

5

Neighborhoods Used: 2001.COMMERCIAL

415 W MAIN ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 XH0-320-0050-00 12/30/2019 2001 201 248,000 7,528
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 Story 73 102,141 237,106 0.431
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 138331 321115 0.431



301 W MAIN ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 XH0-320-0340-00 09/30/2019 2001 201 50,000 1,497
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 48503 116822 0.415



109 LANE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 XH0-345-0160-00 01/03/2019 2001 201 41,000 2,072
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 38928 81827 0.476



315 DIVISION ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 XH0-411-6010-00 11/27/2017 2001 201 30,000 4,800
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 25200 67324 0.374



1 CHURCH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 XH0-345-0400-00 02/23/2017 2001 201 79,900 819
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 79081 179069 0.442



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

12/18/2021 12:47 PM

Parcel: XH0-320-0050-00
Owner's Name: B.E. MARRY PROPERTIES, LLC
Property Address: 415 W MAIN ST
HUDSON, MI 49247

Current Class: 201.COMMERCIAL-IMPROVED
Previous Class: 201.COMMERCIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Status: TAXABLE
Gov. Unit: XH0 CITY OF HUDSON
MAP #: 97
School: 46080 HUDSON AREA SCHOOLS
Neighborhood: 2001 COMMERCIAL

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

Public Impr.: None
Topography: None

Mailing Address:

B.E. MARRY PROPERTIES, LLC
415 W MAIN ST
HUDSON MI 49247

Most Recent Sale Information

Sold on 12/30/2019 for 248,000 by EAGLE FUNERAL HOME.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page:

Most Recent Permit Information

Permit 20-0008 on 05/04/2020 for \$4,992 category SIGN.

Physical Property Characteristics

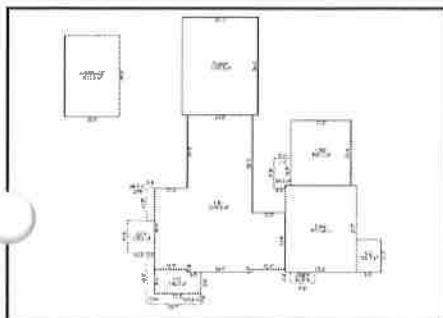
2022 S.E.V.: Tentative	2022 Taxable: Tentative	Lot Dimensions: 74 X 266
2021 S.E.V.: 122,700	2021 Taxable: 122,700	Acreage: 0.45
Zoning:	Land Value: Tentative	Frontage: 0.0
PRE: 0.000	Land Impr. Value: Tentative	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C
Style: 2 Story
Exterior: Stucco
% Good (Physical): 74
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 2,364
Ground Area: 1,532
Garage Area: 1,608
Basement Area: 1,360
Basement Walls:
Estimated TCV: Tentative

of Commercial Buildings: 1
Type: Mortuaries (Funeral Homes)
Desc: EAGLE FUNERAL HOME
Class: C
Quality: Good
Built: 1900 Remodeled: 1960
Overall Building Height: 10
Floor Area: 2,152
Sale Price/Floor Area: 115.24
Estimated TCV: Tentative
Cmts:

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/18/2021 12:47 PM

Parcel: XH0-320-0340-00
Owner's Name: MATTISON TYLER J & ALEXIS M
Property Address: 301 W MAIN ST
HUDSON, MI 49247
Liber/Page: 2586/0761
Split: / /
Public Impr.: None
Topography: None

Current Class: 201.COMMERCIAL-IMPROVED
Previous Class: 201.COMMERCIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Status: TAXABLE
Gov. Unit: XH0 CITY OF HUDSON
MAP #: 97
School: 46080 HUDSON AREA SCHOOLS
Neighborhood: 2001 COMMERCIAL

Mailing Address:

MATTISON TYLER J & ALEXIS M
309 S MERIDIAN RD
HUDSON MI 49247

Most Recent Sale Information

Sold on 09/30/2019 for 50,000 by M J SANBORN INC.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2586/0761

Most Recent Permit Information

Permit 19200 on 12/16/2019 for \$0 category ELECTRICAL.

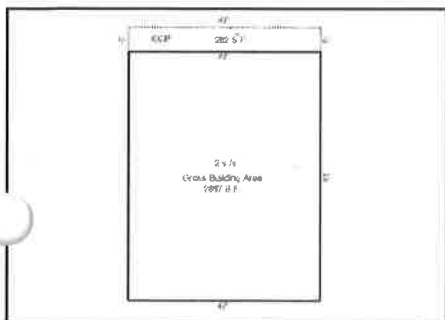
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	47 X 77
2021 S.E.V.:	25,200	2021 Taxable:	25,200	Acreage:	0.09
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Commercial Buildings: 2
Type: Stores - Retail
Desc:
Class: C
Quality: Low Cost
Built: 1873 Remodeled: 0
Overall Building Height: 22
Floor Area: 5,734
Sale Price/Floor Area: 8.72
Estimated TCV: Tentative
Cmts: PART UNUSED, FINISHED

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/18/2021 12:47 PM

Parcel:	XH0-345-0160-00	Current Class:	201.COMMERCIAL-IMPROVED
Owner's Name:	THE POSY SHOP LLC	Previous Class:	201.COMMERCIAL-IMPROVED
Property Address:	109 LANE ST HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2573/0943	Prev. Taxable Status	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	None	MAP #	97
Topography:	None	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	2001 COMMERCIAL
		Created:	//
		Active:	Active

Mailing Address:

THE POSY SHOP LLC
109 LANE ST
HUDSON MI 49247

Most Recent Sale Information

Sold on 01/03/2019 for 41,000 by MANSFIELD, CHARLES D & AUDREY I.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2573/0943

Most Recent Permit Information

None Found

Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	42 X 110
2021 S.E.V.:	18,400	2021 Taxable:	18,400	Acreage:	0.13
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Commercial Buildings: 2
Type: Stores - Florist Shop
Desc: POSY SHOP
Class: D
Quality: Good
Built: 1920 Remodeled: 0
Overall Building Height: 8
Floor Area: 1,608
Sale Price/Floor Area: 25.50
Estimated TCV: Tentative
Cmts:

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/18/2021 12:47 PM

Parcel: XH0-345-0400-00
Owner's Name: CTAM PROPERTIES, LLC
Property Address: 105 N CHURCH ST
HUDSON, MI 49247
Liber/Page: 2618/0461
Split: //
Public Impr.: None
Topography: None

Current Class: 201.COMMERCIAL-IMPROVED
Previous Class: 201.COMMERCIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Status: TAXABLE
Gov. Unit: XH0 CITY OF HUDSON
MAP #: 97
School: 46080 HUDSON AREA SCHOOLS
Neighborhood: 2001 COMMERCIAL

Created: //
Active: Active

Mailing Address:

CTAM PROPERTIES, LLC
1474 WHITE CLOVER DR
JONESVILLE MI 49250

Most Recent Sale Information

Sold on 04/23/2021 for 85,000 by FARRELL, STEPHEN J & SHARON A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2618/0461

Most Recent Permit Information

Permit 21-15 on 05/04/2021 for \$0 category REMODEL.

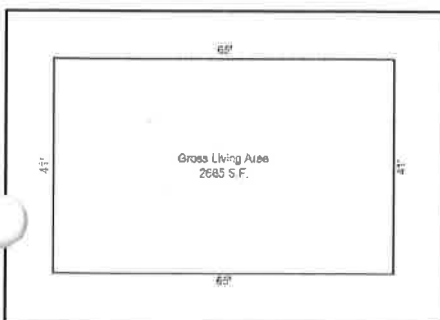
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	42 X 65
2021 S.E.V.:	40,400	2021 Taxable:	33,895	Acreage:	0.06
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Commercial Buildings: 2
Type: Shopping Centers - Mixed w/Residential Units
Desc:
Class: C
Quality: Low Cost
Built: 1880 Remodeled: 0
Overall Building Height: 24
Floor Area: 7,995
Sale Price/Floor Area: 10.63
Estimated TCV: Tentative
Cmts:

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/18/2021 12:47 PM

Parcel:	XH0-411-6010-00	Current Class:	201.COMMERCIAL-IMPROVED
Owner's Name:	REEDER, ROBERT G	Previous Class:	201.COMMERCIAL-IMPROVED
Property Address:	315 DIVISION ST HUDSON, MI 49247	Taxable Status:	TAXABLE
Liber/Page:	2496-0074	Prev. Taxable Status:	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	None	MAP #:	
Topography:	None	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	2001 COMMERCIAL
Created:	//		
Active:	Active		

Mailing Address:

REEDER, ROBERT G
419 W MAIN
HUDSON MI 49247

Most Recent Sale Information

Sold on 11/27/2017 for 0 by PETRIE PETE ESTATE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2496-0074

Most Recent Permit Information

Permit 1817 on 05/21/2018 for \$0 category ROOF.

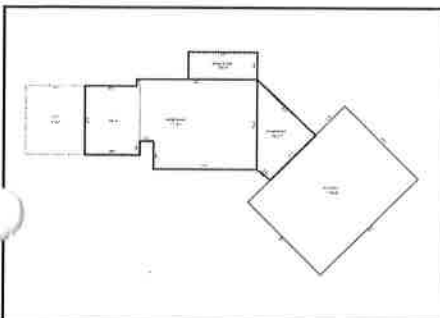
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	84 X 101
2021 S.E.V.:	17,500	2021 Taxable:	16,015	Acreage:	0.23
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Commercial Buildings: 3
Type: Markets - Convenience
Desc:
Class: D
Quality: Low Cost
Built: 1924 Remodeled: 1985
Overall Building Height: 0
Floor Area: 3,097
Sale Price/Floor Area: 0.00
Estimated TCV: Tentative
Cmts: 2018 NEW METAL ROOF

Sketch



Commercial ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
XH0-320-0050-00	415 W MAIN ST	12/30/19	\$248,000	LC	03-ARM'S LENGTH	\$248,000	\$127,200	51.29
XH0-345-0160-00	109 LANE ST	01/03/19	\$41,000	WD	03-ARM'S LENGTH	\$41,000	\$11,900	29.02
XH0-345-0400-00	105 N CHURCH ST	02/23/17	\$79,900	WD	03-ARM'S LENGTH	\$79,900	\$31,100	38.92
XH0-411-6010-00	315 DIVISION ST	11/27/17	\$30,000	PTA	03-ARM'S LENGTH	\$30,000	\$24,800	82.67
Totals:			\$398,900			\$398,900	\$195,000	

Sale. Ratio => **48.88**

Std. Dev. => **23.31**

Expanded 201 sales timeframe to include sales beginning 1/1/2017 due to lack of sales in timeframe used for the 2022 analysis. Greater weight given to the most recent sales. Due to market increases since 2017 to current market, ECF of 0.445 was used for the 2022 Commercial ECF Neighborhood.

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$255,936	\$7,528	\$240,472	\$558,220	0.431	4,516	\$53.25	2001	0.0171
\$38,485	\$2,072	\$38,928	\$81,827	0.476	1,608	\$24.21	2001	4.5123
\$81,400	\$819	\$79,081	\$179,069	0.442	7,995	\$9.89	2001	1.1011
\$35,096	\$4,800	\$25,200	\$67,324	0.374	3,097	\$8.14	2001	5.6305
\$410,917		\$383,681	\$886,441			\$23.87		0.2221
				E.C.F. =>	0.433	Std. Deviation=>		0.04214138
				Ave. E.C.F. =>	0.431	Ave. Variance=>		2.8153
						Coefficient of Var=>		

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
2 Story		\$6,771	No	/ /		COMMERCIAL	201	73
		\$2,072	No	/ /		COMMERCIAL	201	0
		\$819	No	/ /		COMMERCIAL	201	0
		\$2,980	No	/ /		COMMERCIAL	201	0

6.537835687

Commercial Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal
XH0-320-0050-00	415 W MAIN ST	12/30/19	\$248,000	LC	03-ARMIS LENGTH	\$248,000	\$127,200	51.29	\$255,320
XH0-320-0070-00	415 W MAIN ST	12/30/19	\$52,000	LC	03-ARMIS LENGTH	\$52,000	\$22,000	42.31	\$44,180
XH0-345-0160-00	109 LANE ST	01/03/19	\$41,000	WD	03-ARMIS LENGTH	\$41,000	\$11,900	29.02	\$38,297
Totals:			\$341,000			\$341,000	\$161,100		\$337,797
								Sale. Ratio =>	47.24
								Std. Dev. =>	11.20

Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/Sqft	ECF Area	Liber/Page	Land Table	Class
(\$1,165)	\$6,155	0.45	0.45	(\$2,577)	(\$0.06)	2001		COMMERCIAL	201
\$52,000	\$7,925	0.59	0.59	\$88,136	\$2.02	2001		COMMERCIAL	202
\$4,587	\$1,884	0.13	0.13	\$36,696	\$0.84	2001	2573/0943	COMMERCIAL	201
\$55,422	\$15,964	1.17	1.17						
Average		Average		Average					
per FF=>		per Net Acre=>	47,491.00	per Sqft=>	\$1.09				