

Neighborhoods Used: 4001.NORTH EAST

153 LINCOLN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
XH0-440-0050-00	03/03/2023 4001	401	145,000	18,063	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	66	126,937	187,383	0.677



401 MC CLELLAN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
XH0-305-0800-00	03/11/2022 4001	401	132,000	15,331	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 Story	78	116,669	159,303	0.732



344 HILL ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
XH0-305-0240-00	05/17/2021 4001	401	78,900	13,036	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 Story	61	65,864	98,431	0.669



357 WILCOX ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
XH0-305-0502-00	05/14/2021 4001	401	127,500	16,467	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	66	111,033	136,594	0.813





Neighborhoods Used: 4001.NORTH EAST

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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\*\*\*

09/26/2023 5:36 AM

<b>Parcel:</b>	XH0-440-0050-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	PFEIFFER, DONALD K & MALONE, KARLA	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	153 LINCOLN ST HUDSON, MI 49247	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2651-0521	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Curb	<b>MAP #:</b>	96
<b>Topography:</b>	Rolling	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4001 NORTH EAST

<b>Mailing Address:</b>	<b>Description:</b>
PFEIFFER, DONALD K & MALONE, KARLA 153 LINCOLN ST HUDSON MI 49247	LOT 5 HUDSON HERITAGE CITY OF HUDSON

## Most Recent Sale Information

Sold on 03/03/2023 for 145,000 by PERIN TODD A & KRISTINA A.

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	2651-0521
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## Most Recent Permit Information

None Found

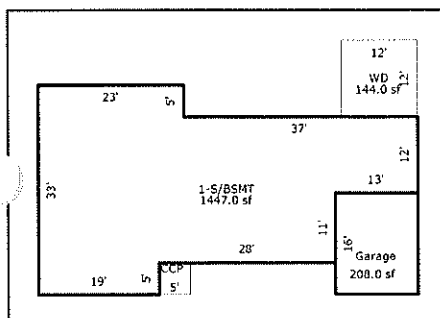
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	78,200	<b>2023 Taxable:</b>	57,101	<b>Acreage:</b>	0.66
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	100.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	289.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1966  
Occupancy: Single Family  
Class: C  
Style: Ranch  
Exterior: Vinyl  
% Good (Physical): 66  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 60  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,447  
Ground Area: 1,447  
Garage Area: 208  
Basement Area: 1,447  
Basement Walls: Block  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

09/26/2023 5:37 AM

<b>Parcel:</b>	XH0-305-0240-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	OSMUN WARREN J	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	344 HILL ST HUDSON, MI 49247	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2619/0521	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	Paved Road, Sidewalk, Water, Sewer, Electric, Gas	<b>MAP #:</b>	RENTAL 2014
<b>Topography:</b>	Level, Landscaped	<b>School:</b>	46080 HUDSON AREA SCHOOLS
<b>Mailing Address:</b>		<b>Neighborhood:</b>	4001 NORTH EAST
<b>Description:</b>	LOTS 24 & 54 EX N 134 FT OF LOT 54 ASSESS PLAT NO 2		

## Most Recent Sale Information

Sold on 05/17/2021 for 78,900 by VAN DEZANDE DARLENE.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 2619/0521

## Most Recent Permit Information

Permit 02-066 on 09/03/2002 for \$0 category SIDEWALK.

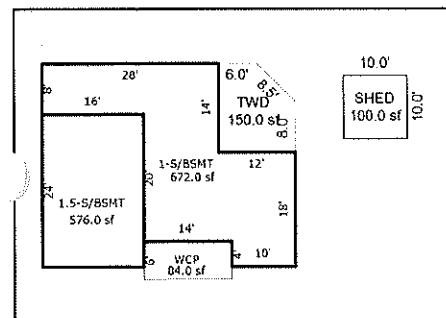
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	43,100	<b>2023 Taxable:</b>	35,805	<b>Acreage:</b>	0.27
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	73.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	160.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1880  
Occupancy: Single Family  
Class: CD  
Style: 1 1/2 Story  
Exterior: Wood Siding  
% Good (Physical): 61  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 60  
# of Bedrooms: 0  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,248  
Ground Area: 1,056  
Garage Area: 0  
Basement Area: 1,056  
Basement Walls: Block  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

09/26/2023 5:37 AM

<b>Parcel:</b>	XH0-305-0502-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	GARCIA, ROSEMARIE	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	357 WILCOX ST HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2619/0412	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb	<b>MAP #</b>	96
<b>Topography:</b>	Rolling	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4001 NORTH EAST

## Mailing Address:

GARCIA, ROSEMARIE  
357 WILCOX ST  
HUDSON MI 49247

## Description:

E 87.83 FT OF W 109.66 FT OF LOT 50 ASSESS PLAT NO 2

## Most Recent Sale Information

Sold on 05/14/2021 for 127,500 by LETT, SUE A.

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

**Liber/Page:** 2619/0412

## Most Recent Permit Information

Permit 07-028 on 06/22/2007 for \$0 category POOL.

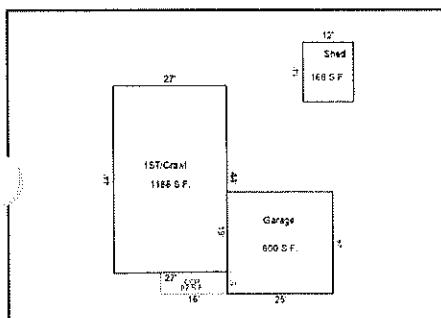
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	58,600	<b>2023 Taxable:</b>	49,035	<b>Acreage:</b>	0.33
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	88.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	161.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1976  
Occupancy: Single Family  
Class: C  
Style: Ranch  
Exterior: Brick/Siding  
% Good (Physical): 66  
Heating System: Electric Baseboard  
Electric - Amps Service: 60  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,186  
Ground Area: 1,186  
Garage Area: 600  
Basement Area: 0  
Basement Walls: Block  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

09/26/2023 5:37 AM

<b>Parcel:</b>	XH0-305-0800-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	MASON, JENNIFER A	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	401 MC CLELLAN ST HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	26350345	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas	<b>MAP #</b>	96
<b>Topography:</b>	Rolling	<b>School:</b>	46080 HUDSON AREA SCHOOLS
<b>Mailing Address:</b>		<b>Neighborhood:</b>	4001 NORTH EAST
<b>Description:</b>	LOT 80 ASSESS PLAT NO 2		

## Most Recent Sale Information

Sold on 03/11/2022 for 132,000 by S & R ESTATES, LLC.

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

**Liber/Page:** 26350345

## Most Recent Permit Information

Permit 23-34 on 05/31/2023 for \$0 category SOLAR ARRAY.

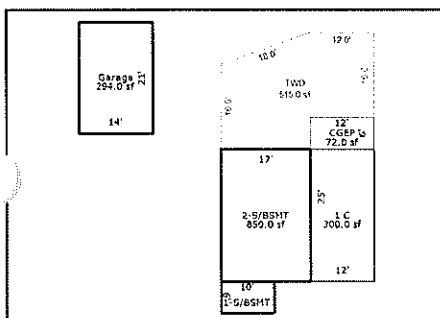
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	66,400	<b>2023 Taxable:</b>	66,400	<b>Acreage:</b>	0.47
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	95.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	213.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1900  
Occupancy: Single Family  
Class: C  
Style: 2 Story  
Exterior: Brick  
% Good (Physical): 78  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 200  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,210  
Ground Area: 785  
Garage Area: 294  
Basement Area: 485  
Basement Walls: Block  
Estimated TCV: Tentative

## Sketch



North East Residential Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
XH0-305-0240-00	344 HILL ST	05/17/21	\$78,900	WD	03-ARM'S LENGTH	\$78,900	\$32,500	41.19
XH0-305-0502-00	357 WILCOX ST	05/14/21	\$127,500	WD	03-ARM'S LENGTH	\$127,500	\$44,400	34.82
XH0-305-0800-00	401 MC CLELLAN ST	03/11/22	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$29,200	22.12
XH0-440-0050-00	153 LINCOLN ST	03/03/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$62,000	42.76

Totals: \$483,400

\$483,400

\$168,100

Sale. Ratio =>

34.77

Std. Dev. =>

9.38





Building Style	Land Value	Land Table	Property Class	Building Dept.
1 1/2 Story	\$11,307	NORTH EAST	401	61
Ranch	\$12,795	NORTH EAST	401	66
2 Story	\$14,831	NORTH EAST	401	78
Ranch	\$17,063	NORTH EAST	401	66

6.870732365

North East Residential Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
XH0-305-8035-00	509 N MAPLE GROVE	10/04/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$57,200	60.21
XH0-305-8035-00	509 N MAPLE GROVE	12/16/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$57,700	57.70
XH0-315-8091-00	400 MC CLELLAN ST	02/15/23	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$42,300	25.79
<b>Totals:</b>			<b>\$359,000</b>			<b>\$359,000</b>	<b>\$157,200</b>	
							<b>Sale. Ratio =&gt;</b>	<b>43.79</b>
							<b>Std. Dev. =&gt;</b>	<b>19.19</b>

Front Foot Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
XH0-305-0502-00	357 WILCOX ST	05/14/21	\$127,500	WD	03-ARM'S LENGTH	\$127,500	\$44,400	34.82
XH0-305-0800-00	401 MC CLELLAN ST	03/11/22	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$29,200	22.12
<b>Totals:</b>			<b>\$259,500</b>			<b>\$259,500</b>	<b>\$73,600</b>	
							<b>Sale. Ratio =&gt;</b>	<b>28.36</b>
							<b>Std. Dev. =&gt;</b>	<b>8.98</b>

Cur. Appraisal	Land Residual	Est. Land Value	Efec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$121,916	\$66,690	\$93,606	0.0	0.0	15.60	15.60	#DIV/0!	\$4,275	\$0.10
\$121,916	\$71,690	\$93,606	0.0	0.0	15.60	15.60	#DIV/0!	\$4,595	\$0.11
\$84,694	\$164,000	\$84,694	0.0	0.0	42.13	38.84	#DIV/0!	\$3,893	\$0.09
<b>\$328,526</b>	<b>\$302,380</b>	<b>\$271,906</b>	<b>0.0</b>		<b>73.33</b>	<b>70.04</b>			
					Average			Average	
					per Net Acre=>	4,123.66		per SqFt=>	\$0.09

Cur. Appraisal	Land Residual	Est. Land Value	Efec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$123,776	\$18,651	\$14,927	85.3	161.0	0.33	0.33	\$219	\$57,388	\$1.32
\$140,466	\$8,837	\$17,303	98.9	213.0	0.47	0.47	\$89	\$19,004	\$0.44
<b>\$264,242</b>	<b>\$27,488</b>	<b>\$32,230</b>	<b>184.2</b>		<b>0.79</b>	<b>0.79</b>			
					Average			Average	
					per FF=>	\$149		per Net Acre=>	34,794.94
								per SqFt=>	\$0.80

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
0.00	4001	2627/0379		NORTH EAST	401	
0.00	4001	2648-0983		NORTH EAST	401	
0.00	4001		XH0-315-8092-00	NORTH EAST	402	

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
88.00	4001	2619/0412		NORTH EAST	401	FRONTAGE A
95.00	4001	26350345		NORTH EAST	401	FRONTAGE A