

City of Hudson Commercial ECF Analysis

Parcel Number	Street Address	Adj. Sale \$	Sale Date	Instr.	Terms of Sale	Land + Yard	Bldg.	Residual	Cost Man. \$
XH0-000-0042-00	207 W MAIN ST	\$75,000	06/02/21	WD	03-ARM'S LENGTH	\$1,546		\$73,454	\$268,672
XH0-000-2010-00	200 E MAIN ST	\$63,000	08/17/23	WD	03-ARM'S LENGTH	\$24,392		\$38,608	\$155,440
XH0-345-0350-00	113 N CHURCH ST	\$75,000	12/23/21	PTA	03-ARM'S LENGTH	\$2,070		\$72,930	\$105,744
BL2-232-2600-00	505 E ADRIAN ST	\$320,000	01/27/23	WD	19-MULTI PARCEL A/F	\$100,896		\$219,104	\$389,014
BL2-460-0331-00	602 W ADRIAN ST	\$35,000	05/30/21	LC	03-ARM'S LENGTH	\$5,520		\$29,480	\$70,143
						\$134,424		\$433,576	\$989,014

Due to lack of sales in the Commercial class in the City of Hudson, a couple of sales from similar areas were incorporated into this analysis.
 2024 ECF for Commercial Class: 0.428.

E.C.F.	ECF Area	Class	Cur.	Appraisal	Land Table	Sale Price	Asd. when Sold	Asd/Adj. Sale	Floor Area	\$/Sq.Ft.
0.273	CVIND	201		\$125,652	STUDY-CVIND XH & XM	\$75,000	\$25,500	34.00	4,800	\$15.30
0.248	CVIND	201		\$96,050	STUDY-CVIND XH & XM	\$63,000	\$44,600	70.79	3,450	\$11.19
0.690	CVIND	201		\$50,818	STUDY-CVIND XH & XM	\$75,000	\$18,700	24.93	2,730	\$26.71
0.563	VIL	201		\$444,395	Study - VILLAGE	\$320,000	\$231,300	72.28	4,554	\$48.11
0.420	HWY	201		\$64,791	STUDY - HWY	\$35,000	\$25,200	72.00	879	\$33.54
				\$781,706		\$533,000	\$88,800			

E.C.F. => 0.428
Ave. E.C.F. => 0.404

Land Value

\$1,794

\$15,916

\$2,070

\$55,549

\$5,520

City of Hudson Commercial Land Analysis

Parcel Number	Street/Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
XHO-000-0042-00	207 W MAIN ST	06/02/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$25,500	34.00
XHO-118-3650-00	116 WEST ST / 118 WEST ST	06/28/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$196,900	30.29
XHO-335-0070-00	110 N MAPLE GROVE	03/14/23	\$29,000	LC	03-ARM'S LENGTH	\$29,000	\$18,000	62.07
XHO-345-0350-00	113 N CHURCH ST	12/23/21	\$75,000	PTA	03-ARM'S LENGTH	\$75,000	\$18,700	24.93
XHO-345-0400-00	105 N CHURCH ST	04/23/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$40,400	47.53
Totals:			\$914,000			\$914,000	\$299,500	
								32.77
								15.01

Sale. Ratio =>

Std. Dev. =>

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libe/Page
\$109,283	(\$32,737)	\$1,546	0.04	0.04	(\$839,410)	(\$19.27)	2001	2620/0482
\$638,771	\$77,469	\$66,240	1.06	1.06	\$72,946	\$1.67	2002	2641-0709
\$41,893	(\$4,965)	\$7,928	0.20	0.20	(\$24,825)	(\$0.57)	2001	2651-0975
\$44,187	\$32,597	\$1,784	0.05	0.05	\$724,378	\$16.63	2001	2632/0088
\$110,673	(\$23,189)	\$2,484	0.06	0.06	(\$368,079)	(\$8.45)	2001	2618/0461
\$944,807	\$49,175	\$79,982	1.41	1.41				
			Average		Average			
			per Net Acre=>	34,900.64	per SqFt=>	\$0.80		

Land Table	Class
COMMERCIAL	201
COMM MULTI FAMILY	201
COMMERCIAL	201
COMMERCIAL	201
COMMERCIAL	201