

8

North East ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
XH0-305-0130-00	305 HILL ST	03/22/24	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$33,900	39.88
XH0-305-0180-00	325 HILL ST	08/15/23	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$50,200	47.36
XH0-305-0300-00	312 HILL ST	01/19/24	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$71,500	51.11
XH0-305-8015-00	705 N MAPLE GROVE	04/28/23	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$72,600	41.72
XH0-772-5060-00	312 WILCOX ST	06/16/23	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$64,300	54.96
Totals:						\$621,900	\$292,500	
							Sale. Ratio =>	47.03
							Std. Dev. =>	6.30

Cur. Appraisal	Land + Yard	Blg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$68,372	\$11,915	\$73,085	\$73,226	0.998	1,134	\$64.45	4001	18.3804
\$103,898	\$10,426	\$95,574	\$121,235	0.788	1,228	\$77.83	4001	2.5936
\$146,814	\$16,791	\$123,109	\$168,642	0.730	2,154	\$57.15	4001	8.4273
\$153,387	\$15,450	\$158,550	\$178,907	0.886	1,288	\$123.10	4001	7.1942
\$133,043	\$12,088	\$104,912	\$156,881	0.669	1,647	\$63.70	4001	14.5537
\$605,514		\$555,230	\$698,890			\$77.25		1.9829
			E.C.F. =>	0.794		Std. Deviation=>	0.13030276	
			Ave. E.C.F. =>	0.814		Ave. Variance=>	10.2298	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
2 Story	\$10,915	NORTH EAST	401	54
2 Story	\$9,926	NORTH EAST	401	64
2 Story	\$16,291	NORTH EAST	401	49
Ranch	\$14,450	NORTHEAST	401	69
2 Story	\$11,588	NORTH EAST	401	69

12.56313767

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/14/2025 9:39 AM

Parcel:	XH0-305-0130-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BALDWIN, TARA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	305 HILL ST HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2667-0078	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	None	MAP #	RENTAL 2014
Topography:	None	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	4001 NORTH EAST

Mailing Address:

BALDWIN, TARA
714 EAST JEFFERSON STREET
MONTPELIER OH 43543

Description:

LOT 13 EX S 49 FT ALSO W 1/2 OF LOT 14 ASSESS PLAT NO 2

Most Recent Sale Information

Sold on 03/22/2024 for 85,000 by CUNDIFF, DAROLD E.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2667-0078

Most Recent Permit Information

Permit 15-65 on 11/17/2015 for \$0 category NON-CONSIDERATION.

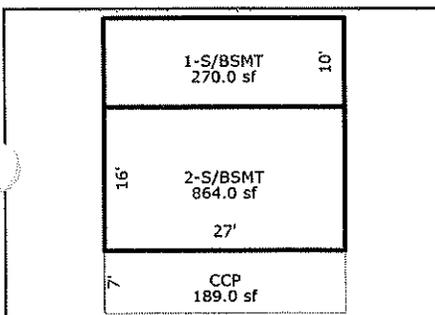
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	34,100	2025 Taxable:	34,100	Acreage:	0.18
Zoning:		Land Value:	Tentative	Frontage:	108.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	71.2

Improvement Data

of Residential Buildings: 1
Year Built: 1858
Occupancy: Single Family
Class: D
Style: 2 Story
Exterior: Wood Siding
% Good (Physical): 54
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 60
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,134
Ground Area: 702
Garage Area: 0
Basement Area: 702
Basement Walls: Poured
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/14/2025 9:39 AM

Parcel:	XH0-305-0300-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	KELLEY, DAKOTA & KELLEY, LEAH &	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	312 HILL ST HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2664-0084	Prev. Taxable Stat	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
		Neighborhood:	4001 NORTH EAST

Mailing Address:	Description:
KELLEY, DAKOTA & KELLEY, LEAH & COX, CAROLYN 312 HILL ST HUDSON MI 49247	LOTS 30 & 48 ASSESS PLAT NO 2

Most Recent Sale Information

Sold on 01/19/2024 for 139,900 by MITCHELL, EUGENE (LE).

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

Most Recent Permit Information

Permit 25-24 on 08/26/2025 for \$0 category WINDOWS - REPLACEMENT.

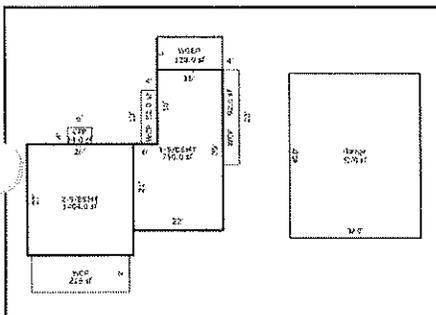
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	72,000	2025 Taxable:	72,000	Acreage:	0.77
Zoning:		Land Value:	Tentative	Frontage:	115.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	293.0

Improvement Data

of Residential Buildings: 1
Year Built: 1890
Occupancy: Single Family
Class: CD
Style: 2 Story
Exterior: Brick
% Good (Physical): 49
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 60
of Bedrooms: 4
Full Baths: 2 Half Baths: 0
Floor Area: 2,154
Ground Area: 1,452
Garage Area: 1,280
Basement Area: 1,452
Basement Walls: Block
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/14/2025 9:39 AM

Parcel:	XH0-305-8015-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	STEELE, CATHERINE K	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	705 N MAPLE GROVE HUDSON, MI 49247	Taxable Status:	TAXABLE
Liber/Page:	2654-0429	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb	MAP #:	96
Topography:	Rolling	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	4001 NORTH EAST

Mailing Address:

STEELE, CATHERINE K
705 N MAPLE GROVE
HUDSON MI 49247

Description:

LD BEG NW COR OUTLOT A ASSESS PLAT NO 2 RUNN TH S 89 DEG 55'23"E 146 FT TH S 1 DEG 17'43"W 183.27 FT TH S 32 DEG 45'55"W 55.51 FT TH N 89 DEG 55'23"W 106.93 FT TH N 1 DEG 13'W 230 FT TO POB EX N 112 FT

Most Recent Sale Information

Sold on 04/28/2023 for 174,000 by VAN AUKEN, THOMAS A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2654-0429

Most Recent Permit Information

Permit 23-24 on 05/08/2023 for \$0 category FENCE.

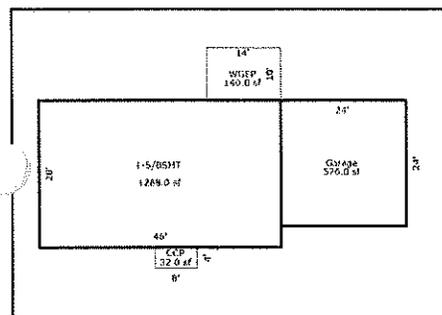
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	73,600	2025 Taxable:	73,600	Acreage:	0.37
Zoning:		Land Value:	Tentative	Frontage:	118.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	172.0

Improvement Data

of Residential Buildings: 1
Year Built: 1990
Occupancy: Single Family
Class: C
Style: Ranch
Exterior: Vinyl
% Good (Physical): 69
Heating System: Forced Heat & Cool
Electric - Amps Service: 60
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,288
Ground Area: 1,288
Garage Area: 576
Basement Area: 1,288
Basement Walls: Poured
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/14/2025 9:39 AM

Parcel: XH0-772-5060-00
Owner's Name: FLORES, FREDERICK
Property Address: 312 WILCOX ST
HUDSON, MI 49247
Liber/Page: 2656-0529
Split: //
Public Impr./Topography: Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb Rolling

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: XH0 CITY OF HUDSON
MAP #:
School: 46080 HUDSON AREA SCHOOLS
Neighborhood: 4001 NORTH EAST

Mailing Address:

FLORES, FREDERICK
312 WILCOX ST
HUDSON MI 49247

Description:

THAT PART OF LOTS 5-6 & 10 BEG AT SE COR LOT 9 TH N 132 FT TO SW COR LOT 5 TH E 2 FT TH N 75 FT TH E 65 FT TH S 75 FT TO S LI LOT 6 TH W 1 FT TH S 132 FT TH W 66 FT TO POB BLOCK NO 25 WILCOX ADD

Most Recent Sale Information

Sold on 06/16/2023 for 117,000 by WILLIAMS AARON & EMILY SUE.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 2656-0529

Most Recent Permit Information

Permit 01-072 on 06/26/2001 for \$1,250 category CONSTRUCTION.

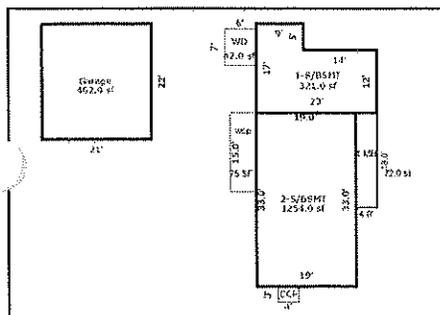
Physical Property Characteristics

2026 S.E.V.: Tentative	2026 Taxable: Tentative	Lot Dimensions:
2025 S.E.V.: 65,300	2025 Taxable: 65,300	Acreage: 0.31
Zoning:	Land Value: Tentative	Frontage: 66.0
PRE: 100.000	Land Impr. Value: Tentative	Average Depth: 207.0

Improvement Data

of Residential Buildings: 1
Year Built: 1900
Occupancy: Single Family
Class: CD
Style: 2 Story
Exterior: Vinyl
% Good (Physical): 69
Heating System: Forced Heat & Cool
Electric - Amps Service: 60
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,647
Ground Area: 1,020
Garage Area: 462
Basement Area: 1,020
Basement Walls: Stone
Estimated TCV: Tentative

Sketch



North East Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
XH0-305-0130-00	305 HILL ST	03/22/24	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$33,900	39.88
XH0-305-0180-00	325 HILL ST	08/15/23	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$50,200	47.36
XH0-305-0300-00	312 HILL ST	01/19/24	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$71,500	51.11
XH0-305-8015-00	705 N MAPLE GROVE	04/28/23	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$72,600	41.72
XH0-772-5060-00	312 WILCOX ST	06/16/23	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$64,300	54.96
Totals:			\$621,900			\$621,900	\$292,500	
							Sale. Ratio =>	47.03
							Std. Dev. =>	6.30

Cur. Appraisal	Land Residual	Est. Land Value	Efec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$70,056	\$25,859	\$10,915	72.8	71.2	0.18	0.18	\$355	\$146,926	\$3.37
\$106,686	\$9,240	\$9,926	66.2	133.0	0.20	0.20	\$140	\$45,743	\$1.05
\$150,693	\$5,498	\$16,291	108.6	293.0	0.77	0.77	\$51	\$7,103	\$0.16
\$157,501	\$30,949	\$14,450	96.3	172.0	0.37	0.37	\$321	\$82,751	\$1.90
\$136,651	(\$8,063)	\$11,588	77.3	207.0	0.31	0.31	(\$104)	(\$25,678)	(\$0.59)
\$621,587	\$63,483	\$63,170	421.1		1.84	1.84			
Average									
per FF=>			\$151		Average				
					per Net Acre=>	34,501.63			
								Average	
								per SqFt=>	\$0.79

Actual Front	ECF Area	Libert/Page	Land Table	Class	Rate Group 1	Rate Group 2
108.00	4001	2667-0078	NORTH EAST	401	FRONTAGE A	FRONTAGE A
66.00	4001	2659-0347	NORTH EAST	401	FRONTAGE A	
115.00	4001		NORTH EAST	401	FRONTAGE B	
118.00	4001	2654-0429	NORTH EAST	401	FRONTAGE A	
66.00	4001	2656-0529	NORTH EAST	401	FRONTAGE A	