

Neighborhoods Used: 4002.NORTH WEST

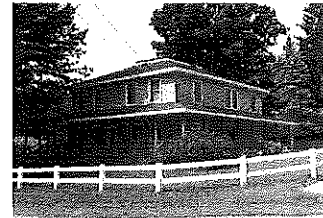
108 NORTH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 XH0-300-0610-00 03/31/2023 4002 401 154,900 20,720
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 Story 61 134,180 210,886 0.636



198 BUCHANAN ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 XH0-753-2070-00 12/29/2022 4002 401 143,500 9,941
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family Ranch 74 133,559 198,010 0.675



426 WEST ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 XH0-300-0880-00 12/16/2022 4002 401 195,000 18,639
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 Story 76 176,361 232,613 0.758



104 VALLEY DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 XH0-625-0080-00 12/14/2022 4002 401 139,900 11,711
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family Ranch 61 128,189 123,385 1.039



JACKSON ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 XH0-753-0010-00 12/09/2022 4002 401 140,000 18,819
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family MODULAR 76 121,181 198,907 0.609



704 JEFFERSON ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 XH0-325-0042-00 11/09/2022 4002 401 115,000 13,870
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family Ranch 61 101,130 126,069 0.802



212 N MAPLE GROVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 XH0-751-0080-00 10/24/2022 4002 401 160,405 10,253
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 Story 61 150,152 200,120 0.750



122 N CHURCH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 XH0-345-0290-00 09/30/2022 4002 401 151,500 9,836
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 1/2 Story 51 141,664 114,957 1.232



Neighborhoods Used: 4002.NORTH WEST

640 TIFFIN ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 XH0-550-0040-00 09/26/2022 4002 401 180,000 13,929
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family Ranch 61 166,071 170,231 0.976



216 JACKSON ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 XH0-753-1032-00 09/08/2022 4002 401 123,000 9,528
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 3/4 Story 76 113,472 100,488 1.129



107 JEFFERSON ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 XH0-752-6121-00 08/18/2022 4002 401 115,000 7,398
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 1/2 Story 61 107,602 101,681 1.058



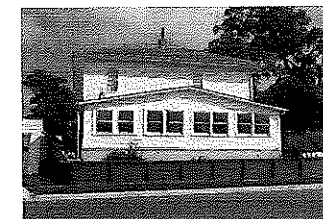
314 N MAPLE GROVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 XH0-752-6040-00 08/09/2022 4002 401 95,000 9,090
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 1/2 Story 56 85,910 78,923 1.089



N MAPLE GROVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 XH0-325-0202-00 07/25/2022 4002 401 284,900 13,220
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 1/2 Story 76 271,680 290,072 0.937



111 LANE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 XH0-345-0150-00 07/15/2022 4002 401 130,000 7,275
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 Story 61 122,725 227,880 0.539



542 TIFFIN ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 XH0-300-8011-00 06/03/2022 4002 401 299,000 17,148
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family Ranch 79 281,852 283,916 0.993



207 LANE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 XH0-340-0170-00 05/20/2022 4002 401 106,000 5,178
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 Story 66 100,822 101,853 0.990



Neighborhoods Used: 4002.NORTH WEST

203 NORTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
XHO-300-8071-00	02/17/2022 4002	401	88,375	12,366	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	61	76,009	115,731	0.657



110 JAY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
XHO-753-3040-00	01/28/2022 4002	401	109,000	10,627	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/4 Story	68	98,373	85,242	1.154



218 N CHURCH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
XHO-300-0530-00	12/15/2021 4002	401	105,000	8,710	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 Story	69	96,290	138,993	0.693



106 TIGER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
XHO-300-0750-00	08/13/2021 4002	401	87,000	23,411	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 Story	56	63,589	114,568	0.555

!!MULTI-PARCEL SALE!!



N CHURCH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
XHO-300-0520-00	06/11/2021 4002	401	109,000	8,686	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 Story	81	100,314	168,372	0.596



116 HILL ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
XHO-751-0050-00	04/07/2021 4002	401	90,000	12,046	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 Story	51	77,954	89,224	0.874



Neighborhoods Used: 4002.NORTH WEST

Style	91..100	81..90	71..80	61..70	51..60	0..50
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 Story	0	0	290,072	101,681	397,671	0
1 1/4 Story	0	0	0	85,242	0	0
1 3/4 Story	0	0	100,488	0	0	0
2 Story	0	168,372	232,613	879,731	0	0
Bi-level	0	0	0	0	0	0
Duplex	0	0	0	0	0	0
MODULAR	0	0	198,907	0	0	0
Ranch	0	0	481,926	535,415	0	0
Tri-level	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 3,472,118
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 0
 Total Commercial Costs by Manual : 0

Style	91..100	81..90	71..80	61..70	51..60	0..50
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 Story	0	0	271,680	107,602	369,117	0
1 1/4 Story	0	0	0	98,373	0	0
1 3/4 Story	0	0	113,472	0	0	0
2 Story	0	100,314	176,361	604,169	0	0
Bi-level	0	0	0	0	0	0
Duplex	0	0	0	0	0	0
MODULAR	0	0	121,181	0	0	0
Ranch	0	0	415,411	471,399	0	0
Tri-level	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 2,849,079
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 0
 Total Commercial Sale Residual Values : 0

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
22	6	20.63	23.11	1.018
After Application of E.C.F.s		11.85	17.28	1.019

Style	91..100	81..90	71..80	61..70	51..60	0..50
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 Story	1.000(0)	1.000(0)	0.937(1)	1.058(1)	0.928(4)	1.000(0)
1 1/4 Story	1.000(0)	1.000(0)	1.000(0)	1.154(1)	1.000(0)	1.000(0)
1 3/4 Story	1.000(0)	1.000(0)	1.129(1)	1.000(0)	1.000(0)	1.000(0)
2 Story	1.000(0)	0.596(1)	0.758(1)	0.687(5)	1.000(0)	1.000(0)
Bi-level	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
Duplex	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	0.609(1)	1.000(0)	1.000(0)	1.000(0)
Ranch	1.000(0)	1.000(0)	0.862(2)	0.880(4)	1.000(0)	1.000(0)
Tri-level	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.821 (22)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.000 (0)
 Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

Starting Date: 04/01/2021
 Ending Date: 03/31/2023
 Terms Selected: 2
 Analyze by Style:
 Analyze by %Good: X
 Show Valid Data : X
 Show Invalid Data :
 Show Costs and Residuals: X
 Use Infl. Adj. Sale Prices:
 Neighborhood(s): 4002 - NORTH WEST

Max # of Res. Buildings: 200

Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 200

Minimum E.C.F. (Agricultural): 0.40
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 200

Minimum E.C.F. (Commercial): 0.30
Maximum E.C.F. (Commercial): 3.00

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/26/2023 6:12 AM

Parcel:	XH0-300-0520-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SNYDER, JUSTIN T	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	222 N CHURCH ST HUDSON, MI 49247	Taxable Status:	TAXABLE
Liber/Page:	2620 0854	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas	MAP #:	97
Topography:	Rolling	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	4002 NORTH WEST

Mailing Address:	Description:
SNYDER, JUSTIN T 222 N CHURCH ST HUDSON MI 49247	LOT 52 ASSESS PLAT NO 1

Most Recent Sale Information

Sold on 06/11/2021 for 109,000 by SHEARER, CHAD.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 2620 0854

Most Recent Permit Information

Permit 21-0057 on 11/05/2021 for \$1,000 category FENCE.

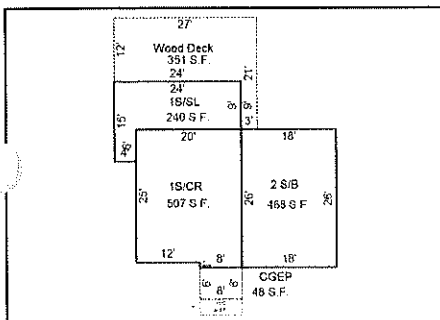
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	59,000	2023 Taxable:	58,170	Acreage:	0.17
Zoning:		Land Value:	Tentative	Frontage:	66.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	115.0

Improvement Data

of Residential Buildings: 1
Year Built: 1910
Occupancy: Single Family
Class: CD
Style: 2 Story
Exterior: Vinyl
% Good (Physical): 81
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,683
Ground Area: 1,215
Garage Area: 0
Basement Area: 468
Basement Walls: Stone
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/26/2023 6:12 AM

Parcel:	XH0-300-0530-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	COUCH, DANA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	218 N CHURCH ST HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2631 0341	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas	MAP #	RENTAL 2014
Topography:	Rolling	School:	46080 HUDSON AREA SCHOOLS
Mailing Address:		Neighborhood:	4002 NORTH WEST
		Description:	
			LOT 53 ASSESS PLAT NO 1

Most Recent Sale Information

Sold on 12/15/2021 for 105,000 by DALTON RUSSELL.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2631 0341

Most Recent Permit Information

Permit 22-52 on 08/05/2022 for \$0 category ROOF.

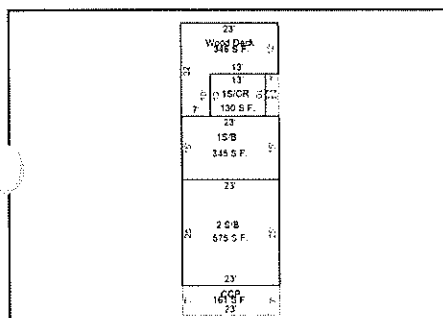
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	44,000	2023 Taxable:	43,680	Acreage:	0.18
Zoning:		Land Value:	Tentative	Frontage:	66.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	116.0

Improvement Data

of Residential Buildings: 1
Year Built: 1910
Occupancy: Single Family
Class: CD
Style: 2 Story
Exterior: Vinyl
% Good (Physical): 69
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 60
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,615
Ground Area: 1,040
Garage Area: 0
Basement Area: 920
Basement Walls: Block
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/26/2023 6:12 AM

Parcel: XH0-300-0610-00
Owner's Name: MCDANIEL, ALLEN & SUSAN
Property Address: 108 NORTH ST
HUDSON, MI 49247
Liber/Page: 2653-0151
Split: // **Created:** //
Active: Active
Public Impr.: Paved Road, Water, Sewer, Electric, Gas
Topography: Level

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: XH0 CITY OF HUDSON
MAP #: 97
School: 46080 HUDSON AREA SCHOOLS
Neighborhood: 4002 NORTH WEST

Mailing Address:

MCDANIEL, ALLEN & SUSAN
108 NORTH ST
HUDSON MI 49247

Description:

LOT 61 & THAT PART OF OUTLOT G BEG ON N LI OF NORTH ST 401.5 FT E FROM SW COR OF SD OUTLOT TH N 2°04'W 185.18 FT TO N LI OF SD OUTLOT TH E 92.25 FT TO NW COR LOT 61 TH S 185 FT TH W 82.1 FT TO POB ASSESSOR'S PLAT NO 1

Most Recent Sale Information

Sold on 03/31/2023 for 154,900 by LAUERMAN RAYMOND J & VELIA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2653-0151

Most Recent Permit Information

Permit 23-31 on 05/24/2023 for \$13,200 category ROOF.

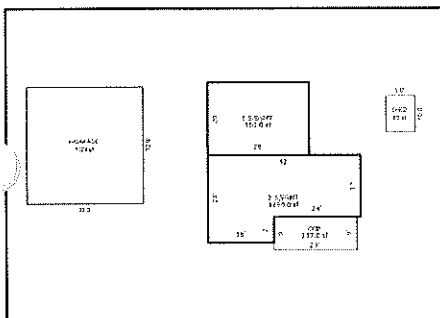
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	77,900	2023 Taxable:	64,009	Acreage:	0.64
Zoning:		Land Value:	Tentative	Frontage:	151.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	185.0

Improvement Data

of Residential Buildings: 1
Year Built: 1872
Occupancy: Single Family
Class: C
Style: 2 Story
Exterior: Brick
% Good (Physical): 61
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 60
of Bedrooms: 5
Full Baths: 2 Half Baths: 0
Floor Area: 2,240
Ground Area: 1,400
Garage Area: 1,024
Basement Area: 1,400
Basement Walls: Stone
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/26/2023 6:14 AM

Parcel: XH0-300-0750-00
Owner's Name: WILT JEFFREY & DENISE
Property Address: 106 TIGER DR
HUDSON, MI 49247
Liber/Page: 2655-0279
Split: // **Created:** // **Active:** Active
Public Impr./Topography: Paved Road, Water, Sewer, Electric, Gas Level

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: XH0 CITY OF HUDSON
MAP #: 97
School: 46080 HUDSON AREA SCHOOLS
Neighborhood: 4002 NORTH WEST

Mailing Address: WILT JEFFREY & DENISE
106 TIGER DR
HUDSON MI 49247
Description: LOT 75 ASSESS PLAT NO 1

Most Recent Sale Information

Sold on 05/17/2023 for 75,000 by LONG, DANIEL & OSBORNE MICHAEL.

Terms of Sale: 19-MULTI PARCEL ARM'S LENGTH **Liber/Page:** 2655-0279

Most Recent Permit Information

Permit 22-35 on 05/17/2022 for \$0 category POOL.

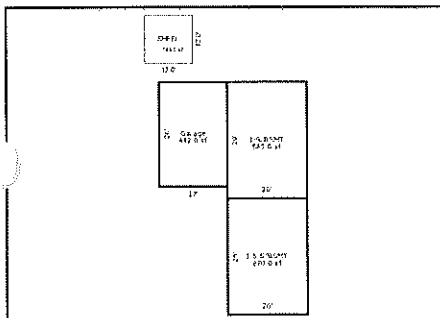
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	42,200	2023 Taxable:	41,895	Acreage:	0.23
Zoning:		Land Value:	Tentative	Frontage:	50.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	200.0

Improvement Data

of Residential Buildings: 1
Year Built: 1900
Occupancy: Single Family
Class: D+5
Style: 1 1/2 Story
Exterior: Composition
% Good (Physical): 56
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 60
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,740
Ground Area: 1,160
Garage Area: 442
Basement Area: 1,160
Basement Walls: Poured
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/26/2023 6:12 AM

Parcel:	XH0-300-0740-00	Current Class:	402.RESIDENTIAL-VACANT
Owner's Name:	WILT JEFFREY & DENISE	Previous Class:	402.RESIDENTIAL-VACANT
Property Address:	100 TIGER DR BLK HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2655-0279	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Water, Sewer, Electric, Gas	MAP #	97
Topography:	Rolling	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	4002 NORTH WEST

Mailing Address:	Description:
WILT JEFFREY & DENISE 1500 E BALL RD HILLSDALE MI 49242	LOT 74 ASSESS PLAT NO 1

Most Recent Sale Information

Sold on 04/28/2006 for 44,900 by DEUTSCHE BANK TRUST AMERICAS.

Terms of Sale:	21-NOT USED/OTHER	Liber/Page:	2323-0190
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Most Recent Permit Information

None Found

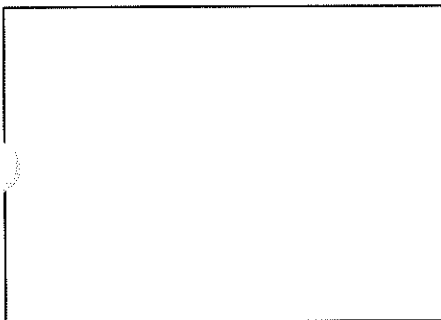
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	4,200	2023 Taxable:	4,200	Acreage:	0.44
Zoning:		Land Value:	Tentative	Frontage:	96.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	200.0

Improvement Data

None

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/26/2023 6:12 AM

Parcel:	XH0-300-0880-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	FOWLER, ROBERT & KATHRYN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	426 WEST ST HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2649-0025	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas	MAP #	97
Topography:	Rolling, Landscaped	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	4002 NORTH WEST

Mailing Address:	Description:
FOWLER, ROBERT & KATHRYN 426 WEST ST HUDSON MI 49247	LOT 88 ASSESS PLAT NO 1

Most Recent Sale Information

Sold on 12/16/2022 for 195,000 by KUBACKI, KARISSA.

Terms of Sale:	03-ARM'S LENGTH	Liber/Page:	2649-0025
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Most Recent Permit Information

Permit 19555 on 10/25/2019 for \$0 category ELECTRICAL.

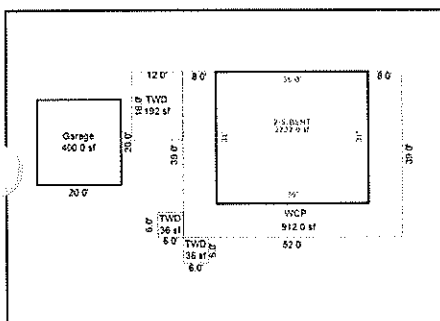
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	83,700	2023 Taxable:	83,700	Acreage:	0.51
Zoning:		Land Value:	Tentative	Frontage:	265.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	84.5

Improvement Data

of Residential Buildings: 1
Year Built: 1920
Occupancy: Single Family
Class: CD
Style: 2 Story
Exterior: Vinyl
% Good (Physical): 76
Heating System: Forced Heat & Cool
Electric - Amps Service: 60
of Bedrooms: 4
Full Baths: 3 Half Baths: 0
Floor Area: 2,232
Ground Area: 1,116
Garage Area: 400
Basement Area: 1,116
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/26/2023 6:12 AM

Parcel:	XH0-300-8011-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	RACE, GEORGE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	542 TIFFIN ST HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2640-0525	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	None	MAP #	96
Topography:	None	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	4002 NORTH WEST

Mailing Address:

RACE, GEORGE
542 TIFFIN ST
HUDSON MI 49247

Description:

THE N 85 FT OF S 165 FT OF OUTLOT A ASSESS PLAT NO 1

Most Recent Sale Information

Sold on 06/03/2022 for 299,000 by BAILEY, TINA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2640-0525

Most Recent Permit Information

Permit 21-0056 on 11/02/2021 for \$1,500 category FENCE.

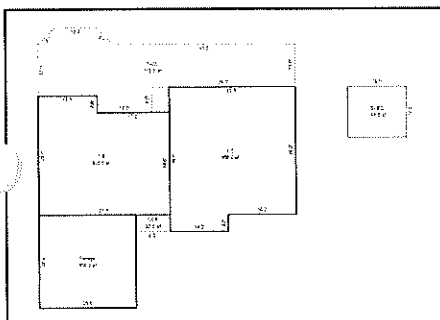
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	100,700	2023 Taxable:	100,700	Acreage:	0.56
Zoning:		Land Value:	Tentative	Frontage:	85.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	289.0

Improvement Data

of Residential Buildings: 1
Year Built: 1994
Occupancy: Single Family
Class: C+5
Style: Ranch
Exterior: Vinyl
% Good (Physical): 79
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,756
Ground Area: 1,756
Garage Area: 506
Basement Area: 800
Basement Walls: Poured
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/26/2023 6:12 AM

Parcel:	XH0-300-8071-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	EDMONSON, JASON & JENKINS JENNIFER	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	203 NORTH ST HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2634/0227	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas	MAP #	RENTAL 2014
Topography:	Level	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	4002 NORTH WEST

Mailing Address:

EDMONSON, JASON & JENKINS JENNIFER
2250 GENEVA HWY
MANITOU BEACH MI 49253

Description:

THAT PART OF OUTLOT G BEG 313.5 FT E FROM SW COR SD OUTLOT TH N 185 FT TO N LI SO OUTLOT TH E 78.75 FT TH S 2^04'E 185.18 FT TH W 88 FT TO POB ASSESS PLAT NO 1

Most Recent Sale Information

Sold on 02/17/2022 for 88,375 by MC CLELLAN MICHAEL J & SARA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2634/0227

Most Recent Permit Information

Permit 22-0045 on 07/01/2022 for \$1,000 category FENCE.

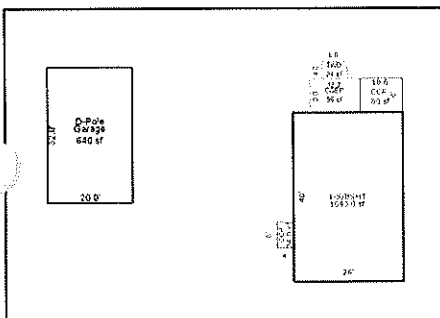
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	42,900	2023 Taxable:	42,900	Acreage:	0.35
Zoning:		Land Value:	Tentative	Frontage:	88.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	185.0

Improvement Data

of Residential Buildings: 1
Year Built: 1970
Occupancy: Single Family
Class: CD
Style: Ranch
Exterior: Aluminum
% Good (Physical): 61
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 60
of Bedrooms: 0
Full Baths: 1 Half Baths: 1
Floor Area: 1,040
Ground Area: 1,040
Garage Area: 640
Basement Area: 1,040
Basement Walls: Block
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/26/2023 6:12 AM

Parcel:	XH0-325-0042-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	NICHOLS, TAMARA ANN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	704 JEFFERSON ST HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2647-0769	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb	MAP #	96
Topography:	Level, Landscaped	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	4002 NORTH WEST

Mailing Address:	Description:
NICHOLS, TAMARA ANN 704 JEFFERSON ST HUDSON MI 49247	W 19 RDS OF LOT 4 EX W 33 FT TO CITY ASSESS PLAT NO 5

Most Recent Sale Information

Sold on 11/09/2022 for 115,000 by VANVOORHIES, CARRIE L.

Terms of Sale:	03-ARM'S LENGTH	Liber/Page:	2647-0769
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Most Recent Permit Information

Permit 13-34 on 07/30/2013 for \$5,400 category NON-CONSIDERATION.

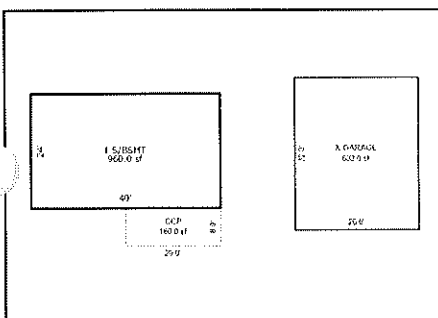
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	46,900	2023 Taxable:	46,900	Acreage:	0.53
Zoning:		Land Value:	Tentative	Frontage:	82.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	280.0

Improvement Data

of Residential Buildings: 1
Year Built: 1980
Occupancy: Single Family
Class: C
Style: Ranch
Exterior: Vinyl
% Good (Physical): 61
Heating System: Forced Heat & Cool
Electric - Amps Service: 60
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 960
Ground Area: 960
Garage Area: 832
Basement Area: 960
Basement Walls: Block
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/26/2023 6:12 AM

Parcel:	XH0-325-0202-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HICKMAN, KEVIN & KARI	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	800 N MAPLE GROVE HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2642-0793	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Sidewalk, Water, Sewer, Electric, Gas, Curb	MAP #	96
Topography:	Level, Landscaped	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	4002 NORTH WEST

Mailing Address:

HICKMAN, KEVIN & KARI
800 N MAPLE GROVE AVE
HUDSON MI 49247

Description:

PART OF LOT 20 COMM AT A PT 180.45 FT N FROM SE COR SD LOT TH N 90 FT TH N 28^35'E 11.28 FT TH W 160.78 FT TH N 105.5 FT TH W 144.78 FT TH S 207 FT TH E 300 FT TO POB ASSESS PLAT NO 5

Most Recent Sale Information

Sold on 07/25/2022 for 284,900 by ROAN BONNIE J.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2642-0793

Most Recent Permit Information

Permit 99-48 on 07/13/1999 for \$3,500 category PORCH.

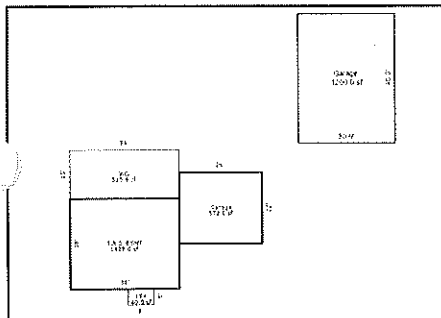
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	103,100	2023 Taxable:	103,100	Acreage:	1.04
Zoning:		Land Value:	Tentative	Frontage:	100.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	148.1

Improvement Data

of Residential Buildings: 1
Year Built: 1990
Occupancy: Single Family
Class: BC
Style: 1 1/2 Story
Exterior: Vinyl
% Good (Physical): 76
Heating System: Forced Heat & Cool
Electric - Amps Service: 60
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,428
Ground Area: 952
Garage Area: 1,772
Basement Area: 952
Basement Walls: Poured
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/26/2023 6:12 AM

Parcel:	XH0-340-0170-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HART, JEAN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	207 LANE ST HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2648-0085	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas	MAP #	97
Topography:	Level	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	4002 NORTH WEST

Mailing Address:

HART, JEAN
413 COMET CREEK LN
SUMMERVILLE SC 29486

Description:

LOT 17 ASSESS PLAT NO 8
NONCONSIDERATION TCV - 30,000

Most Recent Sale Information

Sold on 05/20/2022 for 106,000 by BEAUBIEN, DANIEL & CAROLINE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2640-0355

Most Recent Permit Information

Permit 1771 on 09/08/2017 for \$0 category ROOF.

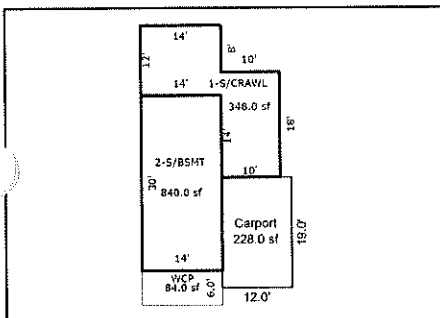
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	35,900	2023 Taxable:	35,900	Acreage:	0.05
Zoning:		Land Value:	Tentative	Frontage:	33.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	61.0

Improvement Data

of Residential Buildings: 1
Year Built: 1900
Occupancy: Single Family
Class: CD
Style: 2 Story
Exterior: Vinyl
% Good (Physical): 66
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 60
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,188
Ground Area: 768
Garage Area: 0
Basement Area: 420
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/26/2023 6:12 AM

Parcel:	XH0-345-0150-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	TAYLOR, STEVEN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	111 LANE ST HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2642-0597	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb	MAP #	97
Topography:	Level, Landscaped	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	4002 NORTH WEST

Mailing Address:

TAYLOR, STEVEN
9591 CENTRAL AVE
MORENCI MI 49256

Description:

LOT 15 ALSO S 1 FT OF W 70 FT OF LOT 14 ASSESS PLAT NO 9
2004 - NMR \$66,000

Most Recent Sale Information

Sold on 07/15/2022 for 130,000 by SWANEE INVESTMENTS LLC.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2642-0597

Most Recent Permit Information

Permit 01-057 on 05/30/2001 for \$18,200 category NON-CONSIDERATION.

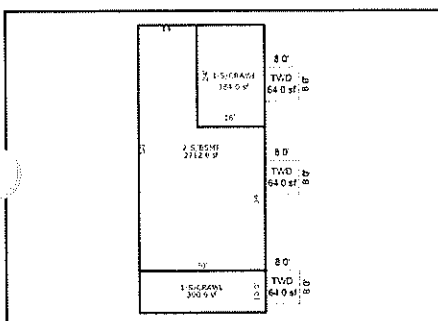
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	78,700	2023 Taxable:	78,700	Acreage:	0.13
Zoning:	4-UNIT	Land Value:	Tentative	Frontage:	51.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	108.2

Improvement Data

of Residential Buildings: 1
Year Built: 1900
Occupancy: Single Family
Class: CD
Style: 2 Story
Exterior: Vinyl
% Good (Physical): 61
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 60
of Bedrooms: 6
Full Baths: 4 Half Baths: 0
Floor Area: 3,396
Ground Area: 2,040
Garage Area: 0
Basement Area: 1,356
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/26/2023 6:12 AM

Parcel:	XH0-345-0290-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	NEWSOME TRAVIS	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	122 N CHURCH ST HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2646-0094	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb	MAP #	97
Topography:	Level, Landscaped	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	4002 NORTH WEST

Mailing Address:	Description:
NEWSOME TRAVIS 122 N CHURCH ST HUDSON MI 49247	LOTS 29 & 30 ASSESS PLAT NO 9

Most Recent Sale Information

Sold on 09/30/2022 for 151,500 by KIMBLE JOSEPH J & ERIC.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 2646-0094

Most Recent Permit Information

Permit 23-12 on 03/22/2023 for \$0 category ROOF.

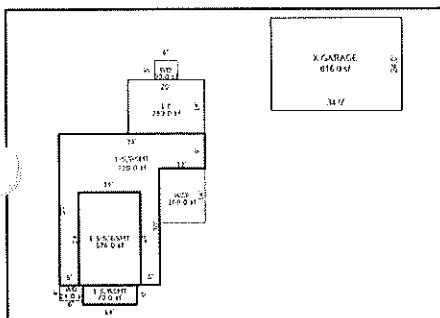
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	41,900	2023 Taxable:	41,900	Acreage:	0.19
Zoning:		Land Value:	Tentative	Frontage:	94.3
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	88.6

Improvement Data

of Residential Buildings: 1
Year Built: 1880
Occupancy: Single Family
Class: CD
Style: 1 1/2 Story
Exterior: Vinyl
% Good (Physical): 51
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 60
of Bedrooms: 5
Full Baths: 1 Half Baths: 0
Floor Area: 1,664
Ground Area: 1,472
Garage Area: 816
Basement Area: 1,192
Basement Walls: Block
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/26/2023 6:15 AM

Parcel:	XH0-400-0180-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	GAWTHROP, JONATHAN & SONYA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	206 WILLOW ST HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2628/0580	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Sidewalk, Water, Sewer, Electric, Gas	MAP #	97
Topography:	Level	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	4002 NORTH WEST

Mailing Address:	Description:
GAWTHROP, JONATHAN & SONYA 206 WILLOW ST HUDSON MI 49247	LOT 18 CHURCHS ADD

Most Recent Sale Information

Sold on 02/23/2016 for 48,271 by WELLS FARGO BANK NA.

Terms of Sale:	21-NOT USED/OTHER	Liber/Page:	2521-0566
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Most Recent Permit Information

None Found

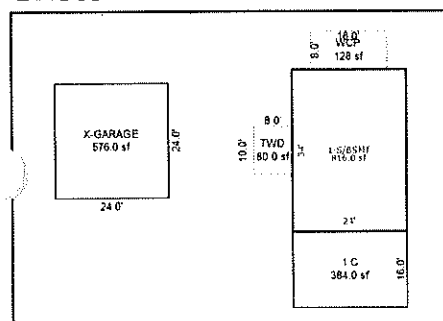
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	44,900	2023 Taxable:	42,630	Acreage:	0.20
Zoning:		Land Value:	Tentative	Frontage:	66.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	132.0

Improvement Data

of Residential Buildings: 1
Year Built: 1950
Occupancy: Single Family
Class: CD
Style: Ranch
Exterior: Vinyl
% Good (Physical): 69
Heating System: Forced Heat & Cool
Electric - Amps Service: 60
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,200
Ground Area: 1,200
Garage Area: 576
Basement Area: 816
Basement Walls: Poured
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/26/2023 6:12 AM

Parcel:	XH0-400-0170-00	Current Class:	402.RESIDENTIAL-VACANT
Owner's Name:	GAWTHROP, JONATHAN & SONYA	Previous Class:	402.RESIDENTIAL-VACANT
Property Address:	WILLOW ST HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2628/0580	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas	MAP #	97
Topography:	Level	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	4002 NORTH WEST

Mailing Address:	Description:
GAWTHROP, JONATHAN & SONYA 206 WILLOW ST HUDSON MI 49247	LOT 17 CHURCHS ADD

Most Recent Sale Information

Sold on 10/29/2021 for 109,750 by XAVIER MARIAN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2628/0580

Most Recent Permit Information

None Found

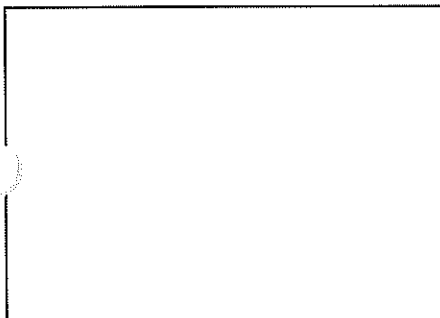
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	2,900	2023 Taxable:	2,900	Acreage:	0.20
Zoning:		Land Value:	Tentative	Frontage:	66.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	132.0

Improvement Data

None

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/26/2023 6:12 AM

Parcel:	XH0-625-0080-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	KINGSLEY, ZACHARY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	104 VALLEY DR HUDSON, MI 49247	Taxable Status:	TAXABLE
Liber/Page:	2649-0064	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Curb	MAP #:	96
Topography:	Level, Landscaped	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	4002 NORTH WEST

Mailing Address:	Description:
KINGSLEY, ZACHARY KOZUMPLIK, HALEY 716 MEADOWBROOK DR HUDSON MI 49247	LOT 8 VALLEY ESTATES

Most Recent Sale Information

Sold on 12/14/2022 for 139,900 by ROMANOWSKI, ROBERT M/THOMAS M.

Terms of Sale:	03-ARM'S LENGTH	Liber/Page:	2649-0064
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Most Recent Permit Information

Permit 21-70 on 11/29/2021 for \$0 category ROOF.

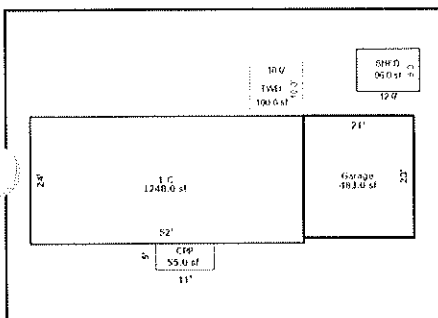
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	45,400	2023 Taxable:	45,400	Acreage:	0.21
Zoning:		Land Value:	Tentative	Frontage:	90.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	99.0

Improvement Data

of Residential Buildings: 1
Year Built: 1976
Occupancy: Single Family
Class: C
Style: Ranch
Exterior: Vinyl
% Good (Physical): 61
Heating System: Forced Heat & Cool
Electric - Amps Service: 60
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,248
Ground Area: 1,248
Garage Area: 483
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/26/2023 6:12 AM

Parcel:	XH0-751-0050-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MASON, JANELLE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	116 HILL ST HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	26170166	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas	MAP #	96
Topography:	Level, Landscaped	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	4002 NORTH WEST

Mailing Address:	Description:
MASON, JANELLE 116 HILL ST HUDSON MI 49247	E 1 RD OF LOT 4 ALL OF LOT 5 & W 1/2 RD OF LOT 6 WIRTS ADD BLOCK NO 10

Most Recent Sale Information

Sold on 04/07/2021 for 90,000 by PHILLIPS ZACHARY J.

Terms of Sale:	03-ARM'S LENGTH	Liber/Page:	26170166
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Most Recent Permit Information

Permit 1946 on 09/03/2019 for \$0 category FENCE.

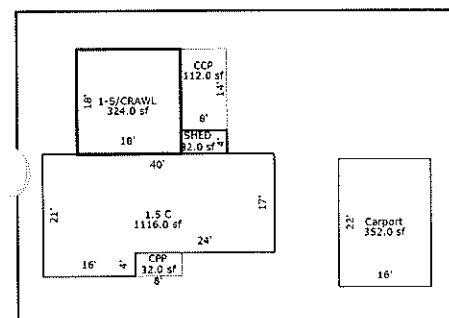
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	34,100	2023 Taxable:	33,915	Acreage:	0.31
Zoning:		Land Value:	Tentative	Frontage:	91.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	148.0

Improvement Data

of Residential Buildings: 1
Year Built: 1930
Occupancy: Single Family
Class: D+10
Style: 1 1/2 Story
Exterior: Composition
% Good (Physical): 51
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 60
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,440
Ground Area: 1,068
Garage Area: 0
Basement Area: 0
Basement Walls: Poured
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/26/2023 6:12 AM

Parcel:	XH0-751-0080-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HARNER, BRIAN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	212 N MAPLE GROVE HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2646-0788	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb	MAP #	96
Topography:	Level, Landscaped	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	4002 NORTH WEST

Mailing Address:	Description:
HARNER, BRIAN 212 N MAPLE GROVE HUDSON MI 49247	LOT 8 WIRTS ADD BLOCK NO 10

Most Recent Sale Information

Sold on 10/24/2022 for 160,405 by DOHERTY JOSHUA.

Terms of Sale:	03-ARM'S LENGTH	Liber/Page:	2646-0788
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Most Recent Permit Information

Permit 2010 on 05/08/2020 for \$0 category ELECTRICAL.

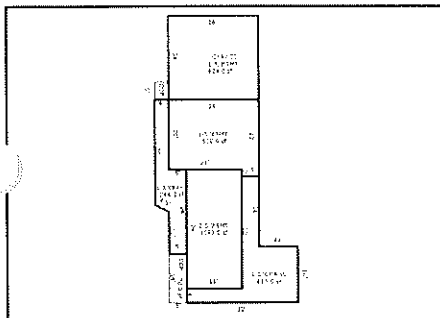
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	70,400	2023 Taxable:	70,400	Acreage:	0.22
Zoning:		Land Value:	Tentative	Frontage:	74.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	132.0

Improvement Data

of Residential Buildings: 1
Year Built: 1900
Occupancy: Single Family
Class: CD
Style: 2 Story
Exterior: Vinyl
% Good (Physical): 61
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 200
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 2,906
Ground Area: 2,362
Garage Area: 576
Basement Area: 1,074
Basement Walls: Block
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/26/2023 6:12 AM

Parcel:	XH0-752-6040-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SWIRLES, RYAN B	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	314 N MAPLE GROVE HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2643-0798	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb	MAP #	RENTAL 2014
Topography:	Level, Landscaped	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	4002 NORTH WEST

Mailing Address:	Description:
SWIRLES, RYAN B 314 N MAPLE GROVE HUDSON MI 49247	LOT 4 WIRTS ADD BLOCK NO 26

Most Recent Sale Information

Sold on 08/09/2022 for 95,000 by TOQNI, GLENDA.

Terms of Sale:	03-ARM'S LENGTH	Liber/Page:	2643-0798
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Most Recent Permit Information

Permit 98-120 on 08/27/1998 for \$1,000 category ALTERATION.

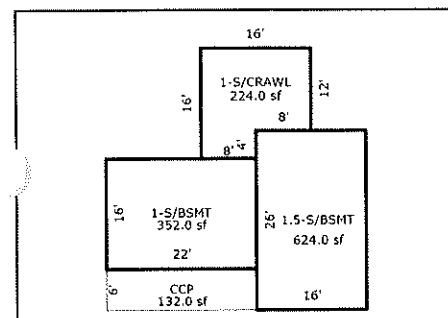
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	29,500	2023 Taxable:	29,500	Acreage:	0.20
Zoning:		Land Value:	Tentative	Frontage:	66.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	132.0

Improvement Data

of Residential Buildings: 1
Year Built: 1900
Occupancy: Single Family
Class: D
Style: 1 1/2 Story
Exterior: Wood Siding
% Good (Physical): 56
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 60
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,200
Ground Area: 992
Garage Area: 0
Basement Area: 768
Basement Walls: Poured
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/26/2023 6:12 AM

Parcel:	XH0-752-6121-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	PULLEY, SCOTTIE E & NICOLE J	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	107 JEFFERSON ST HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2643-0975	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas	MAP #	RENTAL 2014
Topography:	Level, Landscaped	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	4002 NORTH WEST

Mailing Address:	Description:
PULLEY, SCOTTIE E & NICOLE J 107 JEFFERSON ST HUDSON MI 49247	N 1/2 OF LOT 12 WIRTS ADD BLOCK NO 26

Most Recent Sale Information

Sold on 08/18/2022 for 115,000 by RAGLESS TERRY & KATHY.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 2643-0975

Most Recent Permit Information

Permit 12-09 on 03/29/2012 for \$600 category CONSTRUCTION.

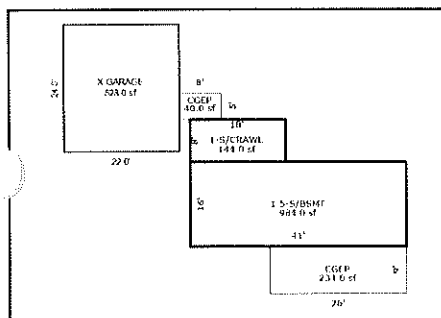
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	36,500	2023 Taxable:	36,500	Acreage:	0.10
Zoning:		Land Value:	Tentative	Frontage:	72.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	60.0

Improvement Data

of Residential Buildings: 1
Year Built: 1910
Occupancy: Single Family
Class: D
Style: 1 1/2 Story
Exterior: Vinyl
% Good (Physical): 61
Heating System: Forced Heat & Cool
Electric - Amps Service: 60
of Bedrooms: 4
Full Baths: 1 Half Baths: 1
Floor Area: 1,128
Ground Area: 800
Garage Area: 528
Basement Area: 656
Basement Walls: Block
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/26/2023 6:12 AM

Parcel:	XH0-753-0010-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BOIES, JUSTIN & MACKENZIE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	219 JACKSON ST HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2648-0814	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Curb	MAP #	96
Topography:	Level	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	4002 NORTH WEST

Mailing Address:	Description:
BOIES, JUSTIN & MACKENZIE 219 JACKSON ST HUDSON MI 49247	LOTS 1 & 2 EXC W 8.73 FT BLK NO 30 WIRTS ADDITION

Most Recent Sale Information

Sold on 12/09/2022 for 140,000 by PERRY, ROSEMARIE A (LE).

Terms of Sale:	03-ARM'S LENGTH	Liber/Page:	2648-0814
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Most Recent Permit Information

Permit 23-0002 on 01/11/2023 for \$6,466 category WINDOWS - REPLACEMENT.

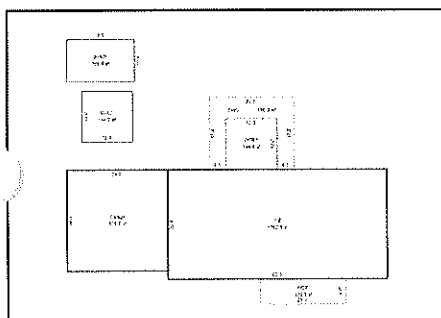
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	73,400	2023 Taxable:	73,400	Acreage:	0.34
Zoning:		Land Value:	Tentative	Frontage:	109.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	132.0

Improvement Data

of Residential Buildings: 1
Year Built: 1998
Occupancy: Single Family
Class: C
Style: MODULAR
Exterior: Vinyl
% Good (Physical): 76
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 60
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,352
Ground Area: 1,352
Garage Area: 576
Basement Area: 1,352
Basement Walls: Poured
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/26/2023 6:12 AM

Parcel:	XH0-753-1032-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SHROYER, MARIE K	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	216 JACKSON ST HUDSON, MI 49247	Taxable Status:	TAXABLE
Liber/Page:	2644-0993	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas	MAP #:	11-20LBL
Topography:	Level, Landscaped	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	4002 NORTH WEST

Mailing Address:

SHROYER, MARIE K
216 JACKSON ST
HUDSON MI 49247

Description:

THAT PART OF LOTS 3 & 4 BLK NO 31 WIRTS ADD BEG AT NW COR LOT 4 RUNN TH N 78 DEG 30'E 45.25 FT TH S 11 DEG 5'E 168 FT TO S LI LOT 3 TH S 78 DEG 30'W ALG SD S LI TO SW COR LOT 3 TH N'LY ALG W LI LOTS 3 & 4 TO POB

Most Recent Sale Information

Sold on 09/08/2022 for 123,000 by PUMMELL RAELYN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2644-0993

Most Recent Permit Information

Permit 22-0073 on 10/19/2022 for \$7,500 category ROOF.

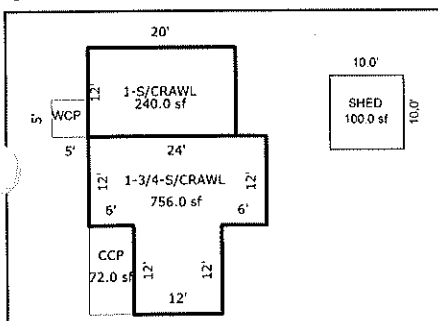
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	37,000	2023 Taxable:	37,000	Acreage:	0.16
Zoning:		Land Value:	Tentative	Frontage:	45.3
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	168.0

Improvement Data

of Residential Buildings: 1
Year Built: 1910
Occupancy: Single Family
Class: CD+10
Style: 1 3/4 Story
Exterior: Vinyl
% Good (Physical): 76
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 60
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 996
Ground Area: 672
Garage Area: 0
Basement Area: 0
Basement Walls: Block
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/26/2023 6:13 AM

Parcel:	XH0-753-2070-00		Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	PERRY, LAUREN		Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	198 BUCHANAN ST HUDSON, MI 49247		Taxable Status:	TAXABLE
Liber/Page:	2649-0287	Created: //	Prev. Taxable Stat:	TAXABLE
Split:	//	Active: Active	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb		MAP #:	RENTAL 2014
Topography:	Level, Landscaped		School:	46080 HUDSON AREA SCHOOLS
Mailing Address:		Description:	Neighborhood:	4002 NORTH WEST
PERRY, LAUREN		LOT 7 BLOCK NO 32 WIRTS ADD		
4346 NORTHINGTON DR				
ADRIAN MI 49221				

Most Recent Sale Information

Sold on 12/29/2022 for 143,500 by LOPRESTO NICHOLAS T & RENEE A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2649-0287

Most Recent Permit Information

Permit 23-19 on 04/12/2023 for \$0 category FENCE.

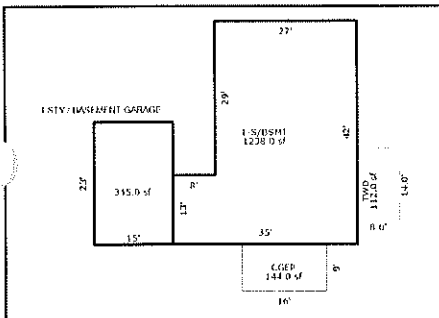
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	69,400	2023 Taxable:	69,400	Acreage:	0.22
Zoning:		Land Value:	Tentative	Frontage:	66.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	148.0

Improvement Data

of Residential Buildings: 1
 Year Built: 1950
 Occupancy: Single Family
 Class: CD
 Style: Ranch
 Exterior: Aluminum
 % Good (Physical): 74
 Heating System: Forced Heat & Cool
 Electric - Amps Service: 60
 # of Bedrooms: 3
 Full Baths: 2 Half Baths: 0
 Floor Area: 1,583
 Ground Area: 1,583
 Garage Area: 633
 Basement Area: 1,238
 Basement Walls: Poured
 Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/26/2023 6:13 AM

Parcel:	XH0-753-3040-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	NEWMAN, STEPHANIE & ROACH, CHEYENNE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	110 JAY ST HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2633/0262	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas	MAP #	96
Topography:	Level, Landscaped	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	4002 NORTH WEST

Mailing Address:	Description:
NEWMAN, STEPHANIE & ROACH, CHEYENNE 110 JAY ST HUDSON MI 49247	LOT 4 BLOCK NO 33 WIRTS ADDITION

Most Recent Sale Information

Sold on 01/28/2022 for 109,000 by CAMPBELL MEGAN J.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 2633/0262

Most Recent Permit Information

Permit 06-023 on 06/27/2006 for \$1,500 category CONSTRUCTION.

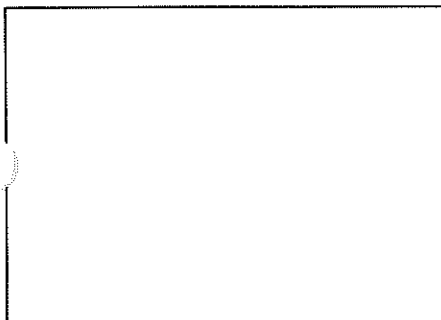
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	32,200	2023 Taxable:	32,200	Acreage:	0.20
Zoning:		Land Value:	Tentative	Frontage:	66.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	132.0

Improvement Data

of Residential Buildings: 1
Year Built: 1949
Occupancy: Single Family
Class: C
Style: 1 1/4 Story
Exterior: Pine/Cedar
% Good (Physical): 68
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 60
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 660
Ground Area: 528
Garage Area: 0
Basement Area: 528
Basement Walls: Block
Estimated TCV: Tentative

Sketch



North West Residential ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
XHO-300-0520-00	222 N CHURCH ST	06/11/21	\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$52,300	47.98
XHO-300-0530-00	218 N CHURCH ST	12/15/21	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$39,500	37.62
XHO-300-0610-00	108 NORTH ST	03/31/23	\$154,900	WD	03-ARM'S LENGTH	\$154,900	\$73,500	47.45
XHO-300-0740-00	100 TIGER DR	08/13/21	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$42,100	48.39
XHO-300-0880-00	426 WEST ST	12/16/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$77,100	39.54
XHO-300-8011-00	542 TIFFIN ST	06/03/22	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$92,400	30.90
XHO-300-8071-00	203 NORTH ST	02/17/22	\$88,375	WD	03-ARM'S LENGTH	\$88,375	\$40,500	45.83
XHO-325-0042-00	704 JEFFERSON ST	11/09/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$44,300	38.52
XHO-325-0202-00	800 N MAPLE GROVE	07/25/22	\$284,900	WD	03-ARM'S LENGTH	\$284,900	\$97,000	34.05
XHO-340-0170-00	207 LANE ST	05/20/22	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$33,800	31.89
XHO-345-0150-00	111 LANE ST	07/15/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$74,200	57.08
XHO-345-0290-00	122 N CHURCH ST	09/30/22	\$151,500	WD	03-ARM'S LENGTH	\$151,500	\$39,600	26.14
XHO-400-0170-00	WILLOW ST	10/29/21	\$109,750	WD	03-ARM'S LENGTH	\$109,750	\$41,400	37.72
XHO-550-0040-00	640 TIFFIN ST	09/26/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$58,300	32.39
XHO-625-0080-00	104 VALLEY DR	12/14/22	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$42,900	30.66
XHO-751-0050-00	116 HILL ST	04/07/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$30,800	34.22
XHO-751-0080-00	212 N MAPLE GROVE	10/24/22	\$160,405	WD	03-ARM'S LENGTH	\$160,405	\$66,300	41.33
XHO-752-6040-00	314 N MAPLE GROVE	08/09/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$27,900	29.37
XHO-752-6121-00	107 JEFFERSON ST	08/18/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$34,000	29.57
XHO-753-0010-00	219 JACKSON ST	12/09/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$69,000	49.29
XHO-753-1032-00	216 JACKSON ST	09/08/22	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$34,800	28.29
XHO-753-2070-00	198 BUCHANAN ST	12/29/22	\$143,500	WD	03-ARM'S LENGTH	\$143,500	\$51,000	35.54
XHO-753-3040-00	110 JAY ST	01/28/22	\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$22,600	20.73
Totals:						\$3,231,230	\$1,185,300	36.68
							Sale. Ratio =>	8.88
							Std. Dev. =>	

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	
\$128,231	\$8,686	\$100,314	\$168,373	0.596	1,683	\$59.60	4002	24.8511	
\$107,395	\$8,710	\$96,290	\$138,993	0.693	1,615	\$59.62	4002	15.1525	
\$170,449	\$20,720	\$134,180	\$210,886	0.636	2,240	\$59.90	4002	20.8026	
\$105,737	\$20,647	\$66,353	\$114,568	0.579	1,740	\$38.13	4002	26.5134	
\$183,794	\$18,639	\$176,361	\$232,613	0.758	2,232	\$79.01	4002	8.6120	
\$218,728	\$17,148	\$281,852	\$283,916	0.993	1,756	\$160.51	4002	14.8438	
\$94,535	\$12,366	\$76,009	\$115,731	0.657	1,040	\$73.09	4002	18.7521	
\$103,379	\$13,870	\$101,130	\$126,069	0.802	960	\$105.34	4002	4.2114	
\$219,171	\$13,220	\$271,680	\$290,072	0.937	1,428	\$190.25	4002	9.2301	
\$77,493	\$5,178	\$100,822	\$101,852	0.990	1,188	\$84.87	4002	14.5592	
\$169,069	\$7,275	\$122,725	\$227,879	0.539	3,396	\$36.14	4002	30.5740	
\$91,455	\$9,836	\$141,664	\$114,956	1.232	1,664	\$85.13	4002	38.8035	
\$121,499	\$15,317	\$94,433	\$144,110	0.655	1,200	\$78.69	4002	18.9009	
\$134,793	\$13,929	\$166,071	\$170,231	0.976	1,554	\$106.87	4002	13.1269	
\$99,314	\$11,711	\$128,189	\$123,385	1.039	1,248	\$102.72	4002	19.4645	
\$75,395	\$12,046	\$77,954	\$89,224	0.874	1,440	\$54.13	4002	2.9395	
\$152,338	\$10,253	\$150,152	\$200,120	0.750	2,906	\$51.67	4002	9.3983	
\$65,125	\$9,090	\$85,910	\$78,923	1.089	1,200	\$71.59	4002	24.4242	
\$79,591	\$7,398	\$107,602	\$101,680	1.058	1,128	\$95.39	4002	21.3945	
\$160,043	\$18,819	\$121,181	\$198,907	0.609	1,352	\$89.63	4002	23.5060	
\$80,874	\$9,528	\$113,472	\$100,487	1.129	996	\$113.93	4002	28.4923	
\$150,528	\$9,941	\$133,559	\$198,010	0.675	1,583	\$84.37	4002	16.9787	
\$71,149	\$10,627	\$98,373	\$85,242	1.154	660	\$149.05	4002	30.9746	
\$2,860,085		\$2,946,276	\$3,616,225			\$88.25		2.9556	
E.C.F. =>				0.815	Std. Deviation=>				0.21379807
Ave. E.C.F. =>				0.844	Ave. Variance=>				18.9785 Coefficient of Var=>

Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
2 Story		NORTH WEST	401	81
2 Story		NORTH WEST	401	69
2 Story		NORTH WEST	401	61
	XH0-300-0750-00	NORTH WEST	402	28
2 Story		NORTH WEST	401	76
Ranch		NORTH WEST	401	79
Ranch		NORTH WEST	401	61
Ranch		NORTH WEST	401	61
1 1/2 Story		NORTH WEST	401	76
2 Story		NORTH WEST	401	66
2 Story		NORTH WEST	401	61
1 1/2 Story		NORTH WEST	401	51
1 1/2 Story	XH0-400-0180-00	NORTH WEST	402	34
Ranch		NORTH WEST	401	61
Ranch		NORTH WEST	401	61
1 1/2 Story		NORTH WEST	401	51
2 Story		NORTH WEST	401	61
1 1/2 Story		NORTH WEST	401	56
1 1/2 Story		NORTH WEST	401	61
MODULAR		NORTH WEST	401	76
1 3/4 Story		NORTH WEST	401	76
Ranch		NORTH WEST	401	74
1 1/4 Story		NORTH WEST	401	68

22.47857247

North West Residential Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale
XHO-300-0520-00	222 N CHURCH ST	06/11/21	\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$52,300	47.98
XHO-300-0530-00	218 N CHURCH ST	12/15/21	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$39,500	37.62
XHO-300-0610-00	108 NORTH ST	03/31/23	\$154,900	WD	03-ARM'S LENGTH	\$154,900	\$73,500	47.45
XHO-300-0740-00	100 TIGER DR	08/13/21	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$42,100	48.39
XHO-300-0880-00	426 WEST ST	12/16/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$77,100	39.54
XHO-300-8011-00	542 TIFFIN ST	06/03/22	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$92,400	30.90
XHO-300-8071-00	203 NORTH ST	02/17/22	\$88,375	WD	03-ARM'S LENGTH	\$88,375	\$40,500	45.83
XHO-325-0042-00	704 JEFFERSON ST	11/09/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$44,300	38.52
XHO-325-0202-00	800 N MAPLE GROVE	07/25/22	\$284,900	WD	03-ARM'S LENGTH	\$284,900	\$97,000	34.05
XHO-330-0010-00	418 N MAPLE GROVE	04/26/21	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$13,800	62.73
XHO-340-0170-00	207 LANE ST	05/20/22	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$33,800	31.89
XHO-345-0150-00	111 LANE ST	07/15/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$74,200	57.08
XHO-345-0290-00	122 N CHURCH ST	09/30/22	\$151,500	WD	03-ARM'S LENGTH	\$151,500	\$39,600	26.14
XHO-400-0170-00	WILLOW ST	10/29/21	\$109,750	WD	03-ARM'S LENGTH	\$109,750	\$41,400	37.72
XHO-550-0040-00	640 TIFFIN ST	09/26/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$58,300	32.39
XHO-625-0080-00	104 VALLEY DR	12/14/22	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$42,900	30.66
XHO-751-0050-00	116 HILL ST	04/07/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$30,800	34.22
XHO-751-0080-00	212 N MAPLE GROVE	10/24/22	\$160,405	WD	03-ARM'S LENGTH	\$160,405	\$66,300	41.33
XHO-752-6040-00	314 N MAPLE GROVE	08/09/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$27,900	29.37
XHO-752-6121-00	107 JEFFERSON ST	08/18/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$34,000	29.57
XHO-753-0010-00	219 JACKSON ST	12/09/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$69,000	49.29
XHO-753-1032-00	216 JACKSON ST	09/08/22	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$34,800	28.29
XHO-753-2070-00	198 BUCHANAN ST	12/29/22	\$143,500	WD	03-ARM'S LENGTH	\$143,500	\$51,000	35.54
XHO-753-3040-00	110 JAY ST	01/28/22	\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$22,600	20.73

Totals: \$3,253,230 \$3,253,230 \$1,199,100

Sale. Ratio => 36.86

Std. Dev. => 10.13

Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$145,741	(\$28,555)	\$8,186	54.6	115.0	0.17	0.17	(\$523)	(\$164,109)	(\$3.77)
\$121,850	(\$8,640)	\$8,210	54.7	116.0	0.18	0.18	(\$158)	(\$49,091)	(\$1.13)
\$192,381	(\$20,925)	\$16,556	110.4	185.0	0.64	0.64	(\$190)	(\$32,644)	(\$0.75)
\$109,962	\$3,215	\$18,205	139.8	400.0	0.67	0.44	\$23	\$4,791	\$0.11
\$207,986	\$5,153	\$18,139	120.9	84.5	0.51	0.51	\$43	\$10,025	\$0.23
\$248,256	\$64,065	\$13,321	88.8	289.0	0.56	0.56	\$721	\$113,590	\$2.61
\$106,571	(\$6,830)	\$11,366	75.8	185.0	0.37	0.35	(\$90)	(\$18,262)	(\$0.42)
\$116,490	\$11,380	\$12,870	85.8	280.0	0.53	0.53	\$133	\$21,594	\$0.50
\$249,339	\$48,281	\$12,720	166.0	148.1	1.04	1.04	\$291	\$46,335	\$1.06
\$39,477	\$1,137	\$18,614	124.1	164.7	0.73	0.73	\$9	\$1,558	\$0.04
\$88,086	\$22,092	\$4,178	27.9	61.0	0.05	0.05	\$793	\$480,261	\$11.03
\$192,769	(\$55,994)	\$6,775	45.2	108.2	0.13	0.13	(\$1,240)	(\$440,898)	(\$10.12)
\$103,411	\$57,425	\$9,336	62.2	88.6	0.19	0.19	\$923	\$299,089	\$6.87
\$124,362	\$6,432	\$14,317	114.5	264.0	0.40	0.20	\$56	\$16,080	\$0.37
\$152,497	\$40,432	\$12,929	86.2	297.0	0.55	0.55	\$469	\$74,187	\$1.70
\$112,146	\$37,256	\$9,502	63.3	99.0	0.21	0.21	\$588	\$181,737	\$4.17
\$84,674	\$16,343	\$11,017	73.4	148.0	0.31	0.31	\$223	\$52,890	\$1.21
\$173,151	(\$3,493)	\$9,253	61.7	132.0	0.22	0.22	(\$57)	(\$15,594)	(\$0.36)
\$73,333	\$30,257	\$8,590	57.3	132.0	0.20	0.20	\$528	\$151,285	\$3.47
\$90,166	\$31,732	\$6,898	46.0	60.0	0.10	0.10	\$690	\$320,525	\$7.36
\$180,729	(\$28,615)	\$12,114	80.8	132.0	0.34	0.34	(\$354)	(\$83,183)	(\$1.91)
\$91,325	\$38,689	\$7,014	46.8	168.0	0.16	0.16	\$827	\$244,867	\$5.62
\$171,121	(\$18,680)	\$8,941	59.6	148.0	0.22	0.22	(\$313)	(\$83,393)	(\$1.91)
\$80,014	\$37,576	\$8,590	57.3	132.0	0.20	0.20	\$656	\$187,880	\$4.31
\$3,255,837	\$279,733	\$267,641	1,903.0	8.24	8.69	8.24	Average per FF=> \$147	Average per Net Acre=> 32,205.04	Average per SqFt=> \$0.74

Actual Front	EGF Area	Libers/Page	Other Parcels in Sale	Class	Rate Group 1	Rate Group 2
66.00	4002	2620	0854	401	FRONTAGE A	
66.00	4002	2631	0341	401	FRONTAGE A	
151.00	4002	2653	0151	401	FRONTAGE A	
146.00	4002	2624/0442	XH0-300-0750-00	402	FRONTAGE A	
265.00	4002	2649-0025		401	FRONTAGE A	
85.00	4002	2640-0525		401	FRONTAGE A	
88.00	4002	2634/0227		401	FRONTAGE A	
82.00	4002	2647-0769		401	FRONTAGE A	
100.00	4002	2642-0793		401	FRONTAGE A	FRONTAGE A
193.00	4002	2618/0228		401	FRONTAGE A	FRONTAGE A
33.00	4002	2640-0355		401	FRONTAGE A	
51.00	4002	2642-0597		401	FRONTAGE A	FRONTAGE A
94.33	4002	2646-0094		401	FRONTAGE A	FRONTAGE A
132.00	4002	2628/0580	XH0-400-0180-00	402	FRONTAGE A	
80.00	4002	2645-0646		401	FRONTAGE A	
90.00	4002	2649-0064		401	FRONTAGE A	
91.00	4002	26170166		401	FRONTAGE A	
74.00	4002	2646-0788		401	FRONTAGE A	
66.00	4002	2643-0798		401	FRONTAGE A	
72.00	4002	2643-0975		401	FRONTAGE A	
109.00	4002	2648-0814		401	FRONTAGE A	
45.25	4002	2644-0993		401	FRONTAGE A	
66.00	4002	2649-0287		401	FRONTAGE A	
66.00	4002	2633/0262		401	FRONTAGE A	