

City of Hudson Industrial ECF Analysis

Parcel Number	Street Address	Adj. Sale \$	Sale Date	Instr.	Terms of Sale	Land + Yard	Bldg. Residual
XMO-300-7080-00	520 HAMMONTREE DR	\$1,750,000	10/12/22	WD	19-MULTI PARCEL ARM'S LENGTH	\$166,934	\$1,583,066
XHO-000-0042-00	207 W MAIN ST	\$75,000	06/02/21	WD	03-ARM'S LENGTH	\$1,794	\$73,206
XHO-000-2010-00	200 E MAIN ST	\$63,000	08/17/23	WD	03-ARM'S LENGTH	\$24,392	\$38,608
XHO-118-3650-00	116 WEST ST / 118 WEST ST	\$650,000	06/28/22	WD	03-ARM'S LENGTH	\$79,743	\$570,257
XHO-345-0350-00	113 N CHURCH ST	\$75,000	12/23/21	PTA	03-ARM'S LENGTH	\$2,070	\$72,930
XHO-345-0400-00	105 N CHURCH ST	\$85,000	04/23/21	WD	03-ARM'S LENGTH	\$2,898	\$82,102
XMO-000-0035-00	ALLEY	\$30,000	12/05/22	LC	03-ARM'S LENGTH	\$3,450	\$26,550
XMO-000-0151-00	219 W MAIN ST	\$55,000	02/18/22	LC	03-ARM'S LENGTH	\$4,140	\$50,860
XMO-300-0375-00	128 N WASHINGTON ST	\$23,500	04/15/22	WD	03-ARM'S LENGTH	\$20,700	\$2,800
XMO-300-0375-00	128 N WASHINGTON ST	\$40,000	05/22/22	WD	03-ARM'S LENGTH	\$20,700	\$19,300
						<b>\$326,821</b>	<b>\$2,519,679</b>

Due to lack of sales in the Industrial class in the City of Hudson and in Lenawee County in General, sales from Morenci and from the commercial class were integrated into this analysis to determine the 2024 Industrial ECF of 0.587.

Cost/Man. \$	E.C.F.	ECF Area	Class	Cur. Appraisal	Land Table	Sale Price	Asd. when Sold	Asd/Adj. Sale	Floor Area
\$2,669,666	0.593	CVIND	301	\$3,151,621	STUDY-CVIND XH & XM	\$1,750,000	\$1,575,000	90.00	26,670
\$268,672	0.272	CVIND	201	\$125,652	STUDY-CVIND XH & XM	\$75,000	\$25,500	34.00	4,800
\$155,440	0.248	CVIND	201	\$96,050	STUDY-CVIND XH & XM	\$63,000	\$44,600	70.79	3,450
\$580,722	0.982	CVIND	201	\$526,899	STUDY-CVIND XH & XM	\$650,000	\$196,900	30.29	9,700
\$105,744	0.690	CVIND	201	\$50,818	STUDY-CVIND XH & XM	\$75,000	\$18,700	24.93	2,730
\$269,796	0.304	CVIND	201	\$127,274	STUDY-CVIND XH & XM	\$85,000	\$40,400	47.53	7,995
\$32,303	0.822	CVIND	201	\$27,677	STUDY-CVIND XH & XM	\$30,000	\$14,100	47.00	2,400
\$92,464	0.550	CVIND	201	\$73,488	STUDY-CVIND XH & XM	\$55,000	\$35,400	64.36	5,448
\$57,552	0.049	CVIND	201	\$80,036	STUDY-CVIND XH & XM	\$23,500	\$15,200	64.68	2,903
\$57,552	0.335	CVIND	201	\$80,036	STUDY-CVIND XH & XM	\$40,000	\$15,200	38.00	2,903
<b>\$4,289,912</b>				<b>\$4,339,551</b>		<b>\$2,846,500</b>	<b>\$1,981,000</b>		
				E.C.F. =>			<b>0.587</b>		
				Ave. E.C.F. =>			<b>0.439</b>		

**\$/Sq. Ft. Land Value Other Parcels In Sale**

\$59.36	\$125,904	XM0-300-7070-00, XM0-300-7060-00
\$15.25	\$1,794	
\$11.19	\$15,916	
\$58.79	\$47,282	
\$26.71	\$2,070	
\$10.27	\$2,898	
\$11.06	\$3,450	
\$9.34	\$4,140	
\$0.96	\$20,700	
\$6.65	\$20,700	

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City of Hudson Industrial Land Analysis

Parcel Number	Class	Sale Date	Instr.	Total Acres	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	SQ FT
XA0-260-0006-00	301	11/12/21	WD	0.72	03-ARMI'S LENGTH	\$120,000	\$73,800	61.50	31363.20
XM0-000-0035-00	201	12/05/22	LC	0.08	03-ARMI'S LENGTH	\$30,000	\$14,100	47.00	3267.00
XH0-117-3615-00	301	05/28/21	WD	14.52	03-ARMI'S LENGTH	\$550,000	\$134,400	24.44	632404.08
XM0-410-0820-00	201	06/29/23	WD	0.20	03-ARMI'S LENGTH	\$7,500	\$6,200	82.67	8712.00
XA0-705-0018-00	301	05/19/21	LC	1.54	03-ARMI'S LENGTH	\$200,000	\$102,500	51.25	67082.40
XT0-555-0140-00	301	12/15/21	WD	2.40	03-ARMI'S LENGTH	\$385,000	\$204,000	52.99	104544.00
XT0-555-0170-00	301	11/15/21	WD	2.27	03-ARMI'S LENGTH	\$796,500	\$274,000	34.40	98881.20
XT0-555-0180-00	301	11/15/21	WD	2.27	03-ARMI'S LENGTH	\$708,000	\$240,900	34.03	98881.20
<b>Totals:</b>				<b>23.99</b>		<b>\$2,797,000</b>	<b>\$1,049,900</b>		<b>1045135.08</b>

Due to lack of sales in the Industrial class in the City of Hudson, sales from outside the city from other cities in Lenawee County were utilized to develop the 2024 Industrial Land Values.

Land Residual	Rate per SQ FT	Rate per Acre	Net Acres	Dollars/SqFt	Street Address	Cur. Appraisal	ECF Area	Sale Price
\$4,889	\$0.16	\$6,790	0.72	\$0.16	360 MULZER AVE	\$158,095	IND	\$120,000
\$5,773	\$1.77	\$76,973	0.08	\$1.77	ALLEY	\$27,200	211	\$30,000
\$339,770	\$0.54	\$23,403	14.52	\$0.54	3985 MUNSON HWY	\$322,700	3001	\$550,000
\$2,820	\$0.32	\$14,100	0.20	\$0.32	211 NORTH ST	\$12,608	212	\$7,500
\$62,573	\$0.93	\$40,632	1.54	\$0.93	516 MICHIGAN AVE	\$211,449	IND	\$200,000
\$71,980	\$0.69	\$29,992	2.40	\$0.69	904 INDUSTRIAL DR	\$373,020	00095	\$385,000
\$74,848	\$0.76	\$32,973	2.27	\$0.76	404 INDUSTRIAL DR	\$761,323	00095	\$1,475,000
\$83,997	\$0.85	\$37,003	2.27	\$0.85	404 INDUSTRIAL DR	\$662,951	00095	\$1,475,000
<b>\$646,650</b>	<b>\$0.75</b>	<b>\$69,976</b>	<b>24.0</b>	<b>\$0.75</b>				<b>\$4,242,500.00</b>
				Average				
				per Net Acre=>				
					\$26,951.61			
				Average				
				per SqFt=>				\$0.62

Libe//Page	Est. Land Value	Other Parcels In Sale	Land Table
2629/0347	\$42,984		INDUSTRIAL
2649-0040	\$2,973		COMMERCIAL MORENCI
2621 0452	\$124,359	XH0-117-3000-00	INDUSTRIAL
2656-733	\$7,928		COMMERCIAL MORENCI
2619-0738	\$74,022		INDUSTRIAL
2631/0101	\$60,000		INDUSTRIAL
2629/0593	\$39,528	XT0-555-0180-00	INDUSTRIAL
2629/0593	\$39,528	XT0-555-0170-00	INDUSTRIAL