 Adjustment Modifier**

|   |                      |
|---|----------------------|
| 1. Enter the assessed valuation after adjustment from the 2020 form L-4023 line 405.....  | 1. <b>31,749,000</b> |
| 2. Enter the assessed valuation before adjustment from the 2020 form L-4023 line 403..... | 2. <b>29,242,200</b> |
| 3. 2019 to 2020 Adjustment Modifier. Divide line 1 by line 2 .....                        | 3. <b>1.0857</b>     |

**2020 to 2021 Adjustment Modifier**

|   |                      |
|---|----------------------|
| 4. Enter the assessed valuation after adjustment from the 2021 form L-4023 line 405.....  | 4. <b>35,184,800</b> |
| 5. Enter the assessed valuation before adjustment from the 2021 form L-4023 line 403..... | 5. <b>31,995,400</b> |
| 6. 2020 to 2021 Adjustment Modifier. Divide line 4 by line 5 .....                        | 6. <b>1.0997</b>     |

**2019 to 2021 Adjustment Modifier**

|  |                  |
|--|------------------|
| 7. 2019 to 2021 Adjustment Modifier. Multiply line 3 by line 6 ..... | 7. <b>1.1939</b> |
|--|------------------|

**24 Month Sales Study**

| A<br>Year of Assessment     | B<br>Sales Period | C<br>Number of Sales | D<br>Total Assessed Value for Sales | E<br>Applicable Adjustment Modifier | F<br>Adjusted Assessed Value | G<br>Total Adjusted Prices | H<br>Adjusted % Ratio<br><small>(col. F ÷ col. G)</small> |
|-----------------------------|-------------------|----------------------|-------------------------------------|-------------------------------------|------------------------------|----------------------------|---|
| 2019                        | 4/19 - 9/19       | 16                   | 631,500                             | 1.1939                              | 753,948                      | 1,435,900                  | 52.51%  |
| 2019                        | 10/19 - 3/20      | 11                   | 401,000                             | 1.1939                              | 478,754                      | 1,157,100                  | 41.38%  |
| <b>12 Month Total Sales</b> |                   | <b>27</b>            | <b>12 Month Total Sales</b>         |                                     | <b>1,232,702</b>             | <b>2,593,000</b>           | <b>47.54%</b>   |
| 2020                        | 4/20 - 9/20       | 17                   | 757,400                             | 1.0997                              | 832,913                      | 1,813,600                  | 45.93%  |
| 2020                        | 10/20 - 3/21      | 15                   | 570,000                             | 1.0997                              | 626,829                      | 1,327,630                  | 47.21%  |
| <b>12 Month Total Sales</b> |                   | <b>32</b>            | <b>12 Month Total Sales</b>         |                                     | <b>1,459,742</b>             | <b>3,141,230</b>           | <b>46.47%</b>   |
| <b>24 Month Total Sales</b> |                   | <b>59</b>            | <b>24 Month Total Sales</b>         |                                     | <b>2,692,444</b>             | <b>5,734,230</b>           | <b>*24 Month Mean Adjusted Ratio</b>                      |
|                             |                   |                      |                                     |                                     |                              |                            | <b>47.01%</b>   |

**\* Important:**

For sales from April 2019 through March 2020, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the 12 month 'Adjusted % Ratio'. Repeat this process for sales from April 2020 through March 2021. Finally, sum the two 'Adjusted % Ratios' and divide the result by 2 to get the 'Mean Adjusted Ratio'. The 'Mean Adjusted Ratio' in column H is carried to Form 603 (L-4018).

**12 Month / Single Year Sales Study**

| A<br>Year of Assessment     | B<br>Sales Period | C<br>Number of Sales | D<br>Total Assessed Value for Sales | E<br>Applicable Adjustment Modifier | F<br>Adjusted Assessed Value | G<br>Total Prices for Sales | H<br>Adjusted Ratio %<br><small>(col. F ÷ col. G)</small> |
|-----------------------------|-------------------|----------------------|-------------------------------------|-------------------------------------|------------------------------|-----------------------------|---|
| 2020                        | 10/20 - 3/21      | 15                   | 570,000                             | 1.0997                              | 626,829                      | 1,327,630                   | 47.21%  |
| 2021                        | 4/21 - 9/21       | 10                   | 399,700                             | 1.0000                              | 399,700                      | 953,200                     | 41.93%  |
| <b>12 Month Total Sales</b> |                   | <b>25</b>            | <b>12 Month Total Sales</b>         |                                     | <b>1,026,529</b>             | <b>2,280,830</b>            | <b>** 12 Month Aggregate Adjusted Ratio</b>               |
|                             |                   |                      |                                     |                                     |                              |                             | <b>45.01%</b>   |

**\*\* Important:**

For sales from October 2020 through September 2021, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the '12 Month Aggregate Adjusted % Ratio'. The 'Aggregate Adjusted Ratio' in column H is carried to Form 603 (L-4018).

**2019 March Board of Review valuations are compared with sales transacted during the last nine months of 2019 and those transacted in the first three months of 2020.**

**2020 March Board of Review valuations are compared with sales transacted during the last nine months of 2020 and those transacted in the first three months of 2021.**

**2021 March Board of Review valuations are compared with sales transacted during April through September of 2021.**

**County: 46- LENAWEE**  
**Unit: CITY OF HUDSON**  
**Class: Residential**

| Parcel Number                  | Class | Sale Date  | Liber/Page | Inst. Neigh. | Acreege | Terms-of-Sale   | Sale Price | % Transfer | Adj. Sale Price | Assessment | Ratio  | Mult |
|--------------------------------|-------|------------|------------|--------------|---------|-----------------|------------|------------|-----------------|------------|--------|------|
| XHO-305-0112-00                | 401   | 08/14/2019 | 2584/0511  | WD 4001      | 0.29    | 03-ARM'S LENGTH | 55,000     | 100.00     | 55,000          | 30,800     | 56.00  |      |
| XHO-305-0660-00                | 401   | 09/20/2019 | 2586/0310  | WD 4001      | 0.91    | 03-ARM'S LENGTH | 130,000    | 100.00     | 130,000         | 74,800     | 57.54  |      |
| XHO-305-0881-00                | 401   | 04/08/2019 | 2578/0519  | WD 4001      | 0.46    | 03-ARM'S LENGTH | 35,000     | 100.00     | 35,000          | 19,600     | 56.00  |      |
| XHO-310-0660-00                | 401   | 07/12/2019 | 2582/0911  | WD 4003      | 0.19    | 03-ARM'S LENGTH | 67,500     | 100.00     | 67,500          | 31,500     | 46.67  |      |
| XHO-350-0210-00                | 401   | 08/20/2019 |            | WD 4003      | 0.18    | 03-ARM'S LENGTH | 63,500     | 100.00     | 63,500          | 37,500     | 59.06  |      |
| XHO-400-0130-00                | 401   | 04/18/2019 | 2578/0913  | WD 4002      | 0.20    | 03-ARM'S LENGTH | 78,000     | 100.00     | 78,000          | 26,900     | 34.49  |      |
| XHO-410-1020-00                | 401   | 06/18/2019 | 2581/0917  | WD 4003      | 0.17    | 03-ARM'S LENGTH | 93,000     | 100.00     | 93,000          | 37,300     | 40.11  |      |
| XHO-410-3050-00                | 401   | 07/26/2019 | 2583/0591  | WD 4003      | 0.40    | 03-ARM'S LENGTH | 103,000    | 100.00     | 103,000         | 45,000     | 43.69  |      |
| XHO-410-4060-00                | 401   | 08/09/2019 | 2584/0414  | WD 4003      | 0.20    | 03-ARM'S LENGTH | 125,000    | 100.00     | 125,000         | 41,100     | 32.88  |      |
| XHO-410-6120-00                | 401   | 04/10/2019 | 2578/0739  | WD 4003      | 0.25    | 03-ARM'S LENGTH | 85,000     | 100.00     | 85,000          | 31,900     | 37.53  |      |
| XHO-525-0130-00                | 401   | 06/05/2019 | 2581/0014  | WD 4003      | 0.19    | 03-ARM'S LENGTH | 100,000    | 100.00     | 100,000         | 29,100     | 29.10  |      |
| XHO-550-0040-00                | 401   | 05/24/2019 | 2580/0484  | WD 4002      | 0.55    | 03-ARM'S LENGTH | 82,400     | 100.00     | 82,400          | 58,800     | 71.36  |      |
| XHO-610-0260-00                | 401   | 07/03/2019 | 2582/0383  | WD 4004      | 0.81    | 03-ARM'S LENGTH | 161,000    | 100.00     | 161,000         | 89,200     | 55.40  |      |
| XHO-751-0050-00                | 401   | 06/12/2019 | 2581/0454  | WD 4002      | 0.31    | 03-ARM'S LENGTH | 82,000     | 100.00     | 82,000          | 20,300     | 24.76  |      |
| XHO-752-8101-00                | 401   | 06/18/2019 | 2581/0693  | WD 4002      | 0.26    | 03-ARM'S LENGTH | 80,000     | 100.00     | 80,000          | 27,100     | 33.88  |      |
| XHO-772-5060-00                | 401   | 06/10/2019 | 2581/0379  | WD 4001      | 0.31    | 03-ARM'S LENGTH | 95,500     | 100.00     | 95,500          | 30,600     | 32.04  |      |
| 2581/0237 INCORRECT PRICE      |       |            |            |              |         |                 |            |            |                 |            |        |      |
| Totals 04/01/2019 - 09/30/2019 |       |            |            |              |         |                 | 16         | 1,435,900  | 631,500         | 43.98      | 1.0000 |      |
| XHO-300-0942-00                | 401   | 03/16/2020 | 2595/0100  | WD 4002      | 0.37    | 03-ARM'S LENGTH | 71,000     | 100.00     | 71,000          | 29,100     | 40.99  |      |
| XHO-305-0680-00                | 401   | 11/11/2019 | 2588/0960  | WD 4001      | 0.89    | 03-ARM'S LENGTH | 103,000    | 100.00     | 103,000         | 45,900     | 44.56  |      |
| XHO-310-0400-00                | 401   | 11/19/2019 | 2589/0388  | WD 4003      | 0.23    | 03-ARM'S LENGTH | 76,500     | 100.00     | 76,500          | 33,400     | 43.66  |      |
| XHO-315-8071-00                | 401   | 03/20/2020 | 2605 0234  | WD 4003      | 3.00    | 03-ARM'S LENGTH | 55,000     | 100.00     | 55,000          | 21,000     | 38.18  |      |
| XHO-350-0010-00                | 401   | 10/14/2019 | 2587/0546  | WD 4003      | 0.21    | 03-ARM'S LENGTH | 185,000    | 100.00     | 185,000         | 49,300     | 26.65  |      |
| XHO-410-1061-00                | 401   | 12/16/2019 | 2590/0765  | WD 4003      | 0.12    | 03-ARM'S LENGTH | 106,000    | 100.00     | 106,000         | 31,700     | 29.91  |      |
| XHO-410-2070-00                | 401   | 01/17/2020 | 2592/0046  | WD 4003      | 0.20    | 03-ARM'S LENGTH | 114,000    | 100.00     | 114,000         | 28,300     | 24.82  |      |
| XHO-410-8112-00                | 401   | 10/03/2019 | 2586/0991  | WD 4003      | 0.18    | 03-ARM'S LENGTH | 99,900     | 100.00     | 99,900          | 44,800     | 44.84  |      |
| XHO-410-9060-00                | 401   | 03/11/2020 | 2594/0938  | WD 4003      | 0.23    | 03-ARM'S LENGTH | 129,900    | 100.00     | 129,900         | 41,300     | 31.79  |      |
| XHO-410-9130-00                | 401   | 10/24/2019 | 2588/0269  | WD 4003      | 0.35    | 03-ARM'S LENGTH | 111,900    | 100.00     | 111,900         | 46,200     | 41.29  |      |

**County: 46- LENAWE**  
**Unit: CITY OF HUDSON**  
**Class: Residential**

| Parcel Number                               | Class | Sale Date  | Liber/Page | Inst. Neigh. | Acreege | Terms-of-Sale   | Sale Price | % Transfer | Adj.Sale Price | Assessment | Ratio | Mult |
|---|-------|------------|------------|--------------|---------|-----------------|------------|------------|----------------|------------|-------|------|
| XH0-751-0080-00                             | 401   | 03/12/2020 | 2595/0163  | WD 4002      | 0.22    | 03-ARM'S LENGTH | 104,900    | 100.00     | 104,900        | 30,000     | 28.60 |      |
| Totals 10/01/2019 - 03/31/2020 Conventional |       |            |            |              |         |                 |            |            |                |            |       |      |
| Totals 04/01/2019 - 03/31/2020 Conventional |       |            |            |              |         |                 |            |            |                |            |       |      |

\*\*\* \*\* Statistics for this group (27 in sample) \*\*\* \*\*

Statistical Mean= 40.955 Median= 40.108 Maximum= 71.359 Minimum= 24.756

\*\*\* \*\* Statistics about Mean \*\*\* \*\*  
 Normalized Average Deviation = 0.23267 (Coefficient of Dispersion)  
 Average Squared Deviation = 144.13255 (Variance)  
 Square Root of Squared Deviation = 12.00552 (Standard Deviation)  
 Normalized Standard Deviation = 0.29314 (Covariance)  
 2 Standard Deviation Range (Low) = 16.94390 (High) = 64.96599

\*\*\* \*\* Statistics about Median \*\*\* \*\*  
 Normalized Average Deviation = 0.23680 (Coefficient of Dispersion)  
 Average Squared Deviation = 144.87928 (Variance)  
 Square Root of Squared Deviation = 12.03654 (Standard Deviation)  
 Normalized Standard Deviation = 0.30011 (Covariance)  
 2 Standard Deviation Range (Low) = 16.03445 (High) = 64.18061

Price Related Differential (PRD): 1.02853 PRD >1 regressive, < 1 progressive.



**County: 46- LENAWEE**  
**Unit: CITY OF HUDSON**  
**Class: Residential**

| Parcel Number  | Class | Sale Date  | Liber/Page | Inst. | Neigh. | Acreege | Terms-of-Sale   | Sale Price | % Transfer | Adj. Sale Price | Assessment | Ratio | Mult   |
|--|-------|------------|------------|-------|--------|---------|-----------------|------------|------------|-----------------|------------|-------|--------|
| XHO-300-0710-00<br>+ Pcls XHO-300-0680-00, XHO-300-0720-00 | 401   | 04/03/2020 | 2596/0261  | WD    | 4002   | 2.38    | 03-ARM'S LENGTH | 174,900    | 100.00     | 174,900         | 79,700     | 45.57 |        |
| XHO-300-1060-00  | 401   | 04/07/2020 | 2596/0310  | WD    | 4003   | 0.16    | 03-ARM'S LENGTH | 108,200    | 100.00     | 108,200         | 45,000     | 41.59 |        |
| XHO-300-8101-00  | 401   | 08/06/2020 | 2603-89    | WD    | 4002   | 0.78    | 03-ARM'S LENGTH | 87,500     | 100.00     | 87,500          | 62,200     | 71.09 |        |
| XHO-305-8025-00  | 401   | 09/17/2020 | 2604-330   | WD    | 4001   | 0.50    | 03-ARM'S LENGTH | 100,000    | 100.00     | 100,000         | 47,200     | 47.20 |        |
| XHO-310-0520-00  | 401   | 09/03/2020 | 2604-300   | WD    | 4003   | 0.22    | 03-ARM'S LENGTH | 152,000    | 100.00     | 152,000         | 53,100     | 34.93 |        |
| XHO-315-1121-00  | 401   | 04/02/2020 | 2596/0405  | WD    | 4003   | 0.41    | 03-ARM'S LENGTH | 58,000     | 0.00       | 58,000          | 35,700     | 61.55 |        |
| XHO-315-1470-00  | 401   | 09/25/2020 | 2604-841   | WD    | 4001   | 7.47    | 03-ARM'S LENGTH | 20,000     | 100.00     | 20,000          | 11,200     | 56.00 |        |
| XHO-315-8093-00  | 401   | 07/10/2020 | 2600-574   | WD    | 4001   | 1.00    | 03-ARM'S LENGTH | 209,900    | 100.00     | 209,900         | 60,900     | 29.01 |        |
| XHO-330-0120-00  | 401   | 04/01/2020 | 2596/0246  | WD    | 4002   | 0.22    | 03-ARM'S LENGTH | 89,000     | 100.00     | 89,000          | 27,600     | 31.01 |        |
| XHO-400-0120-00  | 401   | 08/17/2020 | 2602-637   | WD    | 4002   | 0.29    | 03-ARM'S LENGTH | 64,900     | 100.00     | 64,900          | 29,100     | 44.84 |        |
| XHO-411-0090-00  | 401   | 08/20/2020 | 2603-260   | WD    | 4003   | 0.23    | 03-ARM'S LENGTH | 95,000     | 100.00     | 95,000          | 40,000     | 42.11 |        |
| XHO-475-0300-00  | 401   | 07/20/2020 | 2600-988   | WD    | 4003   | 0.31    | 03-ARM'S LENGTH | 79,900     | 100.00     | 79,900          | 57,500     | 71.96 |        |
| XHO-525-0130-00  | 401   | 06/09/2020 | 2599-14    | WD    | 4003   | 0.19    | 03-ARM'S LENGTH | 114,900    | 100.00     | 114,900         | 41,600     | 36.21 |        |
| XHO-575-0060-00  | 401   | 04/07/2020 | 2597/0584  | WD    | 4002   | 0.31    | 03-ARM'S LENGTH | 70,000     | 100.00     | 70,000          | 38,100     | 54.43 |        |
| XHO-600-0050-00  | 401   | 09/22/2020 | 2604-436   | WD    | 4004   | 0.42    | 03-ARM'S LENGTH | 142,500    | 100.00     | 142,500         | 44,600     | 31.30 |        |
| XHO-752-8050-00  | 401   | 04/03/2020 | 2596/0259  | WD    | 4002   | 0.27    | 03-ARM'S LENGTH | 114,900    | 100.00     | 114,900         | 44,700     | 38.90 |        |
| XHO-753-0051-00  | 401   | 09/23/2020 | 2604-834   | WD    | 4002   | 0.26    | 03-ARM'S LENGTH | 132,000    | 100.00     | 132,000         | 39,200     | 29.70 |        |
| Totals 04/01/2020 - 09/30/2020                             |       |            |            |       |        |         |                 |            | 17         | 1,813,600       | 757,400    | 41.76 | 1.0000 |
| XHO-000-0340-00  | 401   | 12/10/2020 | 2611-128   | WD    | 4003   | 0.36    | 03-ARM'S LENGTH | 39,000     | 100.00     | 39,000          | 20,400     | 52.31 |        |
| XHO-300-0390-00  | 401   | 12/30/2020 | 2611-301   | WD    | 4002   | 0.57    | 03-ARM'S LENGTH | 103,000    | 100.00     | 103,000         | 35,900     | 34.85 |        |
| XHO-305-0180-00  | 401   | 10/20/2020 | 2606-924   | WD    | 4001   | 0.20    | 03-ARM'S LENGTH | 85,000     | 100.00     | 85,000          | 34,200     | 40.24 |        |
| XHO-305-0520-00  | 401   | 10/27/2020 | 2606-537   | WD    | 4001   | 0.31    | 03-ARM'S LENGTH | 95,000     | 100.00     | 95,000          | 34,500     | 36.32 |        |
| XHO-305-8060-00  | 401   | 12/30/2020 | 2612/0311  | WD    | 4001   | 1.16    | 03-ARM'S LENGTH | 40,000     | 0.00       | 40,000          | 31,700     | 79.25 |        |
| XHO-305-8101-00  | 401   | 03/26/2021 | 2617-15    | WD    | 4001   | 0.37    | 03-ARM'S LENGTH | 45,000     | 100.00     | 45,000          | 28,800     | 64.00 |        |
| XHO-310-0330-00  | 401   | 02/22/2021 | 2613-206   | WD    | 4003   | 0.22    | 03-ARM'S LENGTH | 120,000    | 100.00     | 120,000         | 45,100     | 37.58 |        |
| XHO-410-5052-00  | 401   | 03/03/2021 | 2614-39    | WD    | 4003   | 0.12    | 03-ARM'S LENGTH | 70,000     | 100.00     | 70,000          | 37,400     | 53.43 |        |
| XHO-410-6100-00  | 401   | 12/11/2020 | 2609-314   | WD    | 4003   | 0.39    | 03-ARM'S LENGTH | 101,000    | 100.00     | 101,000         | 36,600     | 36.24 |        |

**County: 46- LENAWEE**  
**Unit: CITY OF HUDSON**  
**Class: Residential**

| Parcel Number                             | Class | Sale Date  | Liber/Page | Inst. Neigh. | Acreage | Terms-of-Sale | Sale Price | % Transfer | Adj. Sale Price | Assessment | Ratio | Mult |
|---|-------|------------|------------|--------------|---------|---------------|------------|------------|-----------------|------------|-------|------|
| XH0-410-7070-00<br>+ Pcls XH0-410-7060-00 | 401   | 11/11/2020 | 2607-692   | WD 4003      | 0.50    | 19-MULTI      | 89,000     | 100.00     | 89,000          | 46,100     | 51.81 |      |
| XH0-411-4010-00                           | 401   | 11/19/2020 | 2607-940   | WD 4003      | 0.22    | 03-ARM'S      | 92,500     | 100.00     | 92,500          | 39,100     | 42.27 |      |
| XH0-411-4030-00                           | 401   | 02/22/2021 | 2613-299   | WD 4003      | 0.25    | 03-ARM'S      | 71,130     | 100.00     | 71,130          | 32,700     | 45.97 |      |
| XH0-411-5070-00                           | 401   | 10/16/2020 | 2610-392   | WD 4003      | 0.48    | 03-ARM'S      | 165,000    | 100.00     | 165,000         | 57,700     | 34.97 |      |
| XH0-610-0361-00                           | 401   | 10/05/2020 | 2605-440   | WD 4004      | 0.30    | 03-ARM'S      | 135,000    | 100.00     | 135,000         | 56,300     | 41.70 |      |
| XH0-753-3120-00                           | 401   | 01/21/2021 | 2611-350   | WD 4002      | 0.30    | 03-ARM'S      | 77,000     | 100.00     | 77,000          | 33,500     | 43.51 |      |

Totals 10/01/2020 - 03/31/2021 Conventional 15 1,327,630 570,000 42.93 1.0000

Totals 04/01/2020 - 03/31/2021 Conventional 32 3,141,230 1,327,400 42.26 1.0000

\*\*\* Statistics for this group (32 in sample) \*\*\*

Statistical Mean= 45.682 Median= 42.188 Maximum= 79.250 Minimum= 29.014

\*\*\* Statistics about Mean \*\*\*  
 Normalized Average Deviation = 0.22000 (Coefficient of Dispersion)  
 Average Squared Deviation = 166.14164 (Variance)  
 Square Root of Squared Deviation = 12.88959 (Standard Deviation)  
 Normalized Standard Deviation = 0.28216 (Covariance)  
 2 Standard Deviation Range (Low) = 19.90297 (High) = 71.46135

\*\*\* Statistics about Median \*\*\*  
 Normalized Average Deviation = 0.22853 (Coefficient of Dispersion)  
 Average Squared Deviation = 178.74630 (Variance)  
 Square Root of Squared Deviation = 13.36960 (Standard Deviation)  
 Normalized Standard Deviation = 0.31691 (Covariance)  
 2 Standard Deviation Range (Low) = 15.44856 (High) = 68.92697

Price Related Differential (PRD): 1.08105 PRD >1 regressive, < 1 progressive.

**County: 46- LENAWEE**  
**Unit: CITY OF HUDSON**  
**Class: Residential**

| Parcel Number   | Class | Sale Date  | Liber/Page | Inst. Neigh. | Acrage | Terms-of-Sale   | Sale Price | % Transfer | Adj.Sale Price | Assessment | Ratio | Mult |
|-----------------|-------|------------|------------|--------------|--------|-----------------|------------|------------|----------------|------------|-------|------|
| XH0-000-2070-00 | 401   | 06/29/2021 | 2621-727   | WD 4003      | 0.28   | 03-ARM'S LENGTH | 69,900     | 100.00     | 69,900         | 56,800     | 81.26 |      |
| XH0-300-0520-00 | 401   | 06/11/2021 | 2620-854   | WD 4002      | 0.17   | 03-ARM'S LENGTH | 109,000    | 100.00     | 109,000        | 52,300     | 47.98 |      |
| XH0-305-0080-00 | 401   | 07/19/2021 | 2622-972   | WD 4003      | 0.23   | 03-ARM'S LENGTH | 90,000     | 100.00     | 90,000         | 41,600     | 46.22 |      |
| XH0-305-0240-00 | 401   | 05/17/2021 | 2619-521   | WD 4001      | 0.27   | 03-ARM'S LENGTH | 78,900     | 100.00     | 78,900         | 32,500     | 41.19 |      |
| XH0-305-0502-00 | 401   | 05/14/2021 | 2619-412   | WD 4001      | 0.33   | 03-ARM'S LENGTH | 127,500    | 100.00     | 127,500        | 44,400     | 34.82 |      |
| XH0-330-0010-00 | 401   | 04/21/2021 | 2618-228   | WD 4002      | 0.73   | 03-ARM'S LENGTH | 22,000     | 100.00     | 22,000         | 13,800     | 62.73 |      |
| XH0-410-1061-00 | 401   | 05/10/2021 | 2619-73    | WD 4003      | 0.12   | 03-ARM'S LENGTH | 130,000    | 100.00     | 130,000        | 44,800     | 34.46 |      |
| XH0-411-2090-00 | 401   | 05/27/2021 | 2619-896   | WD 4003      | 0.20   | 03-ARM'S LENGTH | 126,000    | 100.00     | 126,000        | 40,400     | 32.06 |      |
| XH0-525-0150-00 | 401   | 04/28/2021 | 2618-395   | WD 4003      | 0.25   | 03-ARM'S LENGTH | 109,900    | 100.00     | 109,900        | 42,300     | 38.49 |      |
| XH0-751-0050-00 | 401   | 04/07/2021 | 2617-166   | WD 4002      | 0.31   | 03-ARM'S LENGTH | 90,000     | 100.00     | 90,000         | 30,800     | 34.22 |      |

|                                |  |  |              |  |  |  |    |  |           |         |       |        |
|--------------------------------|--|--|--------------|--|--|--|----|--|-----------|---------|-------|--------|
| Totals 04/01/2021 - 09/30/2021 |  |  | Conventional |  |  |  | 10 |  | 953,200   | 399,700 | 41.93 | 1.0000 |
| Totals 10/01/2020 - 09/30/2021 |  |  | Conventional |  |  |  | 25 |  | 2,280,830 | 969,700 | 42.52 | 1.0000 |

\*\*\* Statistics for this group (25 in sample) \*\*\*

Statistical Mean= 45.915 Median= 41.704 Maximum= 81.259 Minimum= 32.063

\*\*\* Statistics about Mean \*\*\*  
 Normalized Average Deviation = 0.21918 (Coefficient of Dispersion)  
 Average Squared Deviation = 180.54580 (Variance)  
 Square Root of Squared Deviation = 13.43673 (Standard Deviation)  
 Normalized Standard Deviation = 0.29264 (Covariance)  
 2 Standard Deviation Range (Low) = 19.04152 (High) = 72.78845

\*\*\* Statistics about Median \*\*\*  
 Normalized Average Deviation = 0.22566 (Coefficient of Dispersion)  
 Average Squared Deviation = 199.01960 (Variance)  
 Square Root of Squared Deviation = 14.10743 (Standard Deviation)  
 Normalized Standard Deviation = 0.33828 (Covariance)  
 2 Standard Deviation Range (Low) = 13.48884 (High) = 69.91857

Price Related Differential (PRD): 1.07997 PRD >1 regressive, < 1 progressive.

**County: 46- LENAWEE**  
**Unit: CITY OF HUDSON**  
**Class: Residential**

| Parcel Number | Class                   | Sale Date | Liber/Page   | Inst. Neigh. | Acreege | Terms-of-Sale | Sale Price | % Transfer | Adj.Sale Price | Assessment | Ratio | Mult   |
|---------------|-------------------------|-----------|--------------|--------------|---------|---------------|------------|------------|----------------|------------|-------|--------|
| Totals        | 04/01/2019 - 03/31/2021 |           | Conventional |              |         |               | 59         |            | 5,734,230      | 2,359,900  | 41.15 | 1.0000 |

\*\*\* \*\* Statistics for this group (59 in sample) \*\*\* \*\*

Statistical Mean= 43.519 Median= 41.590 Maximum= 79.250 Minimum= 24.756

\*\*\* \*\* Statistics about Mean \*\*\* \*\*  
 Normalized Average Deviation = 0.22605 (Coefficient of Dispersion)  
 Average Squared Deviation = 159.05312 (Variance)  
 Square Root of Squared Deviation = 12.61163 (Standard Deviation)  
 Normalized Standard Deviation = 0.28980 (Covariance)  
 2 Standard Deviation Range (Low) = 18.29560 (High) = 68.74211

\*\*\* \*\* Statistics about Median \*\*\* \*\*  
 Normalized Average Deviation = 0.23209 (Coefficient of Dispersion)  
 Average Squared Deviation = 162.83913 (Variance)  
 Square Root of Squared Deviation = 12.76084 (Standard Deviation)  
 Normalized Standard Deviation = 0.30683 (Covariance)  
 2 Standard Deviation Range (Low) = 16.06796 (High) = 67.11134

Price Related Differential (PRD): 1.05745 PRD >1 regressive, < 1 progressive.

**County: 46- LENAWEEL**  
**Unit: CITY OF HUDSON**  
**Class: Residential**

Parcel Number      Class      Sale Date      Liber/Page      Assessments      Sale Prices      Ratio      Inst. Neigh.      Acreage      Terms-of-Sale      % Transfer      Adj.Sale Price      Assessment      Ratio      Mult

< Totals for this Analysis > # of Sales      Assessments      Sale Prices      Ratio

|              |    |           |           |                  |
|--------------|----|-----------|-----------|------------------|
| Conventional | 69 | 2,759,600 | 6,687,430 | 41.27            |
| Creative     | 0  | 0         | 0         | 50.00            |
| Totals:      | 69 | 2,759,600 | 6,687,430 | 41.27 (Weighted) |

\*\*\* Statistics for this group (69 in sample) \*\*\*

Statistical Mean= 43.783      Median= 41.287      Maximum= 81.259      Minimum= 24.756

\*\*\* Statistics about Mean \*\*\*  
 Normalized Average Deviation = 0.22963 (Coefficient of Dispersion)  
 Average Squared Deviation = 168.33474 (Variance)  
 Square Root of Squared Deviation = 12.97439 (Standard Deviation)  
 Normalized Standard Deviation = 0.29633 (Covariance)  
 2 Standard Deviation Range (Low) = 17.83462 (High) = 69.73217

\*\*\* Statistics about Median \*\*\*  
 Normalized Average Deviation = 0.23705 (Coefficient of Dispersion)  
 Average Squared Deviation = 174.65908 (Variance)  
 Square Root of Squared Deviation = 13.21586 (Standard Deviation)  
 Normalized Standard Deviation = 0.32010 (Covariance)  
 2 Standard Deviation Range (Low) = 14.85513 (High) = 67.71859