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City of Hudson Commercial ECF Analysis

XH0-000-2010-00	200 E MAIN ST	\$63,000	08/17/23	03-ARM'S LENGTH	\$24,281	\$38,719	\$157,591	0.246
XH0-345-0210-00	308 W MAIN ST	\$36,000	05/25/23	03-ARM'S LENGTH	\$1,968	\$34,032	\$116,897	0.291
XH0-320-0280-00	112 S CHURCH ST	\$60,000	01/04/24	19-MULTI PARCEL AR	\$16,793	\$43,207	\$138,209	0.313
XH0-320-0310-00	106 S CHURCH ST	\$60,000	01/04/24	19-MULTI PARCEL AR	\$16,793	\$43,207	\$138,209	0.313
XH0-300-0640-00	400 S MERIDIAN RD	\$300,000	05/19/23 LC	03-ARM'S LENGTH	\$220,042	\$79,958	\$167,804	0.476
XH0-345-0180-00	316 W MAIN ST	\$130,000	09/29/23	03-ARM'S LENGTH	\$1,920	\$128,080	\$191,220	0.670
XH0-345-0350-00	113 N CHURCH ST	\$85,000	03/08/24	03-ARM'S LENGTH	\$2,160	\$82,840	\$108,969	0.760
XM0-000-0390-00	211 E MAIN ST	\$180,000	11/13/23 LC	03-ARM'S LENGTH	\$22,300	\$157,700	\$167,286	0.943
XM0-000-0034-00	122 W LA GRANGE ST	\$235,000	07/01/24	03-ARM'S LENGTH	\$18,905	\$216,095	\$198,831	1.087
XM0-000-0123-00	148 W MAIN ST	\$125,000	02/25/25	03-ARM'S LENGTH	\$3,840	\$121,160	\$96,396	1.257
						\$944,998	\$1,481,412	0.638

Sales from the City of Morenci were included in this analysis due to a lack of commercial sales in the City of Hudson. ECF of 0.638 was utilized for the 2026 year.

City of Hudson Commercial Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
XHO-118-3650-00	116 WEST ST / 118 WEST ST	06/28/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$196,900
XHO-300-0640-00	400 S MERIDIAN RD	05/19/23	\$300,000	LC	03-ARM'S LENGTH	\$300,000	\$131,200
XHO-345-0180-00	316 W MAIN ST	09/29/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$41,300
XHO-345-0350-00	113 N CHURCH ST	03/08/24	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$24,000

Totals: \$1,165,000

\$1,165,000

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front
30.29	\$641,530	\$74,710	\$66,240	1.06	1.06	\$70,348	\$1.61	0.00
43.73	\$350,810	(\$15,830)	\$34,980	1.75	1.75	(\$9,056)	(\$0.21)	0.00
31.77	\$121,891	\$9,341	\$1,232	0.04	0.04	\$233,525	\$5.36	0.00
28.24	\$70,132	\$16,240	\$1,372	0.05	0.05	\$360,889	\$8.28	0.00
33.77	\$1,184,363	\$84,461	\$103,824	2.90	2.90	Average	Average	
6.97				per Net Acre=>	29,174.78	per SqFt=>	\$0.67	

ECF Area	Liber/Page	Land Table	Class
2002	2641-0709	COMM MULTI FAMILY	201
2001	2655-0259	COMMERCIAL	201
2001	2660-0900	COMMERCIAL	201
2001	2666-0093	COMMERCIAL	201