

10

South Main ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
XHO-000-2030-00	208 E MAIN ST	02/28/24	\$55,000	LC	03-ARM'S LENGTH	\$55,000	\$39,400
XHO-300-0990-00	432 W MAIN ST	04/19/23	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$64,400
XHO-300-1060-00	520 W MAIN ST	03/26/25	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$65,000
XHO-305-0010-00	344 E MAIN ST	08/29/24	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$77,000
XHO-305-0020-00	340 E MAIN ST	11/10/23	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$41,200
XHO-310-0400-00	306 S MARKET ST	10/18/23	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$52,000
XHO-310-0600-00	301 S MARKET ST	03/13/25	\$134,900	WD	03-ARM'S LENGTH	\$134,900	\$46,800
XHO-310-0730-00	511 S MARKET ST	07/19/23	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$57,000
XHO-345-0040-00	412 W MAIN ST	07/07/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$60,800
XHO-350-0130-00	201 WASHINGTON ST	03/28/25	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$61,100
XHO-410-1040-00	224 SEWARD ST	03/20/25	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$157,900
XHO-410-3011-00	104 OAK ST	08/14/24	\$172,500	WD	03-ARM'S LENGTH	\$172,500	\$61,300
XHO-410-3050-00	118 OAK ST	03/03/25	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$61,200
XHO-410-3110-00	212 OAK ST	04/12/24	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$53,600
XHO-410-4010-00	200 GROVE ST	07/19/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$55,600
XHO-410-4040-00	206 GROVE ST	02/20/24	\$167,900	WD	03-ARM'S LENGTH	\$167,900	\$63,100
XHO-410-5060-00	207 GROVE ST	12/04/24	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$46,500
XHO-410-6020-00	143 LAFAYETTE ST	07/25/23	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$7,900
XHO-410-8040-00	406 GROVE ST	09/13/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$40,200
XHO-410-8060-00	413 OAK ST	04/24/24	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$50,900
XHO-410-8120-00	422 GROVE ST	09/12/24	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$64,600
XHO-410-9081-00	423 GROVE ST	02/21/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$47,800
XHO-411-1040-00	506 GROVE ST	07/11/24	\$154,400	WD	03-ARM'S LENGTH	\$154,400	\$52,300
XHO-411-1080-00	514 GROVE ST	04/05/24	\$117,500	WD	03-ARM'S LENGTH	\$117,500	\$57,700
XHO-411-2090-00	516 OAK ST	11/09/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$60,700
XHO-411-5060-00	607 GROVE ST	10/17/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$65,700
XHO-411-6060-00	219 DIVISION ST	04/24/23	\$119,900	WD	03-ARM'S LENGTH	\$119,900	\$27,800
XHO-411-6080-00	209 DIVISION ST	05/04/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$31,900
XHO-411-6140-00	145 DIVISION ST	06/09/23	\$40,900	WD	03-ARM'S LENGTH	\$40,900	\$24,500
XHO-475-0011-00	212 S CHURCH ST	08/30/23	\$106,900	WD	03-ARM'S LENGTH	\$106,900	\$33,500
XHO-475-0030-00	108 LAFAYETTE ST	02/15/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$58,900

South Main ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
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XH0-350-0130-00	201 WASHINGTON ST	03/28/25	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$61,100
XH0-410-1040-00	224 SEWARD ST	03/20/25	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$157,900
XH0-410-3011-00	104 OAK ST	08/14/24	\$172,500	WD	03-ARM'S LENGTH	\$172,500	\$61,300
XH0-410-3050-00	118 OAK ST	03/03/25	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$61,200
XH0-410-3110-00	212 OAK ST	04/12/24	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$53,600
XH0-410-4010-00	200 GROVE ST	07/19/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$55,600
XH0-410-4040-00	206 GROVE ST	02/20/24	\$167,900	WD	03-ARM'S LENGTH	\$167,900	\$63,100
XH0-410-5060-00	207 GROVE ST	12/04/24	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$46,500
XH0-410-8040-00	406 GROVE ST	09/13/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$40,200
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XH0-410-8120-00	422 GROVE ST	09/12/24	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$64,600
XH0-410-9081-00	423 GROVE ST	02/21/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$47,800
XH0-411-1080-00	514 GROVE ST	04/05/24	\$117,500	WD	03-ARM'S LENGTH	\$117,500	\$57,700
XH0-411-2090-00	516 OAK ST	11/09/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$60,700
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XH0-411-6080-00	209 DIVISION ST	05/04/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$31,900
XH0-411-6140-00	145 DIVISION ST	06/09/23	\$40,900	WD	03-ARM'S LENGTH	\$40,900	\$24,500
XH0-475-0011-00	212 S CHURCH ST	08/30/23	\$106,900	WD	03-ARM'S LENGTH	\$106,900	\$33,500
XH0-475-0030-00	108 LAFAYETTE ST	02/15/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$58,900
XH0-475-0212-00	312 S CHURCH ST	06/07/24	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$42,100
XH0-475-0250-00	118 WASHINGTON ST	12/11/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$82,800
XH0-475-0260-00	122 WASHINGTON ST	08/07/23	\$50,000	MLC	03-ARM'S LENGTH	\$50,000	\$35,900

XH0-475-0270-00	200 WASHINGTON ST	10/06/23	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$65,000
XH0-500-0030-00	108 CENTER ST	04/26/24	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$75,700
XH0-650-2030-00	209 S WOOD ST	08/19/24	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$36,200
XH0-650-3100-00	297 STATE ST	12/10/24	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$45,000
<b>Totals:</b>						<b>\$4,493,900</b>	<b>\$1,964,000</b>

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Blgg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
71.64	\$92,326	\$15,091	\$39,909	\$100,305	0.398	1,456	\$27.41	4003
70.00	\$154,775	\$20,124	\$71,876	\$174,871	0.411	2,222	\$32.35	4003
38.26	\$136,384	\$15,454	\$154,446	\$157,052	0.983	1,375	\$112.32	4003
44.03	\$157,768	\$21,818	\$153,082	\$176,558	0.867	2,278	\$67.20	4003
41.62	\$97,148	\$17,324	\$81,676	\$103,668	0.788	1,704	\$47.93	4003
41.27	\$123,170	\$14,341	\$111,659	\$141,336	0.790	2,046	\$54.57	4003
58.16	\$136,369	\$13,700	\$84,300	\$159,310	0.529	2,258	\$37.33	4003
81.07	\$146,047	\$12,589	\$62,411	\$173,322	0.360	1,671	\$37.35	4003
38.21	\$124,822	\$13,341	\$146,559	\$144,781	1.012	1,920	\$76.33	4003
52.63	\$329,684	\$26,175	\$273,825	\$394,168	0.695	2,364	\$115.83	4003
35.54	\$128,103	\$23,552	\$148,948	\$135,781	1.097	1,248	\$119.35	4003
36.02	\$128,013	\$17,824	\$152,076	\$143,103	1.063	1,488	\$102.20	4003
48.73	\$111,250	\$19,254	\$90,746	\$119,475	0.760	1,170	\$77.56	4003
37.07	\$131,494	\$14,542	\$135,458	\$151,886	0.892	1,652	\$82.00	4003
37.58	\$158,410	\$15,970	\$151,930	\$184,987	0.821	1,606	\$94.60	4003
66.43	\$94,602	\$13,700	\$56,300	\$105,068	0.536	1,694	\$33.23	4003
30.92	\$95,182	\$13,413	\$116,587	\$106,194	1.098	2,003	\$58.21	4003
39.18	\$106,464	\$13,700	\$116,200	\$120,473	0.965	1,338	\$86.85	4003
36.94	\$131,256	\$22,075	\$152,825	\$141,794	1.078	1,811	\$84.39	4003
38.24	\$112,485	\$14,484	\$110,516	\$127,274	0.868	1,659	\$66.62	4003
49.11	\$117,722	\$14,174	\$103,326	\$134,478	0.768	1,820	\$56.77	4003
43.36	\$146,114	\$16,743	\$123,257	\$168,014	0.734	1,460	\$84.42	4003
39.82	\$154,761	\$14,756	\$150,244	\$181,825	0.826	2,652	\$56.65	4003
23.19	\$87,250	\$17,475	\$102,425	\$90,617	1.130	748	\$136.93	4003
23.63	\$97,149	\$13,467	\$121,533	\$108,678	1.118	980	\$124.01	4003
59.90	\$59,581	\$13,267	\$27,633	\$60,148	0.459	1,079	\$25.61	4003
31.34	\$96,966	\$9,119	\$97,781	\$114,087	0.857	1,167	\$83.79	4003
33.66	\$139,288	\$18,903	\$156,097	\$156,344	0.998	1,590	\$98.17	4003
56.13	\$86,191	\$10,783	\$64,217	\$97,932	0.656	1,274	\$50.41	4003
40.39	\$197,324	\$14,277	\$190,723	\$237,723	0.802	2,246	\$84.92	4003
71.80	\$84,738	\$15,712	\$34,288	\$89,644	0.382	1,759	\$19.49	4003

69.89	\$154,985	\$13,273	\$79,727	\$184,042	0.433	2,472	\$32.25	4003
51.85	\$157,801	\$33,002	\$112,998	\$162,077	0.697	1,360	\$83.09	4003
80.44	\$73,933	\$13,700	\$31,300	\$78,225	0.400	1,074	\$29.14	4003
34.64	\$92,812	\$21,133	\$108,767	\$88,460	1.230	948	\$114.73	4003
	<b>\$4,442,367</b>		<b>\$3,915,645</b>	<b>\$5,013,698</b>			<b>\$71.26</b>	
<b>43.70</b>			<b>E.C.F. =&gt;</b>	<b>0.781</b>			<b>Std. Deviation=&gt;</b>	<b>0.252185</b>
<b>15.65</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.786</b>			<b>Ave. Variance=&gt;</b>	<b>20.3913</b>

Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
38.7912	2 Story	\$14,591	SOUTH MAIN	401	49
37.4765	2 Story	\$19,374	SOUTH MAIN	401	59
19.7620	Ranch	\$14,454	SOUTH MAIN	401	64
8.1246	2 Story	\$21,318	SOUTH MAIN	401	54
0.2078	2 Story	\$16,824	SOUTH MAIN	401	49
0.4236	2 Story	\$13,841	SOUTH MAIN	401	59
25.6632	2 Story	\$13,200	SOUTH MAIN	401	64
42.5700	2 Story	\$11,589	SOUTH MAIN	401	64
22.6497	2 Story	\$12,257	SOUTH MAIN	401	59
9.1095	2 Story	\$22,480	SOUTH MAIN	401	69
31.1189	1 1/4 Story	\$18,795	SOUTH MAIN	401	69
27.6919	1 1/2 Story	\$16,824	SOUTH MAIN	401	64
2.6250	Ranch	\$18,254	SOUTH MAIN	401	64
10.6054	2 Story	\$13,542	SOUTH MAIN	401	64
3.5514	1 3/4 Story	\$13,615	SOUTH MAIN	401	68
24.9941	2 Story	\$13,200	SOUTH MAIN	401	49
31.2086	2 Story	\$13,413	SOUTH MAIN	401	45
17.8746	1 1/2 Story	\$13,200	SOUTH MAIN	401	59
29.2013	2 Story	\$21,075	SOUTH MAIN	401	54
8.2544	2 Story	\$13,734	SOUTH MAIN	401	54
1.7438	2 Story	\$13,674	SOUTH MAIN	401	54
5.2177	1 3/4 Story	\$13,200	SOUTH MAIN	401	81
4.0525	2 Story	\$13,756	SOUTH MAIN	401	54
34.4521	Ranch	\$12,458	SOUTH MAIN	401	73
33.2499	1 1/4 Story	\$12,767	SOUTH MAIN	401	78
32.6371	1 1/2 Story	\$12,767	SOUTH MAIN	401	41
7.1287	Ranch	\$8,619	SOUTH MAIN	401	74
21.2632	2 Story	\$17,903	SOUTH MAIN	401	69
13.0060	1 3/4 Story	\$9,783	SOUTH MAIN	401	54
1.6502	2 Story	\$13,277	SOUTH MAIN	401	69
40.3297	1 3/4 Story	\$13,270	SOUTH MAIN	401	45

35.2586	2 Story	\$13,273	SOUTH MAIN	401	59
8.8598	Ranch	\$32,502	SOUTH MAIN	401	59
38.5658	1 1/2 Story	\$13,200	SOUTH MAIN	401	54
44.3774	Ranch	\$20,633	SOUTH MAIN	401	54

**0.4798**

**Coefficient of Var=> 25.95017463**

# Real Estate Summary Sheet

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

10/14/2025 10:20 AM

<b>Parcel:</b>	XH0-000-2030-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	WHEATON, JANESEA J	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	208 E MAIN ST HUDSON, MI 49247	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2665-0353	<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>	
<b>Topography:</b>	Level	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

## Mailing Address:

WHEATON, JANESEA J  
208 E MAIN ST  
HUDSON MI 49247

## Description:

LOT 3 AND W 1/2 OF LOT 4 BLOCK NO 2 ORIGINAL PLAT

## Most Recent Sale Information

Sold on 02/28/2024 for 55,000 by MAROWELLI SHANNON M & POSPISIL REX.

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

**Liber/Page:** 2665-0353

## Most Recent Permit Information

Permit 21-06 on 03/29/2021 for \$0 category ROOF.

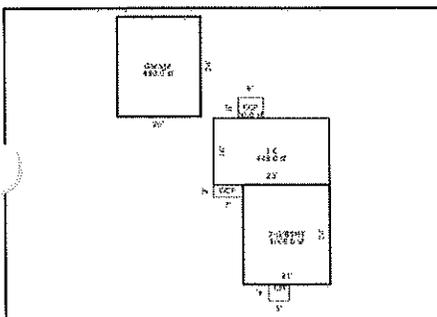
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	46,700	<b>2025 Taxable:</b>	46,700	<b>Acreage:</b>	0.23
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	77.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	132.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1860  
Occupancy: Single Family  
Class: CD  
Style: 2 Story  
Exterior: Vinyl  
% Good (Physical): 49  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 60  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,456  
Ground Area: 952  
Garage Area: 480  
Basement Area: 504  
Basement Walls: Block  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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10/14/2025 10:20 AM

<b>Parcel:</b>	XH0-300-0990-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	GIPPERICH, RYAN D	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	432 W MAIN ST HUDSON, MI 49247	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2653-0983	<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>	
<b>Topography:</b>	Level, Landscaped	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

<b>Mailing Address:</b>	<b>Description:</b>
GIPPERICH, RYAN D 432 W MAIN ST HUDSON MI 49247	LOT 99 ASSESS PLAT NO 1

## Most Recent Sale Information

Sold on 04/19/2023 for 92,000 by HOYLE, DUSTIN.

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	2653-0983
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## Most Recent Permit Information

Permit PE16-06 on 02/15/2016 for \$0 category ELECTRICAL.

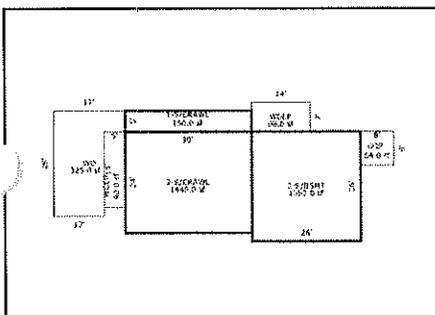
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	76,600	<b>2025 Taxable:</b>	76,600	<b>Acreage:</b>	0.50
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	82.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	264.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1900  
Occupancy: Single Family  
Class: CD  
Style: 2 Story  
Exterior: Brick  
% Good (Physical): 59  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 60  
# of Bedrooms: 6  
Full Baths: 2 Half Baths: 0  
Floor Area: 2,222  
Ground Area: 1,546  
Garage Area: 0  
Basement Area: 676  
Basement Walls: Stone  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

10/14/2025 10:20 AM

<b>Parcel:</b>	XH0-300-1060-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	BOLEY, AUDRA M & ROBERTSON, MICAH	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	520 W MAIN ST HUDSON, MI 49247	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2681-0683	<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>	97
<b>Topography:</b>	Level, Landscaped	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

<b>Mailing Address:</b>	<b>Description:</b>
BOLEY, AUDRA M & ROBERTSON, MICAH E 520 W MAIN ST HUDSON MI 49247	LOT 106 ASSESS PLAT NO 1

## Most Recent Sale Information

Sold on 03/26/2025 for 169,900 by WATERS KIMBERLY & MICHAEL JR..

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	2681-0683
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## Most Recent Permit Information

Permit 25-11 on 06/04/2025 for \$0 category ROOF.

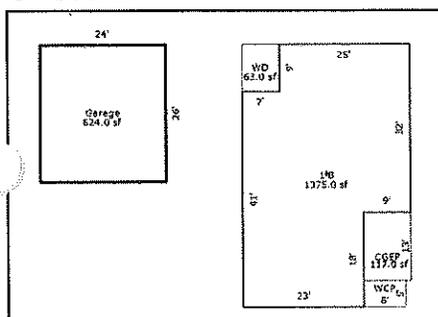
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	66,900	<b>2025 Taxable:</b>	60,839	<b>Acreage:</b>	0.16
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	115.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	61.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1916  
Occupancy: Single Family  
Class: CD  
Style: Ranch  
Exterior: Vinyl  
% Good (Physical): 64  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 60  
# of Bedrooms: 5  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,375  
Ground Area: 1,375  
Garage Area: 624  
Basement Area: 1,375  
Basement Walls: Block  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

10/14/2025 10:20 AM

<b>Parcel:</b>	XH0-305-0010-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	SLEDGE, ASHLEY	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	344 E MAIN ST HUDSON, MI 49247	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2673-0074	<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>	RENTAL 2014
<b>Topography:</b>	Rolling	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

<b>Mailing Address:</b>	<b>Description:</b>
SLEDGE, ASHLEY 344 E MAIN ST HUDSON MI 49247	LOTS 1 & 23 ASSESS PLAT NO 2

## Most Recent Sale Information

Sold on 08/29/2024 for 174,900 by MAYLE STEVEN V.

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	2673-0074
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## Most Recent Permit Information

Permit 1963 on 12/06/2019 for \$0 category WINDOWS - REPLACEMENT.

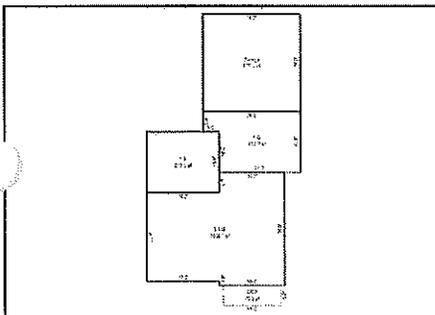
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	79,400	<b>2025 Taxable:</b>	79,400	<b>Acreage:</b>	0.58
<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>	264.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1900  
Occupancy: Single Family  
Class: C  
Style: 2 Story  
Exterior: Vinyl  
% Good (Physical): 54  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 60  
# of Bedrooms: 5  
Full Baths: 2 Half Baths: 0  
Floor Area: 2,278  
Ground Area: 1,434  
Garage Area: 576  
Basement Area: 844  
Basement Walls: Block  
Estimated TCV: Tentative

## Sketch





# Real Estate Summary Sheet

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

10/14/2025 10:20 AM

<b>Parcel:</b>	XH0-310-0400-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	JIMENEZ, EMILIANO	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	306 S MARKET ST HUDSON, MI 49247	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2660-0981	<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>	
<b>Topography:</b>	Level	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

<b>Mailing Address:</b>	<b>Description:</b>
JIMENEZ, EMILIANO 306 S MARKET ST HUDSON MI 49247	LOT 40 ASSESS PLAT NO 3

## Most Recent Sale Information

Sold on 10/18/2023 for 126,000 by SIMMONS JOANN (LE).

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	2660-0981
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## Most Recent Permit Information

Permit 24-16 on 06/06/2024 for \$0 category POOL.

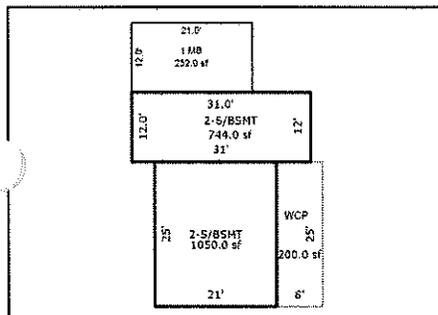
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	61,700	<b>2025 Taxable:</b>	61,700	<b>Acreage:</b>	0.23
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	67.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	147.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1920  
Occupancy: Single Family  
Class: CD  
Style: 2 Story  
Exterior: Vinyl  
% Good (Physical): 59  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 60  
# of Bedrooms: 4  
Full Baths: 1 Half Baths: 0  
Floor Area: 2,046  
Ground Area: 1,149  
Garage Area: 0  
Basement Area: 1,149  
Basement Walls: Stone  
Estimated TCV: Tentative

## Sketch





# Real Estate Summary Sheet

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

10/14/2025 10:20 AM

<b>Parcel:</b>	XH0-345-0040-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	STANLEY, JOHN C	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	412 W MAIN ST HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2657-0085	<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>	97
<b>Topography:</b>	Level, Landscaped	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

<b>Mailing Address:</b>	<b>Description:</b>
STANLEY, JOHN C 412 W MAIN ST HUDSON MI 49247	LOT 4 ASSESS PLAT NO 9

## Most Recent Sale Information

Sold on 07/07/2023 for 75,000 by MULLALY BEVERLY J LIFE EST.

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	2657-0085
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## Most Recent Permit Information

Permit 23-61 on 09/28/2023 for \$0 category REMODEL.

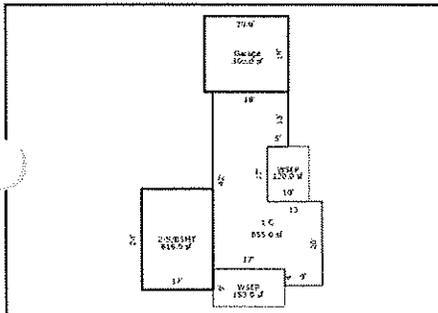
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	72,100	<b>2025 Taxable:</b>	72,100	<b>Acreage:</b>	0.14
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	66.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	91.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1880  
Occupancy: Single Family  
Class: C  
Style: 2 Story  
Exterior: Brick  
% Good (Physical): 64  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 60  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,671  
Ground Area: 1,263  
Garage Area: 360  
Basement Area: 408  
Basement Walls: Stone  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

10/14/2025 10:20 AM

<b>Parcel:</b>	XH0-350-0130-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	HANSON, AMBER & JAMES A	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	201 WASHINGTON ST HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2681-0787	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	None	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

<b>Mailing Address:</b>	<b>Description:</b>
HANSON, AMBER & JAMES A 201 WASHINGTON ST HUDSON MI 49247	LOT 13 ASSESS PLAT NO 10

## Most Recent Sale Information

Sold on 03/28/2025 for 159,900 by MEREDITH, MICHAEL T & DEBORAH (LE).

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	2681-0787
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## Most Recent Permit Information

Permit 15-51 on 08/25/2015 for \$3,000 category NON-CONSIDERATION.

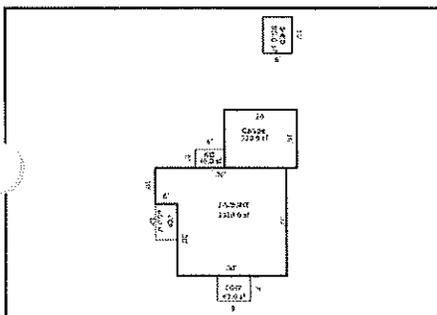
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	62,700	<b>2025 Taxable:</b>	24,348	<b>Acreage:</b>	0.14
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	76.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	82.2

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1890  
Occupancy: Single Family  
Class: CD  
Style: 2 Story  
Exterior: Aluminum  
% Good (Physical): 59  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 0  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,920  
Ground Area: 960  
Garage Area: 320  
Basement Area: 960  
Basement Walls:  
Estimated TCV: Tentative

## Sketch





# Real Estate Summary Sheet

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

10/14/2025 10:20 AM

<b>Parcel:</b>	XH0-410-3011-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	CAMACHO, SIERA & STIVERSON ALEXA	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	104 OAK ST HUDSON, MI 49247	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2672-0471	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	None	<b>MAP #:</b>	
<b>Topography:</b>	None	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

## Mailing Address:

CAMACHO, SIERA & STIVERSON  
ALEXANDE  
104 OAK ST  
HUDSON MI 49247

## Description:

E 100 FT OF LOTS 1 & 2 BLOCK NO 3 COBBS ADD  
MCL 211.27 NONCONSIDERATION TRUE CASH VALUE FOR 1999 \$10000

## Most Recent Sale Information

Sold on 08/14/2024 for 172,500 by VAN ZANDT JOSEPH & SHELLY.

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

**Liber/Page:** 2672-0471

## Most Recent Permit Information

Permit 23-28 on 05/12/2023 for \$0 category FENCE.

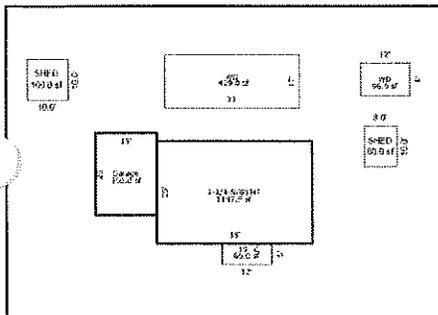
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	63,400	<b>2025 Taxable:</b>	63,400	<b>Acreage:</b>	0.30
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	132.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	100.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1950  
Occupancy: Single Family  
Class: CD  
Style: 1 1/4 Story  
Exterior: Vinyl  
% Good (Physical): 69  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 0  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,248  
Ground Area: 1,010  
Garage Area: 300  
Basement Area: 950  
Basement Walls: Block  
Estimated TCV: Tentative

## Sketch





# Real Estate Summary Sheet

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

10/14/2025 10:20 AM

<b>Parcel:</b>	XH0-410-3110-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	INSPIRA FINANCIAL TRUST, LLC	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	212 OAK ST HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2686-0013	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	None	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

<b>Mailing Address:</b>	<b>Description:</b>
INSPIRA FINANCIAL TRUST, LLC 2001 SPRING RD STE. 700 OAK BROOK IL 60523	LOTS 11 & 12 EX W 172 FT BLOCK NO 3 COBBS ADD

## Most Recent Sale Information

Sold on 04/12/2024 for 110,000 by GEETING, MICHAEL K.

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	2668-0015
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## Most Recent Permit Information

Permit 03-068 on 12/21/2003 for \$5,000 category ADDITION.

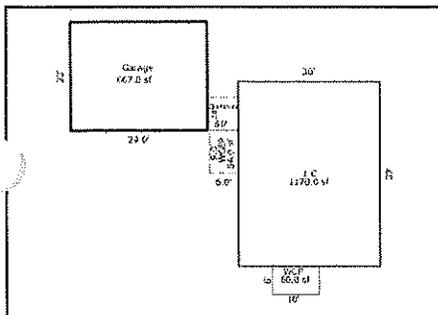
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	55,500	<b>2025 Taxable:</b>	55,500	<b>Acreage:</b>	0.28
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	132.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	92.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: CD  
Style: Ranch  
Exterior: Vinyl  
% Good (Physical): 64  
Heating System: Electric Baseboard  
Electric - Amps Service: 60  
# of Bedrooms: 1  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,170  
Ground Area: 1,170  
Garage Area: 667  
Basement Area: 0  
Basement Walls: Block  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

10/14/2025 10:20 AM

<b>Parcel:</b>	XH0-410-4010-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	PITCHFORD, TYLER M & WEN XIA LI	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	200 GROVE ST HUDSON, MI 49247	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2658-0894	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	None	<b>MAP #:</b>	
<b>Topography:</b>	None	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

<b>Mailing Address:</b>	<b>Description:</b>
PITCHFORD, TYLER M & WEN XIA LI 200 GROVE ST HUDSON MI 49247	LOT 1 - BLOCK NO 4 - COBBS ADD

## Most Recent Sale Information

Sold on 07/19/2023 for 150,000 by DAVIS CATHERINE K.

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	2657-0627
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## Most Recent Permit Information

Permit 04-010 on 05/05/2004 for \$8,500 category GARAGE.

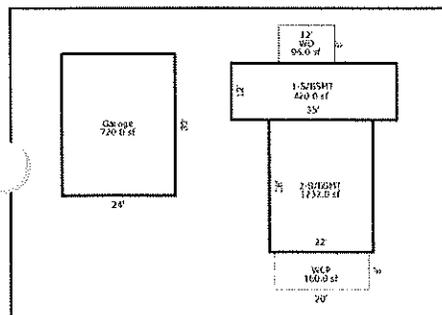
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	66,200	<b>2025 Taxable:</b>	66,200	<b>Acreage:</b>	0.22
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	66.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	142.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1900  
Occupancy: Single Family  
Class: CD  
Style: 2 Story  
Exterior: Vinyl  
% Good (Physical): 64  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 60  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,652  
Ground Area: 1,036  
Garage Area: 720  
Basement Area: 1,036  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

10/14/2025 10:20 AM

**Parcel:** XH0-410-4040-00  
**Owner's Name:** SPRATT, JEREMY  
**Property Address:** 206 GROVE ST  
HUDSON, MI 49247  
**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:** 4003 SOUTH MAIN  
**Liber/Page:** // **Created:** //  
**Split:** // **Active:** Active  
**Public Impr. Topography:** Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights, Standard Utilities Level

**Mailing Address:** SPRATT, JEREMY  
206 GROVE ST  
HUDSON MI 49247  
**Description:** LOT 4 BLOCK NO 4 COBBS ADD

## Most Recent Sale Information

Sold on 02/20/2024 for 167,900 by WILSON, ANDREW.

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

## Most Recent Permit Information

Permit 25-08 on 05/16/2025 for \$0 category ROOF.

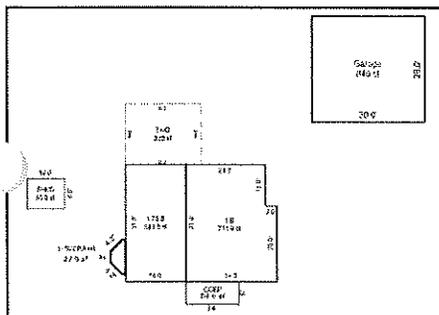
## Physical Property Characteristics

<b>2026 S.E.V.:</b> Tentative	<b>2026 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2025 S.E.V.:</b> 75,700	<b>2025 Taxable:</b> 75,700	<b>Acreage:</b> 0.22
<b>Zoning:</b>	<b>Land Value:</b> Tentative	<b>Frontage:</b> 66.0
<b>PRE:</b> 100.000	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 144.2

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1890  
Occupancy: Single Family  
Class: C  
Style: 1 3/4 Story  
Exterior: Vinyl  
% Good (Physical): 68  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 60  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,606  
Ground Area: 1,234  
Garage Area: 840  
Basement Area: 1,207  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

10/14/2025 10:20 AM

**Parcel:** XH0-410-5060-00  
**Owner's Name:** BARNARD, ELEANOR TRUST  
**Property Address:** 207 GROVE ST  
HUDSON, MI 49247  
**Liber/Page:** 2681-0621  
**Split:** // **Created:** // **Active:** Active  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** XH0 CITY OF HUDSON  
**MAP #:** RENTAL 2017  
**School:** 46080 HUDSON AREA SCHOOLS  
**Neighborhood:** 4003 SOUTH MAIN

**Mailing Address:** BARNARD, ELEANOR TRUST  
201 GROVE STREET  
HUDSON MI 49247  
**Description:** LOT 6 BLOCK NO 5 COBBS ADD

## Most Recent Sale Information

Sold on 12/04/2024 for 70,000 by RANSOM ENTERPRISES LLC.

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

**Liber/Page:** 2676-0805

## Most Recent Permit Information

Permit 21-43 on 10/18/2021 for \$0 category ROOF.

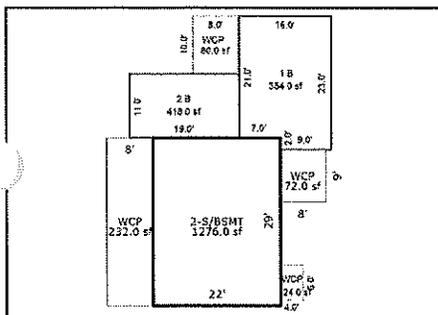
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	47,900	<b>2025 Taxable:</b>	47,900	<b>Acreage:</b>	0.20
<b>Zoning:</b>	2-UNIT	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	66.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	132.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1900  
Occupancy: Single Family  
Class: D  
Style: 2 Story  
Exterior: Composition  
% Good (Physical): 49  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 60  
# of Bedrooms: 4  
Full Baths: 4 Half Baths: 0  
Floor Area: 1,694  
Ground Area: 1,056  
Garage Area: 0  
Basement Area: 1,056  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

10/14/2025 10:20 AM

<b>Parcel:</b>	XH0-410-8040-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	KEMPISTY, RONALD J	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	406 GROVE ST HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2659-0634	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	None	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

<b>Mailing Address:</b>	<b>Description:</b>
KEMPISTY, RONALD J 406 GROVE ST HUDSON MI 49247	LOT 4 EX THE N 1.5 FT BLOCK NO 8 COBBS ADD

## Most Recent Sale Information

Sold on 09/13/2023 for 130,000 by GERIG, VICKI K.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 2659-0634

## Most Recent Permit Information

Permit 99-63 on 08/31/1999 for \$1,000 category NON-CONSIDERATION.

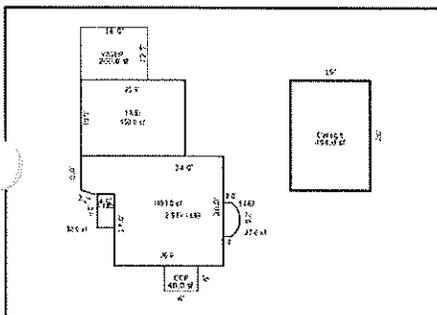
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	47,500	<b>2025 Taxable:</b>	47,500	<b>Acreage:</b>	0.21
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	64.5
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	144.2

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1900  
Occupancy: Single Family  
Class: D  
Style: 2 Story  
Exterior: Wood Siding  
% Good (Physical): 45  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 100  
# of Bedrooms: 5  
Full Baths: 1 Half Baths: 0  
Floor Area: 2,003  
Ground Area: 1,256  
Garage Area: 494  
Basement Area: 1,256  
Basement Walls: Stone  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

10/14/2025 10:20 AM

<b>Parcel:</b>	XH0-410-8060-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	JUDSON, BRETT & DAISY	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	413 OAK ST HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2668-0329	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	None	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

<b>Mailing Address:</b>	<b>Description:</b>
JUDSON, BRETT & DAISY 413 OAK ST HUDSON MI 49247	LOT 6 BLOCK NO 8 COBBS ADD

## Most Recent Sale Information

Sold on 04/24/2024 for 129,900 by MARRY BRODRICK J.

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	2668-0329
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## Most Recent Permit Information

Permit 98-087 on 06/30/1998 for \$4,000 category NON-CONSIDERATION.

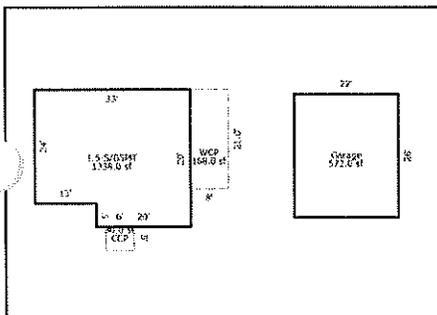
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	52,400	<b>2025 Taxable:</b>	52,400	<b>Acreage:</b>	0.20
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	66.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	132.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1960  
Occupancy: Single Family  
Class: CD  
Style: 1 1/2 Story  
Exterior: Vinyl  
% Good (Physical): 59  
Heating System: Forced Hot Water  
Electric - Amps Service: 60  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,338  
Ground Area: 892  
Garage Area: 572  
Basement Area: 892  
Basement Walls:  
Estimated TCV: Tentative

## Sketch







# Real Estate Summary Sheet

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

10/14/2025 10:20 AM

<b>Parcel:</b>	XH0-411-1080-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	ARNOLD, DANIEL L & SALLOWS, MINDY	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	514 GROVE ST HUDSON, MI 49247	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2667-0719	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	None	<b>MAP #:</b>	
<b>Topography:</b>	None	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

<b>Mailing Address:</b>	<b>Description:</b>
ARNOLD, DANIEL L & SALLOWS, MINDY 514 GROVE ST HUDSON MI 49247	LOT 8 BLOCK NO 11 COBBS ADD

## Most Recent Sale Information

Sold on 04/05/2024 for 117,500 by RISING SHEENA P.

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	2667-0719
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## Most Recent Permit Information

Permit 24-14 on 05/28/2024 for \$29,458 category ROOF.

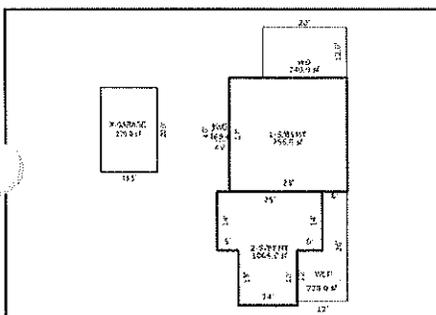
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	59,400	<b>2025 Taxable:</b>	59,400	<b>Acreage:</b>	0.22
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	66.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	146.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1900  
Occupancy: Single Family  
Class: CD  
Style: 2 Story  
Exterior: Vinyl  
% Good (Physical): 54  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 60  
# of Bedrooms: 0  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,820  
Ground Area: 1,288  
Garage Area: 270  
Basement Area: 1,288  
Basement Walls: Block  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

10/14/2025 10:20 AM

<b>Parcel:</b>	XH0-411-2090-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	LUEBKE, BRANDON A	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	516 OAK ST HUDSON, MI 49247	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2661-0621	<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, Street Lights	<b>MAP #:</b>	
<b>Topography:</b>	Level	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

<b>Mailing Address:</b>	<b>Description:</b>
LUEBKE, BRANDON A 516 OAK ST HUDSON MI 49247	LOT 9 BLOCK NO 12 COBBS ADD

## Most Recent Sale Information

Sold on 11/09/2023 for 140,000 by HEMSOTH, DAVID & VERONICA.

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	2661-0621
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## Most Recent Permit Information

Permit 14-29 on 07/02/2014 for \$14,690 category SIDEWALK.

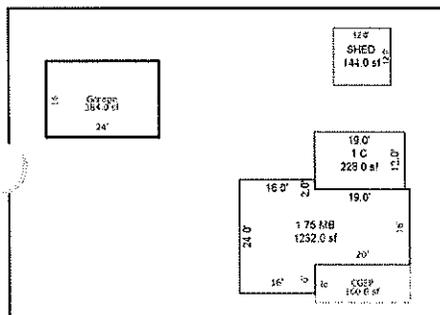
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	72,400	<b>2025 Taxable:</b>	72,376	<b>Acreage:</b>	0.20
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	66.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	132.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1900  
Occupancy: Single Family  
Class: CD  
Style: 1 3/4 Story  
Exterior: Vinyl  
% Good (Physical): 81  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 60  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,460  
Ground Area: 932  
Garage Area: 384  
Basement Area: 704  
Basement Walls: Stone  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

10/14/2025 10:20 AM

<b>Parcel:</b>	XH0-411-5060-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	HAMILTON, ERIC	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	607 GROVE ST HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2660-0794	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	None	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

## Mailing Address:

HAMILTON, ERIC  
607 GROVE ST  
HUDSON MI 49247

## Description:

LOT 6 BLOCK NO 15 COBBS ADD

## Most Recent Sale Information

Sold on 10/17/2023 for 165,000 by NASTASE, EMILY.

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

**Liber/Page:** 2660-0794

## Most Recent Permit Information

Permit 23-63 on 10/20/2023 for \$0 category FENCE.

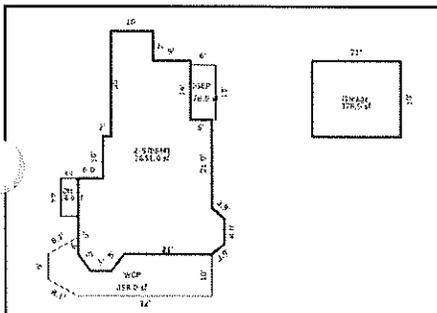
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	77,700	<b>2025 Taxable:</b>	77,700	<b>Acreage:</b>	0.23
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	66.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	148.5

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1890  
Occupancy: Single Family  
Class: CD  
Style: 2 Story  
Exterior: Vinyl  
% Good (Physical): 54  
Heating System: Forced Hot Water  
Electric - Amps Service: 60  
# of Bedrooms: 5  
Full Baths: 2 Half Baths: 0  
Floor Area: 2,652  
Ground Area: 1,326  
Garage Area: 378  
Basement Area: 1,326  
Basement Walls: Stone  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

10/14/2025 10:20 AM

<b>Parcel:</b>	XH0-411-6060-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	SAUTER, DEBORAH A	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	219 DIVISION ST HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2654-0458	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	None	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

<b>Mailing Address:</b>	<b>Description:</b>
SAUTER, DEBORAH A 219 DIVISION HUDSON MI 49247	LOT 6 BLOCK NO 16 COBBS ADD

## Most Recent Sale Information

Sold on 04/24/2023 for 119,900 by MILLER, RILEY.

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	2654-0458
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## Most Recent Permit Information

Permit 1646 on 07/19/2016 for \$5,800 category NON-CONSIDERATION.

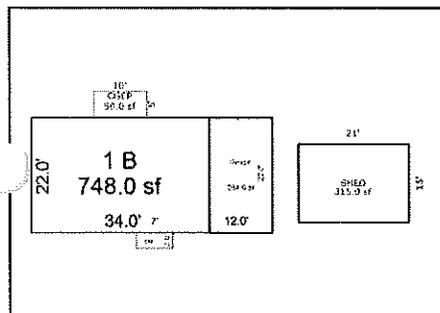
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	44,000	<b>2025 Taxable:</b>	10,980	<b>Acreage:</b>	0.17
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	66.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	111.9

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1930  
Occupancy: Single Family  
Class: CD  
Style: Ranch  
Exterior: Wood Siding  
% Good (Physical): 73  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 60  
# of Bedrooms: 1  
Full Baths: 1 Half Baths: 0  
Floor Area: 748  
Ground Area: 748  
Garage Area: 264  
Basement Area: 748  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

10/14/2025 10:20 AM

<b>Parcel:</b>	XH0-411-6080-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	WARNER, DEBBIE M	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	209 DIVISION ST HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2654-0541	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	None	<b>MAP #</b>	RENTAL 2014
<b>Topography:</b>	None	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

<b>Mailing Address:</b>	<b>Description:</b>
WARNER, DEBBIE M 209 DIVISION ST HUDSON MI 49247	LOT 8 BLOCK NO 16 COBBS ADD

## Most Recent Sale Information

Sold on 05/04/2023 for 135,000 by MWA PROPERTY, LLC.

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	2654-0541
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## Most Recent Permit Information

Permit 46-4988 on 10/12/2023 for \$0 category CONSTRUCTION.

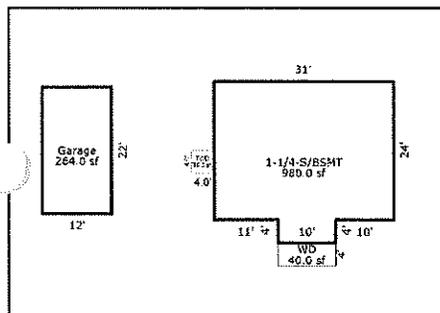
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	47,700	<b>2025 Taxable:</b>	47,529	<b>Acreage:</b>	0.18
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	66.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	120.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1900  
Occupancy: Single Family  
Class: D  
Style: 1 1/4 Story  
Exterior: Vinyl  
% Good (Physical): 78  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 0  
Full Baths: 1 Half Baths: 0  
Floor Area: 980  
Ground Area: 784  
Garage Area: 264  
Basement Area: 784  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

10/14/2025 10:20 AM

<b>Parcel:</b>	XH0-411-6140-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	STIVERSON, JOSHUA M & RACHEL R	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	145 DIVISION ST HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2688-0257	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	None	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

<b>Mailing Address:</b>	<b>Description:</b>
STIVERSON, JOSHUA M & RACHEL R 149 DIVISION STREET HUDSON MI 49247	LOT 14 BLOCK NO 16 COBBS ADD

## Most Recent Sale Information

Sold on 06/09/2023 for 40,900 by MOHR KAREN.

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	2656-0112
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## Most Recent Permit Information

None Found

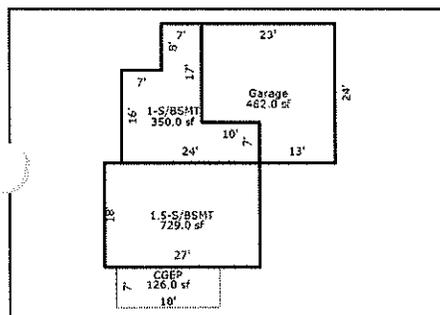
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	30,100	<b>2025 Taxable:</b>	29,486	<b>Acreage:</b>	0.18
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	66.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	120.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1900  
Occupancy: Single Family  
Class: D  
Style: 1 1/2 Story  
Exterior: Asphalt  
% Good (Physical): 41  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,079  
Ground Area: 836  
Garage Area: 482  
Basement Area: 836  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

10/14/2025 10:20 AM

<b>Parcel:</b>	XH0-475-0011-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	BRICKER, LISA	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	212 S CHURCH ST HUDSON, MI 49247	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2659-0067	<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>	
<b>Topography:</b>	Level	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

<b>Mailing Address:</b>	<b>Description:</b>
BRICKER, LISA 22516 CLIFFSIDE WAY LAND O LAKES FL 34639	N 40 FT OF E 3/4 OF LOT 1 JOHNSONS ADD

## Most Recent Sale Information

Sold on 08/30/2023 for 106,900 by ROMAN, VERONICA.

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	2659-0067
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## Most Recent Permit Information

Permit 25-17 on 07/01/2025 for \$0 category DECK.

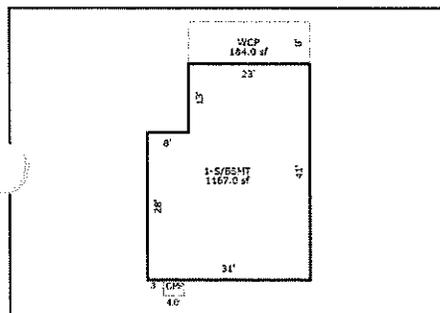
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	39,700	<b>2025 Taxable:</b>	39,700	<b>Acreage:</b>	0.09
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	40.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	99.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1860  
Occupancy: Single Family  
Class: D  
Style: Ranch  
Exterior: Vinyl  
% Good (Physical): 74  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 60  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,167  
Ground Area: 1,167  
Garage Area: 0  
Basement Area: 1,167  
Basement Walls: Block  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

10/14/2025 10:20 AM

<b>Parcel:</b>	XH0-475-0030-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	MARSHALL, KRISTEN L & CHARLES V	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	108 LAFAYETTE ST HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2664-0925	<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>	
<b>Topography:</b>	Level	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

<b>Mailing Address:</b>	<b>Description:</b>
MARSHALL, KRISTEN L & CHARLES V 108 LAFAYETTE ST HUDSON MI 49247	W 1/4 OF LOTS 1 & 2 & ALL OF LOT 3 JOHNSONS ADD

## Most Recent Sale Information

Sold on 02/15/2024 for 175,000 by CAMP, BETTY J.

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	2664-0925
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## Most Recent Permit Information

Permit 24-04 on 03/25/2024 for \$0 category FENCE.

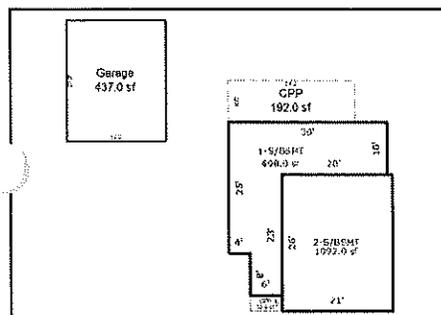
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	70,300	<b>2025 Taxable:</b>	70,300	<b>Acreage:</b>	0.34
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	99.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	148.5

## 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: 0  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,590  
Ground Area: 1,044  
Garage Area: 437  
Basement Area: 1,044  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

10/14/2025 10:20 AM

<b>Parcel:</b>	XH0-475-0212-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	MCFARLAND, MICHAEL	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	312 S CHURCH ST HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2674-0341	<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	<b>MAP #</b>	RENTAL 2015
<b>Topography:</b>	Level	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

## Mailing Address:

MCFARLAND, MICHAEL  
312 S CHURCH ST  
HUDSON MI 49247

## Description:

S 1/2 OF THE FOLLOWING DESCRIBED PROPERTY TO-WIT: LOT 21 AND 22, EXCEPTING THE S 62 1/2 FT OF SD LOTS, JOHNSONS ADDITION,CITY OF HUDSON  
ALSO W 8 FT OF REMAINING LOT 21 JOHNSONS ADDITION,CITY OF HUDSON

## Most Recent Sale Information

Sold on 09/27/2024 for 114,900 by REED, JUSTIN W.

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

**Liber/Page:** 2674-0341

## Most Recent Permit Information

Permit 13-46 on 10/14/2013 for \$400 category FENCE.

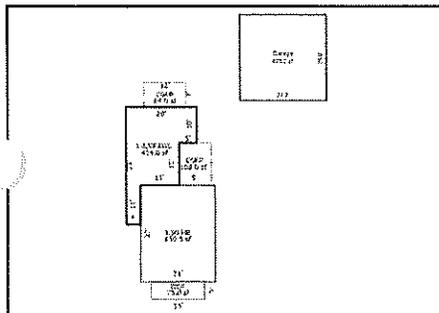
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	43,200	<b>2025 Taxable:</b>	43,200	<b>Acreage:</b>	0.12
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	46.2
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	115.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1890  
Occupancy: Single Family  
Class: D  
Style: 1 3/4 Story  
Exterior: Pine/Cedar  
% Good (Physical): 54  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 60  
# of Bedrooms: 0  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,274  
Ground Area: 991  
Garage Area: 576  
Basement Area: 567  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

10/14/2025 10:20 AM

<b>Parcel:</b>	XH0-475-0250-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	TAYLOR, MATTHEW & JESSICA E	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	118 WASHINGTON ST HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2662-0718	<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	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

<b>Mailing Address:</b>	<b>Description:</b>
TAYLOR, MATTHEW & JESSICA E 118 WASHINGTON ST HUDSON MI 49247	LOT 25 JOHNSONS ADD

## Most Recent Sale Information

Sold on 12/11/2023 for 205,000 by SAYLER, BENJAMIN & ALLISON.

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	2662-0718
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## Most Recent Permit Information

Permit 1744 on 06/23/2017 for \$0 category ROOF.

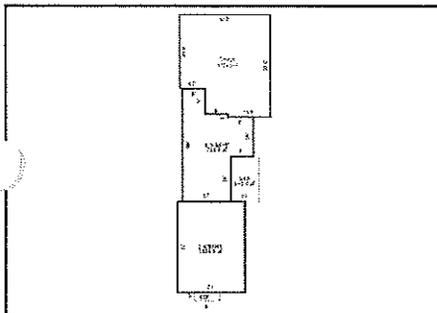
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	98,400	<b>2025 Taxable:</b>	98,400	<b>Acreage:</b>	0.20
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	66.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	134.2

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1900  
Occupancy: Single Family  
Class: C  
Style: 2 Story  
Exterior: Vinyl  
% Good (Physical): 69  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 0  
Full Baths: 1 Half Baths: 1  
Floor Area: 2,246  
Ground Area: 1,478  
Garage Area: 1,054  
Basement Area: 1,478  
Basement Walls: Block  
Estimated TCV: Tentative

## Sketch







# Real Estate Summary Sheet

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

10/14/2025 10:20 AM

<b>Parcel:</b>	XH0-500-0030-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	BRODRICK, MARRY & MCMORDIE, BRG	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	108 CENTER ST HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2668-0390	<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	<b>MAP #</b>	2002 REVAL
<b>Topography:</b>	Level	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

<b>Mailing Address:</b>	<b>Description:</b>
BRODRICK, MARRY & MCMORDIE, BROOKE 108 CENTER ST HUDSON MI 49247	LOTS 3, 4, 5, & 6 JOHNSONS & CONGERS ADD

## Most Recent Sale Information

Sold on 04/26/2024 for 146,000 by CHILCOTE ALICE LIFE ESTATE.

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	2668-0390
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## Most Recent Permit Information

Permit 20-0049 on 11/09/2020 for \$0 category ROOF.

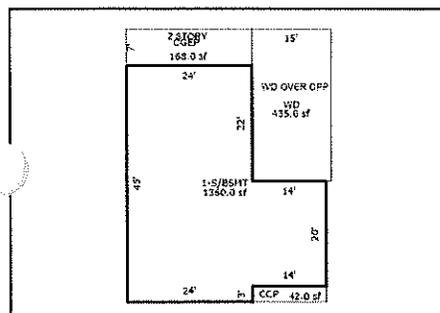
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	78,700	<b>2025 Taxable:</b>	78,700	<b>Acreage:</b>	0.80
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	264.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	132.0

## Improvement Data

# of Residential Buildings: 1  
 Year Built: 1957  
 Occupancy: Single Family  
 Class: CD  
 Style: Ranch  
 Exterior: Alum., Vinyl  
 % Good (Physical): 59  
 Heating System: Forced Air w/ Ducts  
 Electric - Amps Service: 0  
 # of Bedrooms: 3  
 Full Baths: 2 Half Baths: 0  
 Floor Area: 1,360  
 Ground Area: 1,360  
 Garage Area: 0  
 Basement Area: 1,360  
 Basement Walls: Block  
 Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

10/14/2025 10:20 AM

<b>Parcel:</b>	XH0-650-2030-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	RONEY, JOHN	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	209 S WOOD ST HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2672-0903	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	None	<b>MAP #</b>	RENTAL 2017
<b>Topography:</b>	None	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

## Mailing Address:

RONEY, JOHN  
209 S WOOD ST  
HUDSON MI 49247

## Description:

LOT 3 BLOCK NO 2 VAN AKINS ADD

## Most Recent Sale Information

Sold on 08/19/2024 for 45,000 by 209 WOOD STREET LLC.

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

**Liber/Page:** 2672-0903

## Most Recent Permit Information

Permit 22-0074 on 10/21/2022 for \$0 category NON-CONSIDERATION.

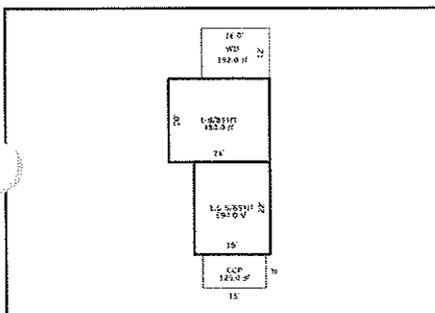
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	37,500	<b>2025 Taxable:</b>	37,500	<b>Acreage:</b>	0.20
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	66.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	132.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1900  
Occupancy: Single Family  
Class: CD  
Style: 1 1/2 Story  
Exterior: Vinyl  
% Good (Physical): 54  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 60  
# of Bedrooms: 0  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,074  
Ground Area: 876  
Garage Area: 0  
Basement Area: 876  
Basement Walls: Block  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

10/14/2025 10:20 AM

<b>Parcel:</b>	XH0-650-3100-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	BAIRD, CALLI A	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	297 STATE ST HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2677-0490	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	Paved Road, Water, Sewer, Electric, Gas	<b>MAP #</b>	
<b>Topography:</b>	Level	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4003 SOUTH MAIN

<b>Mailing Address:</b>	<b>Description:</b>
BAIRD, CALLI A 11121 W BEECHER RD CLAYTON MI 49235	LOTS 10 & 11 BLOCK NO 3 VAN AKINS ADDITION

## Most Recent Sale Information

Sold on 12/10/2024 for 129,900 by BRICK BY BRICK PROPERTY SERVICE,LLC.

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	2677-0490
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## Most Recent Permit Information

Permit 08-022 on 06/18/2008 for \$0 category FENCE.

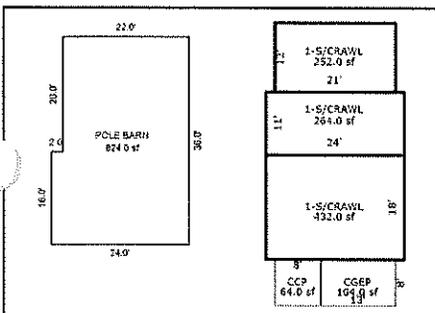
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	46,600	<b>2025 Taxable:</b>	46,600	<b>Acreage:</b>	0.40
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	132.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	130.6

## Improvement Data

# of Residential Buildings: 1	# of Agricultural Buildings: 1
Year Built: 1900	Estimated TCV: Tentative
Occupancy: Single Family	Cmts:
Class: CD	
Style: Ranch	
Exterior: Vinyl	
% Good (Physical): 54	
Heating System: Forced Air w/ Ducts	
Electric - Amps Service: 100	
# of Bedrooms: 0	
Full Baths: 1 Half Baths: 0	
Floor Area: 948	
Ground Area: 948	
Garage Area: 0	
Basement Area: 0	
Basement Walls: Block	
Estimated TCV: Tentative	

## Sketch



South Main Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
XH0-305-0010-00	344 E MAIN ST	08/29/24	\$174,900	WD	03-ARMS LENGTH	\$174,900	\$77,000
XH0-305-0020-00	340 E MAIN ST	11/10/23	\$99,000	WD	03-ARMS LENGTH	\$99,000	\$41,200
XH0-310-0400-00	306 S MARKET ST	10/18/23	\$126,000	WD	03-ARMS LENGTH	\$126,000	\$52,000
XH0-410-3110-00	212 OAK ST	04/12/24	\$110,000	WD	03-ARMS LENGTH	\$110,000	\$53,600
XH0-410-4040-00	206 GROVE ST	02/20/24	\$167,900	WD	03-ARMS LENGTH	\$167,900	\$63,100
XH0-411-1080-00	514 GROVE ST	04/05/24	\$117,500	WD	03-ARMS LENGTH	\$117,500	\$57,700
XH0-411-2090-00	516 OAK ST	11/09/23	\$140,000	WD	03-ARMS LENGTH	\$140,000	\$60,700
XH0-411-5060-00	607 GROVE ST	10/17/23	\$165,000	WD	03-ARMS LENGTH	\$165,000	\$65,700
XH0-475-0250-00	118 WASHINGTON ST	12/11/23	\$205,000	WD	03-ARMS LENGTH	\$205,000	\$82,800
XH0-500-0020-00	606 S CHURCH ST	02/05/24	\$10,000	QC	03-ARMS LENGTH	\$10,000	\$5,800
XH0-500-0030-00	108 CENTER ST	04/26/24	\$146,000	WD	03-ARMS LENGTH	\$146,000	\$75,700
<b>Totals:</b>						<b>\$1,461,300</b>	<b>\$635,300</b>

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Efec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
44.03	\$161,476	\$34,742	\$21,318	106.6	264.0	0.58	0.58	\$326	\$60,316
41.62	\$99,325	\$16,499	\$16,824	84.1	264.0	0.40	0.40	\$196	\$41,248
41.27	\$126,138	\$13,703	\$13,841	69.2	147.0	0.23	0.23	\$198	\$60,633
48.73	\$113,759	\$14,495	\$18,254	91.3	92.0	0.28	0.28	\$159	\$51,953
37.58	\$162,295	\$19,220	\$13,615	68.1	144.2	0.22	0.22	\$282	\$88,165
49.11	\$120,546	\$10,628	\$13,674	68.4	146.0	0.22	0.22	\$155	\$48,090
43.36	\$149,642	\$3,558	\$13,200	66.0	132.0	0.20	0.20	\$54	\$17,790
39.82	\$158,579	\$20,177	\$13,756	68.8	148.5	0.23	0.23	\$293	\$89,676
40.39	\$202,316	\$15,961	\$13,277	66.4	134.2	0.20	0.20	\$240	\$78,626
58.00	\$13,200	\$10,000	\$13,200	66.0	132.0	0.20	0.20	\$152	\$50,000
51.85	\$161,204	\$17,298	\$32,502	162.5	132.0	0.80	0.80	\$106	\$21,623
<b>43.47</b>	<b>\$1,468,480</b>	<b>\$176,281</b>	<b>\$183,461</b>	<b>917.3</b>	<b>Average</b>	<b>3.55</b>	<b>3.55</b>	<b>Average</b>	<b>Average</b>
<b>6.15</b>			<b>per FF=&gt;</b>	<b>\$192</b>	<b>per Net Acre=&gt;</b>	<b>49,684.61</b>		<b>per SqFt=&gt;</b>	

Dollars/SqFt	Actual/Front	ECF Area	Librer/Page	Land Table	Class	Rate Group 1
\$1.38	95.00	4003 2673-0074		SOUTH MAIN	401	FRONTAGE A
\$0.95	66.00	4003 2661-0795		SOUTH MAIN	401	FRONTAGE A
\$1.39	67.00	4003 2660-0981		SOUTH MAIN	401	FRONTAGE A
\$1.19	132.00	4003 2668-0015		SOUTH MAIN	401	FRONTAGE A
\$2.02	66.00	4003		SOUTH MAIN	401	FRONTAGE A
\$1.10	66.00	4003 2667-0719		SOUTH MAIN	401	FRONTAGE A
\$0.41	66.00	4003 2661-0621		SOUTH MAIN	401	FRONTAGE A
\$2.06	66.00	4003 2660-0794		SOUTH MAIN	401	FRONTAGE A
\$1.80	66.00	4003 2662-0718		SOUTH MAIN	401	FRONTAGE A
\$1.15	66.00	4003 2664-0488		SOUTH MAIN	402	FRONTAGE A
\$0.50	264.00	4003 2668-0390		SOUTH MAIN	401	FRONTAGE A

**\$1.14**