

City of Hudson Multi Family Commercial ECF Analysis

Parcel Number	Street Address	Adj. Sale \$	Sale Date	Instr.	Terms of Sale	Land + Yard	Bldg.	Residual	Cost Man. \$
XA0-100-0088-00	328 RIVERSIDE AVE	\$655,417	05/20/22	WD	03-ARM'S LENGTH	\$106,280		\$549,137	\$550,163
XA0-665-0034-01	712 COMPANY ST	\$350,000	04/30/21	WD	03-ARM'S LENGTH	\$96,679		\$253,321	\$324,028
XH0-118-3650-00	116 WEST ST / 118 WEST ST	\$650,000	06/28/22	WD	03-ARM'S LENGTH	\$98,701		\$551,299	\$580,722
								\$1,353,757	\$1,454,914
						<b>\$301,660</b>		<b>\$2,707,514</b>	<b>\$2,909,827</b>

Due to a lack of Multi Family sales in the City of Hudson, sales of multi family parcels from the City of Adrian were incorporated to develop the 2024 ECF. ECF of 0.93 utilized for 2024.

E.C.F.	ECF Area	Class	Cur. Appraisal	Land Table	Sale Price	Asd. when Sold	Asd/Adj. Sale	Floor Area	\$/Sq Ft.
0.998	CITYC	201	\$608,579	STUDY - XA & XT COMM	\$655,417	\$285,200	43.51	10,248	\$53.58
0.782	CITYC	201	\$392,517	STUDY - XA & XT COMM	\$350,000	\$120,900	34.54	4,032	\$62.83
0.949	2002	201	\$545,857		\$650,000	\$196,900	30.29	9,700	\$56.83
0.930	XA & XT COM			STUDY - XA & XT COMM					
			\$1,546,953		\$1,655,417	\$603,000			
			E.C.F. =>						0.930
			Ave. E.C.F. =>						0.915

Use Code	Land Value
APARTMENTS	\$91,250
MULTIPLE RESIDENCES	\$78,750
MULTIPLE RESIDENCES	\$66,240

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City of Hudson Multi Family Land Analysis

Parcel Number	Class	Sale Date	Instr.	Total Acres	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	SQ FT
XAO-665-0034-01	201	04/30/21	WD	0.63	03-ARM'S LENGTH	\$350,000	\$120,900	34.54	27442.80
XAO-665-0012-02	201	03/11/22	WD	0.27	03-ARM'S LENGTH	\$120,000	\$43,300	36.08	11586.96
XAO-100-0088-00	201	05/20/22	WD	0.73	03-ARM'S LENGTH	\$655,417	\$285,200	43.51	31798.80
XAO-000-0190-01	201	10/07/22	LC	0.36	03-ARM'S LENGTH	\$180,000	\$61,500	34.17	15812.28
XAO-215-6002-00	201	12/17/21	WD	0.20	03-ARM'S LENGTH	\$212,500	\$64,700	30.45	8712.00
XHO-118-3650-00	201	06/28/22	WD	1.06	03-ARM'S LENGTH	\$650,000	\$196,900	30.29	46173.60
				3.25		\$2,167,917			

Due to a lack of Multi Family sales in the City of Hudson , sales of multi family parcels from the City of Adrian were incorporated to develop the 2024 Land Value.

Acresage Table 1A

Description: COMMERCIAL MULTI FAM

Enter the Estimated Land Value for each of these sizes:

1 Acre:	65,000	3 Acre:	90,000	10 Acre:	0	30 Acre:	0
1.5 Acre:	75,000	4 Acre:	95,000	15 Acre:	0	40 Acre:	0
2 Acre:	80,000	5 Acre:	100,000	20 Acre:	0	50 Acre:	0
2.5 Acre:	85,000	7 Acre:	0	25 Acre:	0	100 Acre:	0

Land Residual	Rate per SQ FT	Rate per Acre	1st acre rate	Net Acres	1st Acre Rate	Dollars/Sqft	Street Address	
\$36,233	\$1.32	\$57,513	\$45,649	0.63	\$57,513	\$1.32	712 COMPANY ST	
\$29,663	\$2.56	\$111,515	\$57,514	0.27	\$111,515	\$2.56	738 ST JOSEPH ST	
\$138,088	\$4.34	\$189,162	\$161,620	0.73	\$189,162	\$4.34	328 RIVERSIDE AVE	
\$79,630	\$5.04	\$219,366	\$132,167	0.36	\$219,366	\$5.04	141 E FRONT ST	
\$67,404	\$7.74	\$337,020	\$150,720	0.20	\$337,020	\$7.74	505 W MAUMEE ST	
\$170,383	\$3.69	\$160,739	\$165,491	1.06	\$160,739	\$3.69	116 WEST ST / 118 WEST ST	
\$521,401		\$2,818,314	\$1,569,745					
Average								
per Net Acre=>							\$160,480	

Cur. Appraisal	ECF Area	Sale Price	Libor/Page	Est. Land Value	Use Code
\$388,044	COMAP	\$350,000	2618:0571	\$74,277	MULTIPLE RESIDENCES
\$121,698	COMHS	\$120,000	2635:0507	\$31,361	MULTIPLE RESIDENCES
\$643,473	COMAP	\$655,417	2639:0987	\$126,144	APARTMENTS
\$131,474	010	\$180,000	2646:0550	\$31,104	MULTIPLE RESIDENCES
\$179,656	COMAP	\$212,500	2631:0375	\$34,560	MULTIPLE RESIDENCES
\$539,237	2002	\$650,000	2641:0709	\$59,620	MULTIPLE RESIDENCES
\$2,003,582		\$2,167,917			