

7

Industrial ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
XHO-120-1030-00	15800 STEGER INDUSTRIAL DR	01/14/19	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$305,900	53.67	
XHO-300-0120-00	134 W MAIN ST	12/22/18	\$55,000	LC	03-ARM'S LENGTH	\$55,000	\$22,400	40.73	
XHO-300-8105-00	481 S MERIDIAN RD	11/01/18	\$241,500	WD	03-ARM'S LENGTH	\$241,500	\$132,600	54.91	
Totals:			\$866,500			\$866,500	\$460,900		
								Sale. Ratio =>	53.19
								Std. Dev. =>	7.85

Due to lack of recent sales, sales period used for the 2022 analysis was January 1, 2018 through March 31, 2021. Rendered ECF of 0.535 pust 10% due to market increase in 3 years rendered 0.60 ECF for the 2022 year. Used 0.60 ECF for 2022.

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$633,067	\$186,433	\$383,567	\$750,645	0.511	32,718	\$11.72	3001	2.4365
\$57,816	\$7,499	\$47,501	\$84,566	0.562	6,120	\$7.76	3001	2.6353
\$265,820	\$31,060	\$210,440	\$394,555	0.533	22,940	\$9.17	3001	0.1987
\$956,703		\$641,508	\$1,229,766			\$9.55		0.4652
E.C.F. =>				0.540	Std. Deviation=>		0.0254172	
Ave. E.C.F. =>				0.535	Ave. Variance=>		1.7568	Coefficient of Var=>

Land Value	Land Table	Property Class
\$76,500	INDUSTRIAL	301
\$7,499	INDUSTRIAL	301
\$17,213	INDUSTRIAL	301

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/18/2021 12:13 PM

Parcel: XH0-120-1030-00
Owner's Name: HI-LEX CONTROLS INC
Property Address: 15800 STEGER INDUSTRIAL DR
HUDSON, MI 49247
Liber/Page: 2574/0342
Split: / /
Public Impr.: None
Topography: None

Current Class: 301.INDUSTRIAL-IMPROVED
Previous Class: 301.INDUSTRIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Status: TAXABLE
Gov. Unit: XH0 CITY OF HUDSON
MAP #: LDFA
School: 46080 HUDSON AREA SCHOOLS
Neighborhood: 3001 INDUSTRIAL

Mailing Address:

HI-LEX CONTROLS INC
152 SIMPSON DR
LITCHFIELD MI 49252

Most Recent Sale Information

Sold on 01/14/2019 for 570,000 by HDC PROPERTIES LLC.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2574/0342

Most Recent Permit Information

Permit 05-027 on 06/10/2005 for \$5,000 category CONSTRUCTION.

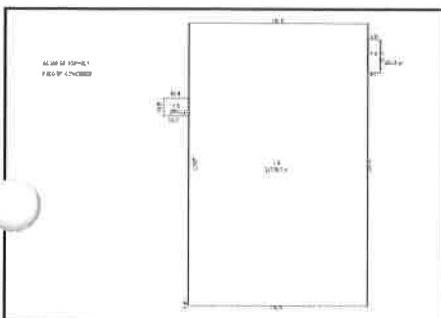
Physical Property Characteristics

2022 S.E.V.: Tentative	2022 Taxable: Tentative	Lot Dimensions:
2021 S.E.V.: 308,400	2021 Taxable: 308,053	Acreage: 10.00
Zoning:	Land Value: Tentative	Frontage: 0.0
RE: 0.000	Land Impr. Value: Tentative	Average Depth: 0.0

Improvement Data

of Commercial Buildings: 1
Type: Industrial - Light Manufacturing
Desc: CURRENTLY VACANT
Class: S
Quality: Average
Built: 2000 Remodeled: 0
Overall Building Height: 20
Floor Area: 32,718
Sale Price/Floor Area: 17.42
Estimated TCV: Tentative
Cmts:

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/18/2021 12:14 PM

Parcel: XH0-300-0120-00
Owner's Name: HOUGH CARL & CUNDIFF DAROLD
Property Address: 134 W MAIN ST
HUDSON, MI 49247
Liber/Page: 2574/0122
Split: / /
Public Impr.: None
Topography: None

Current Class: 301.INDUSTRIAL-IMPROVED
Previous Class: 301.INDUSTRIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Status: TAXABLE
Gov. Unit: XH0 CITY OF HUDSON
MAP #:
School: 46080 HUDSON AREA SCHOOLS
Neighborhood: 3001 INDUSTRIAL

Mailing Address:

HOUGH CARL & CUNDIFF DAROLD
719 N MAPLE GROVE
HUDSON MI 49247

Most Recent Sale Information

Sold on 12/22/2018 for 55,000 by 134 MAIN ST LLC.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2574/0122

Most Recent Permit Information

None Found

Physical Property Characteristics

2022 S.E.V.: Tentative

2022 Taxable: Tentative

Lot Dimensions:

2021 S.E.V.: 27,500

2021 Taxable: 22,421

Acreage: 0.31

Zoning:

Land Value: Tentative

Frontage: 0.0

RE: 0.000

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Commercial Buildings: 1

Type: Warehouses - Storage

Desc: LIGHT INDUSTRIAL/ROOFING CO

Class: C

Quality: Low Cost

Built: 1937 Remodeled: 1991

Overall Building Height: 14

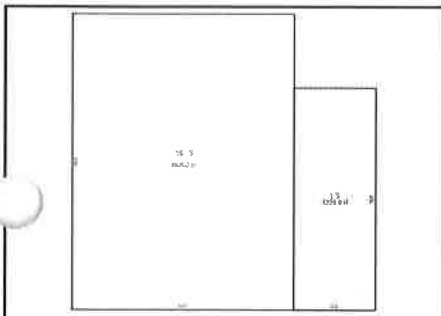
Floor Area: 6,120

Sale Price/Floor Area: 8.99

Estimated TCV: Tentative

Cmts: CLEARSPAN, EXTENSIVE REHAB 1991

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/18/2021 12:14 PM

Parcel:	XH0-300-8105-00	Current Class:	301.INDUSTRIAL-IMPROVED
Owner's Name:	TRI STATE SURPLUS LLC	Previous Class:	301.INDUSTRIAL-IMPROVED
Property Address:	481 S MERIDIAN RD HUDSON, MI 49247	Taxable Status:	TAXABLE
Liber/Page:	2571/0219	Prev. Taxable Status:	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas	MAP #:	97
Topography:	Level, Rolling	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	3001 INDUSTRIAL

Mailing Address:

TRI STATE SURPLUS LLC
9875 LICKLEY RD
PITTSFORD MI 49271-9788

Most Recent Sale Information

Sold on 11/01/2018 for 241,500 by HUDSON MERIDIAN, LLC.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 2571/0219

Most Recent Permit Information

Permit 21-28 on 08/18/2021 for \$0 category SIGN.

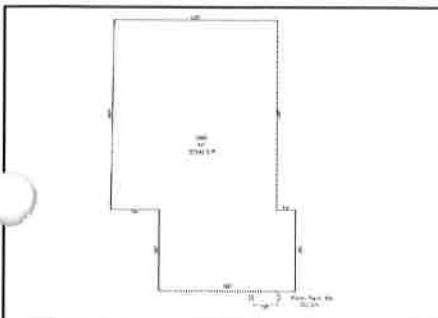
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	127,000	2021 Taxable:	116,508	Acreage:	2.25
Zoning:		Land Value:	Tentative	Frontage:	279.8
RE:	0.000	Land Impr. Value:	Tentative	Average Depth:	350.1

Improvement Data

of Commercial Buildings: 1
Type: Warehouses - Storage
Desc: FORMER L & N VACANT
Class: S
Quality: Average
Built: 1980 Remodeled: 0
Overall Building Height: 14
Floor Area: 22,940
Sale Price/Floor Area: 10.53
Estimated TCV: Tentative
Cmts:

Sketch



City of Hudson Industrial Land Analysis

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Totals:			\$866,500			\$866,500	\$460,900		
								Sale. Ratio =>	53.19
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Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$587,648	\$58,852	\$76,500	0.0	0.0	10.00	10.00	#DIV/0!	\$5,885	\$0.14
\$54,625	\$7,874	\$7,499	0.0	0.0	0.31	0.31	#DIV/0!	\$25,157	\$0.58
\$229,317	\$29,396	\$17,213	279.8	350.1	2.25	2.25	\$105	\$13,065	\$0.30
\$871,590	\$96,122	\$101,212	279.8		12.56	12.56			
Average									
per FF=>			\$344		Average	7,651.20		Average	\$0.18
					per Net Acre=>			per SqFt=>	

Actual Front	ECF Area	Liber/Page	Land Table	Class
0.00	3001	2574/0342	INDUSTRIAL	301
0.00	3001	2574/0122	INDUSTRIAL	301
279.82	3001	2571/0219	INDUSTRIAL	301
