

8

Neighborhoods Used: 4001.NORTH EAST

316 MC CLELLAN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
XH0-305-8101-00	03/26/2021 4001	401	45,000	12,860
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/4 Story	68	32,140	75,443
				E.C.F. 0.426



391 WILCOX ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
XH0-305-0520-00	10/27/2020 4001	401	95,000	11,804
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	Ranch	63	83,196	99,569
				E.C.F. 0.836



325 HILL ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
XH0-305-0180-00	10/20/2020 4001	401	85,000	8,441
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 Story	68	76,559	106,021
				E.C.F. 0.722



511 N MAPLE GROVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
XH0-305-8025-00	09/17/2020 4001	401	100,000	15,043
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 Story	58	84,066	134,945
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	891	1430	0.623	



MC CLELLAN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
XH0-315-8093-00	07/10/2020 4001	401	209,900	16,345
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	Ranch	79	193,555	203,307
				E.C.F. 0.952



421 N MAPLE GROVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
XH0-305-0680-00	11/11/2019 4001	401	103,000	18,831
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 Story	78	80,220	114,516
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	3949	5638	0.701	



411 N MAPLE GROVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
XH0-305-0660-00	09/20/2019 4001	401	130,000	22,907
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 3/4 Story	73	107,093	196,337
				E.C.F. 0.545



111 N WOOD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
XH0-305-0112-00	08/14/2019 4001	401	55,000	12,533
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	Ranch	53	42,467	70,040
				E.C.F. 0.606



Neighborhoods Used: 4001.NORTH EAST

312 WILCOX ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
XH0-772-5060-00	06/10/2019 4001	401	95,500	9,771	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 Story	73	85,729	137,555	0.623



717 N MAPLE GROVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
XH0-305-0881-00	04/08/2019 4001	401	35,000	11,276	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 Story	58	23,724	65,812	0.360





Max # of Res. Buildings: 200

Minimum E.C.F. (Residential): 0.30  
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\*\*\*

08/24/2021 4:02 PM

**Parcel:** XH0-305-0112-00  
**Owner's Name:** JOHNSTON CHRISTEN M TRUST  
**Property Address:** 111 N WOOD ST  
HUDSON, MI 49247  
**Liber/Page:** 2621 0415  
**Split:** //  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Status:** TAXABLE  
**Gov. Unit:** XH0 CITY OF HUDSON  
**MAP #:** 96  
**School:** 46080 HUDSON AREA SCHOOLS  
**Neighborhood:** 4001 NORTH EAST

## Mailing Address:

JOHNSTON CHRISTEN M TRUST  
111 N WOOD ST  
HUDSON MI 49247

## Most Recent Sale Information

Sold on 06/03/2021 for 1 by JOHNSTON CHRISTEN M.

**Terms of Sale:** 14-INTO/OUT OF TRUST

**Liber/Page:** 2621 0415

## Most Recent Permit Information

Permit 20-16 on 07/29/2020 for \$0 category ELECTRICAL.

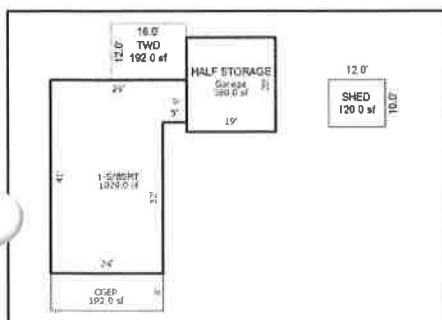
## Physical Property Characteristics

<b>2022 S.E.V.:</b> 29,800	<b>2022 Taxable:</b> 27,378	<b>Lot Dimensions:</b>
<b>2021 S.E.V.:</b> 28,300	<b>2021 Taxable:</b> 27,378	<b>Acreage:</b> 0.29
<b>Zoning:</b>	<b>Land Value:</b> 10,732	<b>Frontage:</b> 148.0
<b>PRE:</b> 100.000	<b>Land Impr. Value:</b> 1,801	<b>Average Depth:</b> 85.2

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1920  
Occupancy: Single Family  
Class: D  
Style: Ranch  
Exterior: Wood Siding  
% Good (Physical): 53  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 200  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,029  
Ground Area: 1,029  
Garage Area: 380  
Basement Area: 1,029  
Basement Walls: Block  
Estimated TCV: 47,067

## Sketch



# Real Estate Summary Sheet

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

08/24/2021 4:02 PM

**Parcel:** XH0-305-0180-00  
**Owner's Name:** MOMENEE JESSE J  
**Property Address:** 325 HILL ST  
 HUDSON, MI 49247

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Status:** TAXABLE  
**Gov. Unit:** XH0 CITY OF HUDSON  
**MAP #:** 96  
**School:** 46080 HUDSON AREA SCHOOLS  
**Neighborhood:** 4001 NORTH EAST

**Liber/Page:** // **Created:** //  
**Split:** // **Active:** Active

**Public Impr.:** Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas  
**Topography:** Level, Landscaped

**Mailing Address:**

MOMENEE JESSE J  
 325 HILL ST  
 HUDSON MI 49247

## Most Recent Sale Information

Sold on 10/20/2020 for 85,000 by FARNHAM ANNA M.

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

**Liber/Page:**

## Most Recent Permit Information

None Found

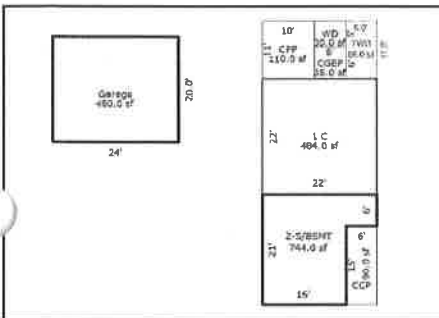
## Physical Property Characteristics

<b>2022 S.E.V.:</b> 39,800	<b>2022 Taxable:</b> 37,900	<b>Lot Dimensions:</b>
<b>2021 S.E.V.:</b> 37,900	<b>2021 Taxable:</b> 37,900	<b>Acreage:</b> 0.20
<b>Zoning:</b>	<b>Land Value:</b> 7,941	<b>Frontage:</b> 66.0
<b>PRE:</b> 100.000	<b>Land Impr. Value:</b> 500	<b>Average Depth:</b> 133.0

## Improvement Data

# of Residential Buildings: 1  
 Year Built: 1900  
 Occupancy: Single Family  
 Class: CD  
 Style: 2 Story  
 Exterior: Vinyl  
 % Good (Physical): 68  
 Heating System: Forced Heat & Cool  
 Electric - Amps Service: 60  
 # of Bedrooms: 3  
 Full Baths: 1 Half Baths: 0  
 Floor Area: 1,228  
 Ground Area: 856  
 Garage Area: 480  
 Basement Area: 372  
 Basement Walls: Block  
 Estimated TCV: 71,246

## Sketch









# Real Estate Summary Sheet

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

08/24/2021 4:02 PM

<b>Parcel:</b>	XH0-305-0680-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	JANIK ESTHER	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	421 N MAPLE GROVE HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2616/0918	<b>Prev. Taxable Status</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Created:</b>	//	<b>MAP #</b>	96
<b>Active:</b>	Active	<b>School:</b>	46080 HUDSON AREA SCHOOLS
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb		
<b>Topography:</b>	Level		
<b>Neighborhood:</b>	4001 NORTH EAST		

## Mailing Address:

JANIK ESTHER  
CLARK BRANDI & CALVIN  
421 N MAPLE GROVE AVE  
HUDSON MI 49247

## Most Recent Sale Information

Sold on 01/18/2021 for 1 by JANIK ESTHER.

**Terms of Sale:** 18-LIFE ESTATE **Liber/Page:** 2616/0918

## Most Recent Permit Information

Permit 19003 on 05/28/2019 for \$0 category MECHANICAL.

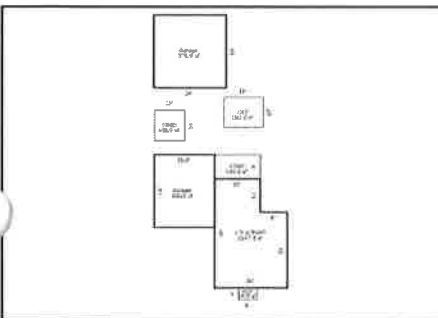
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	50,700	<b>2022 Taxable:</b>	46,339	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	48,100	<b>2021 Taxable:</b>	46,339	<b>Acreage:</b>	0.89
<b>Zoning:</b>		<b>Land Value:</b>	17,024	<b>Frontage:</b>	147.7
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	1,807	<b>Average Depth:</b>	264.5

## Improvement Data

# of Residential Buildings: 1	# of Agricultural Buildings: 1
Year Built: 1930	Estimated TCV: 5,638
Occupancy: Single Family	Cmts:
Class: CD	
Style: 1 1/2 Story	
Exterior: Vinyl	
% Good (Physical): 78	
Heating System: Forced Air w/ Ducts	
Electric - Amps Service: 60	
# of Bedrooms: 3	
Full Baths: 1 Half Baths: 0	
Floor Area: 1,148	
Ground Area: 765	
Garage Area: 504	
Basement Area: 765	
Basement Walls: Block	
Estimated TCV: 76,955	

## Sketch



# Real Estate Summary Sheet

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

08/24/2021 4:02 PM

<b>Parcel:</b>	XH0-305-0881-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	DARR, TRACY L	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	717 N MAPLE GROVE HUDSON, MI 49247	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2578/0519	<b>Prev. Taxable Status:</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>	RENTAL 2014
<b>Topography:</b>	Rolling	<b>School:</b>	46080 HUDSON AREA SCHOOLS
<b>Mailing Address:</b>		<b>Neighborhood:</b>	4001 NORTH EAST

DARR, TRACY L  
719 N MAPLE GROVE AVE  
HUDSON MI 49247

## Most Recent Sale Information

Sold on 04/08/2019 for 35,000 by PIBBLES AMANDA.

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

**Liber/Page:** 2578/0519

## Most Recent Permit Information

None Found

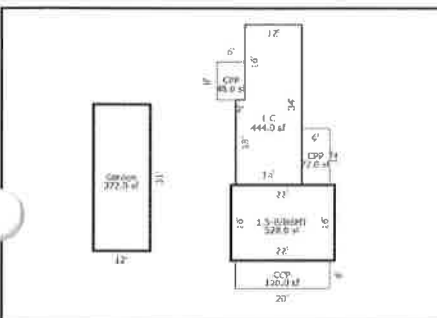
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	27,800	<b>2022 Taxable:</b>	25,552	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	26,300	<b>2021 Taxable:</b>	25,552	<b>Acreage:</b>	0.46
<b>Zoning:</b>		<b>Land Value:</b>	10,776	<b>Frontage:</b>	69.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	500	<b>Average Depth:</b>	293.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: D  
Style: 1 1/2 Story  
Exterior: Vinyl  
% Good (Physical): 58  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 60  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 972  
Ground Area: 796  
Garage Area: 372  
Basement Area: 352  
Basement Walls: Poured  
Estimated TCV: 44,225

## Sketch



# Real Estate Summary Sheet

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

08/24/2021 4:02 PM

**Parcel:** XH0-305-8025-00  
**Owner's Name:** GLENN JON S.  
**Property Address:** 511 N MAPLE GROVE  
HUDSON, MI 49247

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Status:** TAXABLE  
**Gov. Unit:** XH0 CITY OF HUDSON  
**MAP #:** 96  
**School:** 46080 HUDSON AREA SCHOOLS  
**Neighborhood:** 4001 NORTH EAST

**Liber/Page:** // **Created:** //  
**Split:** // **Active:** Active

**Public Impr.:** Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb  
**Topography:** Rolling, Low, Swamp, Wooded

## Mailing Address:

GLENN JON S.  
511 N MAPLE GROVE  
HUDSON MI 49247

## Most Recent Sale Information

Sold on 09/17/2020 for 100,000 by PUCKETT, SHAWN.

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

**Liber/Page:**

## Most Recent Permit Information

Permit 20-52 on 12/03/2020 for \$0 category ROOF.

## Physical Property Characteristics

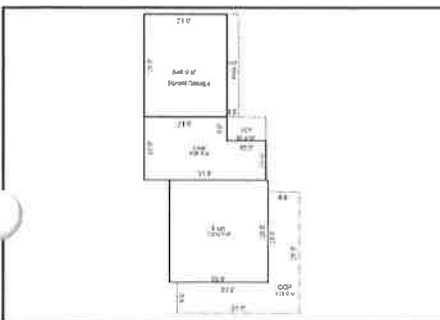
<b>2022 S.E.V.:</b> 53,600	<b>2022 Taxable:</b> 51,000	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b> 51,000	<b>2021 Taxable:</b> 51,000	<b>Acreage:</b> 0.50	
<b>Zoning:</b>	<b>Land Value:</b> 14,043	<b>Frontage:</b> 153.6	
<b>PRE:</b> 100.000	<b>Land Impr. Value:</b> 1,000	<b>Average Depth:</b> 141.6	

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1918  
Occupancy: Single Family  
Class: CD  
Style: 2 Story  
Exterior: Alum., Vinyl  
% Good (Physical): 58  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 60  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 1  
Floor Area: 2,282  
Ground Area: 1,632  
Garage Area: 576  
Basement Area: 1,164  
Basement Walls: Block  
Estimated TCV: 90,683

# of Agricultural Buildings: 1  
Estimated TCV: 1,430  
Cmts: DIRT FLOOR

## Sketch



# Real Estate Summary Sheet

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

08/24/2021 4:02 PM

<b>Parcel:</b>	XH0-305-8101-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	OSBURN, DANA	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	316 MC CLELLAN ST HUDSON, MI 49247	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2617/0015	<b>Prev. Taxable Status:</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>	96
<b>Topography:</b>	Level	<b>School:</b>	46080 HUDSON AREA SCHOOLS
<b>Mailing Address:</b>		<b>Neighborhood:</b>	4001 NORTH EAST
	OSBURN, DANA 316 MC CLELLAN ST HUDSON MI 49247		

## Most Recent Sale Information

Sold on 03/26/2021 for 45,000 by KILBOURN HELEN L.

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

**Liber/Page:** 2617/0015

## Most Recent Permit Information

Permit 1739 on 06/16/2017 for \$0 category CONSTRUCTION.

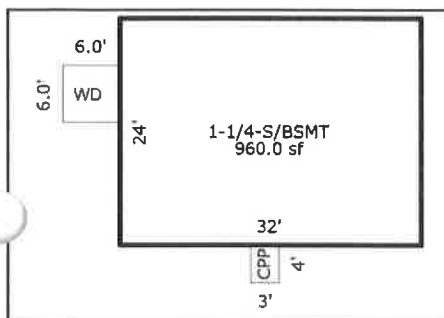
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	31,800	<b>2022 Taxable:</b>	31,800	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	30,100	<b>2021 Taxable:</b>	23,763	<b>Acreage:</b>	0.37
<b>Zoning:</b>		<b>Land Value:</b>	12,360	<b>Frontage:</b>	143.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	500	<b>Average Depth:</b>	112.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1956  
Occupancy: Single Family  
Class: CD  
Style: 1 1/4 Story  
Exterior: Vinyl  
% Good (Physical): 68  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 60  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 960  
Ground Area: 768  
Garage Area: 0  
Basement Area: 768  
Basement Walls: Block  
Estimated TCV: 50,698

## Sketch



# Real Estate Summary Sheet

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

08/24/2021 4:02 PM

**Parcel:** XH0-315-8093-00  
**Owner's Name:** SHAW TIMOTHY R & ANN  
**Property Address:** 415 MC CLELLAN ST  
HUDSON, MI 49247  
**Liber/Page:** 2600/0574      **Created:** / /  
**Split:** / /      **Active:** Active  
**Public Impr.:** Paved Road, Water, Sewer, Electric, Gas  
**Topography:** Level, Rolling, Landscaped

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Status:** TAXABLE  
**Gov. Unit:** XH0 CITY OF HUDSON  
**MAP #:** 96  
**School:** 46080 HUDSON AREA SCHOOLS  
**Neighborhood:** 4001 NORTH EAST

## Mailing Address:

SHAW TIMOTHY R & ANN  
415 MC CLELLAN ST  
HUDSON MI 49247

## Most Recent Sale Information

Sold on 07/10/2020 for 209,900 by WOLLET, PATRICK W & LAURA A.

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

**Liber/Page:** 2600/0574

## Most Recent Permit Information

Permit 07-016 on 04/24/2007 for \$6,500 category PORCH.

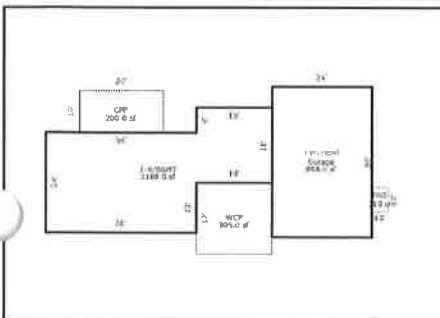
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	76,500	<b>2022 Taxable:</b>	72,600	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	72,600	<b>2021 Taxable:</b>	72,600	<b>Acreage:</b>	1.00
<b>Zoning:</b>		<b>Land Value:</b>	15,345	<b>Frontage:</b>	206.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	1,000	<b>Average Depth:</b>	211.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1965  
Occupancy: Single Family  
Class: C  
Style: Ranch  
Exterior: Vinyl  
% Good (Physical): 79  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 60  
# of Bedrooms: 3  
Full Baths: 3    Half Baths: 0  
Floor Area: 2,052  
Ground Area: 2,052  
Garage Area: 576  
Basement Area: 1,188  
Basement Walls: Block  
Estimated TCV: 136,622

## Sketch



# Real Estate Summary Sheet

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

08/24/2021 4:02 PM

<b>Parcel:</b>	XH0-772-5060-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	WILLIAMS AARON & EMILY SUE	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	312 WILCOX ST HUDSON, MI 49247	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2581/0379	<b>Prev. Taxable Status:</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>	RENTAL 2014
<b>Topography:</b>	Rolling	<b>School:</b>	46080 HUDSON AREA SCHOOLS
<b>Mailing Address:</b>		<b>Neighborhood:</b>	4001 NORTH EAST

WILLIAMS AARON & EMILY SUE  
312 WILCOX ST  
HUDSON MI 49247

## Most Recent Sale Information

Sold on 06/10/2019 for 95,500 by CLARK, KATHERINE.

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

**Liber/Page:** 2581/0379

## Most Recent Permit Information

Permit 01-072 on 06/26/2001 for \$1,250 category CONSTRUCTION.

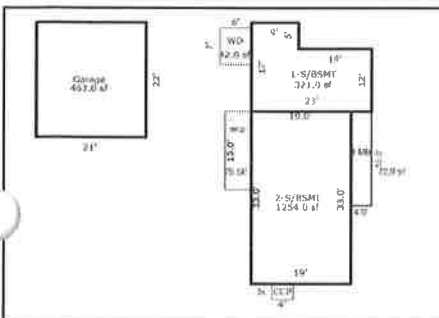
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	51,100	<b>2022 Taxable:</b>	44,210	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	48,600	<b>2021 Taxable:</b>	44,210	<b>Acreage:</b>	0.31
<b>Zoning:</b>		<b>Land Value:</b>	9,271	<b>Frontage:</b>	66.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	500	<b>Average Depth:</b>	207.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1900  
Occupancy: Single Family  
Class: CD  
Style: 2 Story  
Exterior: Vinyl  
% Good (Physical): 73  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 60  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,647  
Ground Area: 1,020  
Garage Area: 462  
Basement Area: 1,020  
Basement Walls: Stone  
Estimated TCV: 92,437

## Sketch



North East Residential ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
XHO-305-0112-00	111 N WOOD ST	08/14/19	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$30,800	56.00	\$59,460
XHO-305-0180-00	325 HILL ST	10/20/20	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$34,200	40.24	\$79,475
XHO-305-0520-00	391 WILCOX ST	10/27/20	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$34,500	36.32	\$78,515
XHO-305-0660-00	411 N MAPLE GROVE	09/20/19	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$74,800	57.54	\$154,453
XHO-305-0680-00	421 N MAPLE GROVE	11/11/19	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$45,900	44.56	\$101,195
XHO-305-0881-00	717 N MAPLE GROVE	04/08/19	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$19,600	56.00	\$55,370
XHO-305-8025-00	511 N MAPLE GROVE	09/17/20	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$47,200	47.20	\$106,886
XHO-305-8101-00	316 MC CLELLAN ST	03/26/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$28,800	64.00	\$63,407
XHO-315-8093-00	415 MC CLELLAN ST	07/10/20	\$209,900	WD	03-ARM'S LENGTH	\$209,900	\$60,900	29.01	\$152,561
XHO-772-5060-00	312 WILCOX ST	06/10/19	\$95,500	WD	03-ARM'S LENGTH	\$95,500	\$30,600	32.04	\$101,933
<b>Totals:</b>			<b>\$953,400</b>			<b>\$953,400</b>	<b>\$407,300</b>	<b>42.72</b>	<b>\$953,255</b>
								<b>11.88</b>	

Sale. Ratio => 42.72  
 Std. Dev. => 11.88



Land + Yard	Bldg.	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
\$12,533		\$42,467	\$70,040	0.606	1,029	\$41.27	4001	3.3146	Ranch	\$10,732
\$8,441		\$76,559	\$106,021	0.722	1,228	\$62.34	4001	8.2644	2 Story	\$7,941
\$11,804		\$83,196	\$99,569	0.836	864	\$96.29	4001	19.6095	Ranch	\$9,854
\$22,907		\$107,093	\$196,337	0.545	2,283	\$46.91	4001	9.4015	1 3/4 Story	\$17,212
\$18,831		\$84,169	\$120,154	0.701	1,148	\$73.32	4001	6.1038	1 1/2 Story	\$17,024
\$11,276		\$23,724	\$65,812	0.360	972	\$24.41	4001	27.8987	1 1/2 Story	\$10,776
\$15,043		\$84,957	\$136,375	0.623	2,282	\$37.23	4001	1.6502	2 Story	\$14,043
\$12,860		\$32,140	\$75,443	0.426	960	\$33.48	4001	21.3453	1 1/4 Story	\$12,360
\$16,345		\$193,555	\$203,307	0.952	2,052	\$94.33	4001	31.2562	Ranch	\$15,345
\$9,771		\$85,729	\$137,555	0.623	1,647	\$52.05	4001	1.6235	2 Story	\$9,271
		<b>\$813,589</b>	<b>\$1,210,614</b>			<b>\$56.16</b>		<b>3.2578</b>		
				<b>E.C.F. =&gt; 0.672</b>		<b>Std. Deviation=&gt; 0.176564</b>				
				<b>Ave. E.C.F. =&gt; 0.639</b>		<b>Ave. Variance=&gt; 13.0468</b>		<b>Coefficient of Var=&gt; 20.40252609</b>		

Land Table	Property Class	Building	Depr.
NORTH EAST	401		53
NORTH EAST	401		68
NORTH EAST	401		63
NORTH EAST	401		73
NORTH EAST	401		78
NORTH EAST	401		58
NORTH EAST	401		58
NORTH EAST	401		68
NORTH EAST	401		79
NORTH EAST	401		73

North East Residential Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
XHO-305-0112-00	111 N WOOD ST	08/14/19	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$30,800	56.00
XHO-305-0180-00	325 HILL ST	10/20/20	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$34,200	40.24
XHO-305-0520-00	391 WILCOX ST	10/27/20	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$34,500	36.32
XHO-305-0660-00	411 N MAPLE GROVE	09/20/19	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$74,800	57.54
XHO-305-0680-00	421 N MAPLE GROVE	11/11/19	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$45,900	44.56
XHO-305-0881-00	717 N MAPLE GROVE	04/08/19	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$19,600	56.00
XHO-305-8025-00	511 N MAPLE GROVE	09/17/20	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$47,200	47.20
XHO-305-8060-00	322 WILCOX ST	12/30/20	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$31,700	79.25
XHO-305-8101-00	316 MC CLELLAN ST	03/26/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$28,800	64.00
XHO-315-1470-00	300 MC CLELLAN ST	09/25/20	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$11,200	56.00
XHO-315-8093-00	415 MC CLELLAN ST	07/10/20	\$209,900	WD	03-ARM'S LENGTH	\$209,900	\$60,900	29.01
XHO-772-5060-00	312 WILCOX ST	06/10/19	\$95,500	WD	03-ARM'S LENGTH	\$95,500	\$30,600	32.04
<b>Totals:</b>			<b>\$1,013,400</b>			<b>\$1,013,400</b>	<b>\$450,200</b>	<b>44.42</b>
								<b>Std. Dev. =&gt; 14.46</b>

Vacant Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
XHO-315-1470-00	300 MC CLELLAN ST	09/25/20	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$11,200	56.00
<b>Totals:</b>			<b>\$20,000</b>			<b>\$20,000</b>	<b>\$11,200</b>	<b>56.00</b>
								<b>Std. Dev. =&gt; 17.83</b>

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$58,565	\$6,272	\$9,837	89.4	85.2	0.29	0.29	\$70	\$21,628	\$0.50
\$78,813	\$13,466	\$7,279	66.2	133.0	0.20	0.20	\$203	\$66,663	\$1.53
\$77,694	\$26,339	\$9,033	82.1	161.0	0.31	0.31	\$321	\$85,795	\$1.97
\$153,019	(\$7,241)	\$15,778	143.4	264.0	0.91	0.91	(\$50)	(\$7,966)	(\$0.18)
\$99,776	\$18,829	\$15,605	141.9	264.5	0.89	0.89	\$133	\$21,062	\$0.48
\$54,472	(\$9,594)	\$9,878	89.8	293.0	0.46	0.46	(\$107)	(\$20,677)	(\$0.47)
\$105,716	\$7,157	\$12,873	117.0	141.6	0.50	0.50	\$61	\$14,343	\$0.33
\$74,042	(\$20,742)	\$13,300	0.0	0.0	1.16	1.16	#DIV/0!	(\$17,881)	(\$0.41)
\$62,377	(\$6,047)	\$11,330	103.0	112.0	0.37	0.37	(\$59)	(\$16,432)	(\$0.38)
\$33,064	\$20,000	\$24,252	0.0	0.0	8.08	8.08	#DIV/0!	\$2,474	\$0.06
\$151,282	\$72,684	\$14,066	127.9	211.0	1.00	1.00	\$568	\$72,830	\$1.67
\$101,160	\$2,838	\$8,498	77.3	207.0	0.31	0.31	\$37	\$9,038	\$0.21
<b>\$1,049,980</b>	<b>\$123,961</b>	<b>\$151,729</b>	<b>1,038.0</b>		<b>14.49</b>	<b>14.49</b>			
Average					Average		Average		
per FF=>					per Net Acre=>		per SqFt=>		
					\$119		\$0.20		

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$33,064	\$20,000	\$24,252	0.0	0.0	8.08	8.08	#DIV/0!	\$2,474	\$0.06
\$33,064	\$20,000	\$24,252	0.0	0.0	8.08	8.08			
Average					Average		Average		
per Net Acre=>					2,474.02		per SqFt=>		
							\$0.06		

Actual Front	ECF Area	Libers/Page	Land Table	Class
148.00	4001	2584/0511	NORTH EAST	401
66.00	4001		NORTH EAST	401
83.00	4001	2606 0537	NORTH EAST	401
150.00	4001	2586/0310	NORTH EAST	401
147.70	4001	2588/0960	NORTH EAST	401
69.00	4001	2578/0519	NORTH EAST	401
153.55	4001		NORTH EAST	401
0.00	4001	2612/0311	NORTH EAST	401
143.00	4001	2617/0015	NORTH EAST	401
0.00	4001	2604 0841	NORTH EAST	402
206.00	4001	2600/0574	NORTH EAST	401
66.00	4001	2581/0379	NORTH EAST	401

Actual Front	ECF Area	Libers/Page	Land Table	Class
0.00	4001	2604 0841	NORTH EAST	402