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2022 City of Hudson Land Value Study Agricultural Vacant Land 1/01/2018 to 3/31/2021

Parcel Number	Date of Sale	Sale Price	Tillable Acres	Cost per Acre	Comments
ME0-122-4700-00	3/27/2020	\$424,000.00	77	\$5,506.49	
ME0-211-2050-00	5/23/2018	\$136,000.00	16.74	\$8,124.25	
HD0-109-1000-00	8/1/2019	\$346,400.00	108.273	\$3,199.32	adj sale price for woods
HD0-104-3750-00	8/1/2019				
HD0-110-4700-00	12/7/2018	\$105,138.00	28.059	\$3,747.03	adj sale price for woods & low -wet land
HD0-115-2000-00	6/20/2019	\$111,484.00	27.57	\$4,043.67	adj sale price for woods & low -wet land
HD0-128-4500-00	3/15/2019	\$262,400.00	50.96	\$5,149.14	adj sale price for woods & low -wet land
Total Acres:			308.602	\$1,385,422.00	Average Price/Acre
				\$4,961.65	\$4,489.35

No Ag Sales within the City of Hudson for the 2022 study. Used 101 sales outside of the City to develop Land Value. Final 101 per acre value for 2022: \$4,900.

Parcel Number: ME0-211-2050-00

Jurisdiction: MEDINA TOWNSHIP

County: LENAWEE

Printed on

01/18/2019

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.	
GILLEN, JAMES E, JR	KUNKLE FARMLAND IRREVOCABLE TRUST	136,000	05/23/2018	WD	ARMS LENGTH - VAC	2563-933	EQUALIZATION	100.0	
GILLEN, DELITE	GILLEN, JAMES E, JR	20,000	08/28/2014	WD	PAY OFF IC	2493-849	EQUALIZATION	0.0	
GILLEN, JAMES E, JR	MI DEPT OF TREASURY	0	08/28/2014	PA	AFTDAVIT	2493-851	EQUALIZATION	0.0	
GILLEN/DELITE//	GILLEN/JAMES E//JR	100,000	03/18/1997	IC	FORECLOSURE RELATED	1468562	EQUALIZATION	0.0	
Property Address	Class: 101 Agricultural Zoning: Building Permit(s) Date Number Status								
12000 STATE LT RD BLK	School: 46100 MORENCI P.R.E. 100% / / Qual. Ag.								
Owner's Name/Address	KUNKLE FARMLAND IRREVOCABLE TRUST 20674 US HWY 20 ALVORDTON OH 43501								
Tax Description	LD BEG 1395.72 FT W FROM NE COR SEC 11 RUNN TH S 619.50 FT TO MICH-OHIO LT TH S 88 DEG 41'W 1393.72 FT TH N 651.27 FT TO N SEC 11 TH E 484.26 FT TH S 283 FT TH E 353 FT TH N 283 FT TH E 555.93 FT TO POB SEC 11 T9S-R1E Comments/Influences 7/9/15 - ADDRESS CHANGED PER RETURN MAIL ADDRESS CHANGE PER RETURNED MAIL 7/18/11								
Public Improvements		X Improved		Vacant		2019 Est FCV 86,570		Land Value Estimates for Land Table 40100.40100 #1 TILLABLE	
Dirt Road		Gravel Road		Paved Road		Storm Sewer		Sidewalk	
Water Sewer		Electric		Gas		Curb		Street Lights	
Standard Utilities		Underground Utilis.		Topography of Site		Level		Rolling	
Low		High		Landscaped		Swamp		Wooded	
Pond		Waterfront		Ravine		Wetland		Flood plain	
Year		Land Value		Building Value		Assessed Value		Board of Review	
Tribunal/Other		Taxable Value		Year		When		What	
2019		43,300		0		43,300		RH 03/03/2006 INSPECTED	
2018		42,500		0		42,500		2019	
2017		40,900		0		40,900		2017	
2016		35,400		0		35,400		2016	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Libers & Page	Verified By	Percent Trans							
STATE OF MICHIGAN	WOOD FARMS INC	0	08/24/2020	OTH	21-NOT USED	2603-921	DEED	0.0							
O'TOOLE, ROBERT F	MI DEPT OF TREASURY	0	03/31/2020	OTH	AFFIDAVIT	2596-31	DEED	0.0							
WOOD FARMS INC	O'TOOLE, ROBERT F	424,000	03/27/2020	WD	03-ARM'S LENGTH	2596-30	DEED	0.0							
WOOD FARMS INC	MI DEPT OF TREASURY	0	08/11/2003	OTH	FORECLOSURE RELATED	2211970	DEED	0.0							
10000 WHITE PINE HWY BLK															
Owner's Name/Address	Class: AGRICULTURAL Zoning: Building Permit(s) Date Number Status School: MORENCI AREA SCHOOLS P.R.E. 100% / / Qual. Ag.														
O'TOOLE, ROBERT F 10660 WHITE PINE HWY MORENCI MI 49256	2021 Est TCV 399,245 Improved X Vacant Public Improvements Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utills.														
Tax Description	S-1/2 OF SE-1/4 SEC 22 Comments/Influences														
Topography of Site		Level		Frontage		Depth		Rate		Adj. Reason		Value			
Level		Rolling		TILLABLE		77.00 Acres		6100		85		TILLABLE (ME)			
Low		High		R / W		3.00 Acres		0		100		RIGHT OF WAY RW			
Landscaped		Swamp		80.00 Total Acres		Total Acres		Total Est.		Land Value =		399,245			
Wooded		Pond													
Waterfront		Ravine													
Metland		Flood Plain													
Who		When		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
MEL 07/18/1996 INSPECTED		2021		199,600		0		199,600						52,055C	
		2020		196,400		0		196,400						51,337C	
		2019		180,000		0		180,000						50,380C	
		2018		176,700		0		176,700						49,200C	

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