

City of Hudson Agricultural Land Analysis

Parcel Number	SALE DATE	Adj Sale Price	land residual	Total Acres	low/wet acres	low/wet value	NON-Tillable acres	Non-Tillable value	R/O/W	TOTAL	Non-till & I/w	Tillable land residual Total	Equivalent Tillable Acres	Price per Tillable acre
HDO-124-4905-00	10/14/2021	144,288	144,288	33.940	0	0	0	0	1.100	0	0	144,288	32.840	\$4,394
RM0-120-3575-00	12/7/2021	100,000	100,000	20.000	0	0	0	0	1.000	0	0	100,000	19.000	\$5,263
RM0-113-1100-00	8/24/2021	400,000	400,000	80.000	0	0	0	0	3.000	0	0	400,000	77.000	\$5,195
DVO-102-1105-00	5/31/2023	298,308	298,308	74.610	2.500	5,000	0	0	0.000	5,000	5,000	293,308	72.110	\$4,068
DVO-113-1300-00	6/1/2022	350,000	350,000	100.000	0	0	20.000	60,000	2.250	60,000	60,000	290,000	77.750	\$3,730
DVO-126-2050-00	4/19/2023	204,000	204,000	34.060	0	0	9.500	28,500	0.530	28,500	28,500	175,500	24.030	\$7,303
HDO-130-3060-00	2/25/2022	200,000	200,000	54.459	0	0	0	0	0.076	0	0	200,000	54.383	\$3,678
HDO-107-2950-00	12/20/2022	77,000	77,000	20.980	4.330	8,660	0	0	0.712	8,660	8,660	68,340	15.938	\$4,288
HDO-109-4250-00	11/14/2022	420,000	420,000	67.901	3.055	6,110	8.428	25,284	0.687	31,394	31,394	388,606	55.732	\$6,973
RM0-101-3825-00	8/24/2021	350,000	350,000	69.990	8.260	16,520	0	0	0.640	16,520	16,520	333,480	61.090	\$5,459
RM0-125-1275-00	6/3/2021	354,600	354,600	74.090	0	0	9.280	27,840	0.650	27,840	27,840	326,760	64.160	\$5,093
														\$5,040

Due to no sales in the 101 class in the City of Hudson, sales of vacant parcels from surrounding townships (Dover, Hudson and Rome) were utilized to develop the 2024 year Agricultural land value.

USE \$5,000