

8

Neighborhoods Used: HUDSO.HUDSON RESIDENTIAL

4971 ELM RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
13 013 300 004 13 7 1	10/06/2021 HUDSO	401	28,000	7,500
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MOBILE HOME	35	20,500	17,747
				E.C.F.
				1.155



14051 BRYANT RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
13 001 100 015 01 7 1	02/11/2021 HUDSO	401	145,000	23,500
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	FARM HOUSE	78	116,803	122,942
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	4697	4944	0.950	



14000 HUDSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
13 013 300 005 13 7 1	10/27/2020 HUDSO	401	229,000	8,626
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	83	220,374	290,399
				E.C.F.
				0.759



14720 HUDSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
13 013 400 009 13 7 1	09/08/2020 HUDSO	401	91,000	5,264
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO STORY	56	80,850	111,534
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	4886	6740	0.725	



111 BEECHER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
13 011 100 004 11 7 1	07/17/2020 HUDSO	401	136,000	10,105
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	FARM HOUSE	47	122,925	116,574
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	2970	2816	1.054	





Neighborhoods Used: HUDSO.HUDSON RESIDENTIAL

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Max # of Res. Buildings: 100

Minimum E.C.F. (Residential): 0.30  
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 100

Minimum E.C.F. (Agricultural): 0.30  
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 100

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\*\*\*

01/01/2023 1:35 PM

**Parcel:** 13 001 100 015 01 7 1  
**Owner's Name:** STITES, JESSICA  
**Property Address:** 14051 BRYANT RD  
HUDSON, MI 49247  
**Liber/Page:** 1786/1078  
**Split:** 07/28/2020  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 13 PITTSFORD TWP  
**MAP #:** 21 SPLIT N/A 02-17-21  
**School:** 46080 HUDSON AREA SCHOOLS  
**Neighborhood:** HUDSO HUDSON RESIDENTIAL

**Created:** 07/28/2020  
**Active:** Active

## Mailing Address:

STITES, JESSICA  
14051 BRYANT RD  
HUDSON MI 49247

## Most Recent Sale Information

Sold on 02/11/2021 for 145,000 by MILER FAMILY REVOCABLE TRUST.

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

**Liber/Page:** 1786/1078

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2023 S.E.V.:</b> Tentative	<b>2023 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2022 S.E.V.:</b> 66,300	<b>2022 Taxable:</b> 16,700	<b>Acres:</b> 5.00
<b>Zoning:</b>	<b>Land Value:</b> Tentative	<b>Frontage:</b> 0.0
<b>PRE:</b> 100.000	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 0.0

## Improvement Data

# of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

Class: D

Style: FARM HOUSE

Exterior: Wood Siding

% Good (Physical): 78

Heating System: Forced Air w/o Ducts

Electric - Amps Service: 100

# of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 1,408

Ground Area: 1,224

Garage Area: 0

Basement Area: 529

Basement Walls:

Estimated TCV: Tentative

# of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

## Image



# Real Estate Summary Sheet

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

01/01/2023 1:35 PM

<b>Parcel:</b>	13 011 100 004 11 7 1	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	OSBURN, JOSHUA & SARA	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	13211 BEECHER RD HUDSON, MI 49247	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	1767/1170	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	01/14/2021	<b>Gov. Unit:</b>	13 PITTSFORD TWP
<b>Public Impr.:</b>	None	<b>MAP #:</b>	21 SPLIT N/A 01-14-21
<b>Topography:</b>	None	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	HUDSO HUDSON RESIDENTIAL

## Mailing Address:

OSBURN, JOSHUA & SARA  
13211 BEECHER RD  
HUDSON MI 49247

## Most Recent Sale Information

Sold on 07/17/2020 for 136,000 by ACRES INC.

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

**Liber/Page:** 1767/1170

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	57,300	<b>2022 Taxable:</b>	51,340	<b>Acreage:</b>	2.15
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

Class: C

Style: FARM HOUSE

Exterior: Wood Siding

% Good (Physical): 47

Heating System: Forced Air w/o Ducts

Electric - Amps Service: 100

# of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 1,984

Ground Area: 1,172

Garage Area: 0

Basement Area: 812

Basement Walls:

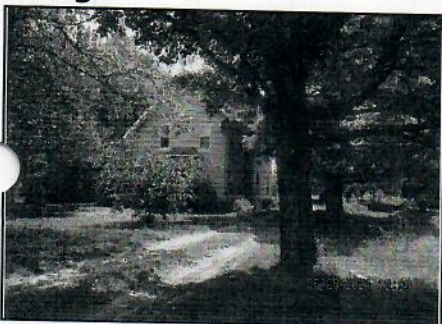
Estimated TCV: Tentative

# of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

## Image



# Real Estate Summary Sheet

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

01/01/2023 1:35 PM

**Parcel:** 13 013 300 004 13 7 1  
**Owner's Name:** RADZIEWICZ, JOHN & DARLENE  
**Property Address:** 4971 ELM RD  
HUDSON, MI 49247  
**Liber/Page:** 1809/1064  
**Split:** / /  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 13 PITTSFORD TWP  
**MAP #:** 21 DESC-M N/A 11-08  
**School:** 46080 HUDSON AREA SCHOOLS  
**Neighborhood:** HUDSO HUDSON RESIDENTIAL

## Mailing Address:

RADZIEWICZ, JOHN & DARLENE  
14000 HUDSON RD  
HUDSON MI 49247

## Most Recent Sale Information

Sold on 10/06/2021 for 28,000 by PELTIER, CHARLES WILLIAM ESTATE.

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

**Liber/Page:** 1809/1064

## Most Recent Permit Information

Permit PB22-9855 on 08/08/2022 for \$0 category DEMOLITION.

## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	5,100	<b>2022 Taxable:</b>	4,855	<b>Acres:</b>	0.53
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	100.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	198.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Mobile Home  
Class: Low  
Style: MOBILE HOME  
Exterior: Wood Siding  
% Good (Physical): 35  
Heating System: Forced Warm Air  
Electric - Amps Service: 100  
# of Bedrooms: 0  
Full Baths: 1 Half Baths: 0  
Floor Area: 672  
Ground Area: 672  
Garage Area: 0  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

01/01/2023 1:35 PM

**Parcel:** 13 013 300 005 13 7 1  
**Owner's Name:** RADZIEWICZ, JOHN & DARLENE  
**Property Address:** 14000 HUDSON RD  
HUDSON, MI 49247  
**Liber/Page:** 1778/688  
**Split:** / /  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 13 PITTSFORD TWP  
**MAP #:** 20 DESC-M N/A 11-09  
**School:** 46080 HUDSON AREA SCHOOLS  
**Neighborhood:** HUDSO HUDSON RESIDENTIAL

## Mailing Address:

RADZIEWICZ, JOHN & DARLENE  
14000 HUDSON RD  
HUDSON MI 49247

## Most Recent Sale Information

Sold on 10/27/2020 for 229,000 by MCCOMB, DANIEL C.

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

**Liber/Page:** 1778/688

## Most Recent Permit Information

Permit PE08-0310 on 07/01/2008 for \$0 category ELECTRICAL.

## Physical Property Characteristics

<b>2023 S.E.V.:</b> Tentative	<b>2023 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2022 S.E.V.:</b> 127,300	<b>2022 Taxable:</b> 111,150	<b>Acres:</b> 1.00
<b>Zoning:</b>	<b>Land Value:</b> Tentative	<b>Frontage:</b> 0.0
<b>PRE:</b> 100.000	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2013  
Occupancy: Single Family  
Class: C  
Style: RANCH  
Exterior: Alum., Vinyl  
% Good (Physical): 83  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 3  
Full Baths: 3 Half Baths: 0  
Floor Area: 1,775  
Ground Area: 1,765  
Garage Area: 1,356  
Basement Area: 1,792  
Basement Walls:  
Estimated TCV: Tentative

## Image





# Real Estate Summary Sheet

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

01/01/2023 1:35 PM

<b>Parcel:</b>	13 013 400 009 13 7 1	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	SPARAPANI, LUCAS	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	14720 HUDSON RD HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	1772/840	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	13 PITTSFORD TWP
<b>Public Impr.:</b>	None	<b>MAP #</b>	20 N/A 09-11
<b>Topography:</b>	None	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	HUDSO HUDSON RESIDENTIAL

## Mailing Address:

SPARAPANI, LUCAS  
224 GROVE ST  
HUDSON MI 49247

## Most Recent Sale Information

Sold on 09/08/2020 for 91,000 by BROWN, JODELL M.

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

**Liber/Page:** 1772/840

## Most Recent Permit Information

Permit PE03-0659 on 09/25/2003 for \$0 category .

## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	52,600	<b>2022 Taxable:</b>	46,588	<b>Acreage:</b>	1.12
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

Class: CD+4

Style: TWO STORY

Exterior: Wood Siding

% Good (Physical): 56

Heating System: Forced Air w/o Ducts

Electric - Amps Service: 100

# of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 1,588

Ground Area: 1,236

Garage Area: 0

Basement Area: 1,002

Basement Walls:

Estimated TCV: Tentative

# of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

## Image



Hudson Residential ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.
13 001 100 015 01 7 1	14051 BRYANT RD	02/11/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$70,700
13 013 300 004 13 7 1	4971 ELM RD	10/06/21	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$8,200
13 013 300 005 13 7 1	14000 HUDSON RD	10/27/20	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$139,100
13 013 400 009 13 7 1	14720 HUDSON RD	09/08/20	\$91,000	WD	03-ARM'S LENGTH	\$91,000	\$57,000
13 025 400 006 25 7 1	7020 S MERIDIAN	09/22/20	\$440,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$440,000	\$153,700
<b>Totals:</b>			<b>\$933,000</b>			<b>\$933,000</b>	<b>\$428,700</b>

Sale. Ratio =>

Std. Dev. =>



Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
36.7022	FARM HOUSE	\$23,500		HUDSON RESIDENTIAL	401	78
16.1966	MOBILE HOME	\$7,500		HUDSON RESIDENTIAL	401	35
55.8224	RANCH	\$4,700		HUDSON RESIDENTIAL	401	83
59.2202	TWO STORY	\$5,264		HUDSON RESIDENTIAL	401	56
167.9413	FARM HOUSE	\$259,130	13 036 200 005 36 7 1	HUDSON RESIDENTIAL	401	6
29.3804						

Coefficient of Var=> 51.0037086

Hudson Residential Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.
13 013 300 004 13 7 1	4971 ELM RD	10/06/21	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$7,200
13 013 300 005 13 7 1	14000 HUDSON RD	10/27/20	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$139,200
13 013 400 009 13 7 1	14720 HUDSON RD	09/08/20	\$91,000	WD	03-ARM'S LENGTH	\$91,000	\$57,100
13 025 400 006 25 7 1	7020 S MERIDIAN	09/22/20	\$440,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$440,000	\$136,700
<b>Totals:</b>						<b>\$788,000</b>	<b>\$340,200</b>

Sale. Ratio =>

Std. Dev. =>

1 Acre:	4,700	3 Acre:	14,100	10 Acre:	47,000	30 Acre:	105,000
1.5 Acre:	7,050	4 Acre:	18,800	15 Acre:	70,500	40 Acre:	140,000
2 Acre:	9,400	5 Acre:	23,500	20 Acre:	94,000	50 Acre:	175,000
2.5 Acre:	11,750	7 Acre:	32,900	25 Acre:	100,000	100 Acre:	350,000

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
25.71	\$14,338	\$19,162	\$5,500	100.0	198.0	0.53	0.53	\$192	\$36,087
60.79	\$278,416	(\$44,416)	\$5,000	0.0	0.0	1.00	1.00	#DIV/0!	(\$44,416)
62.75	\$114,240	(\$17,640)	\$5,600	0.0	0.0	1.12	1.12	#DIV/0!	(\$15,750)
31.07	\$273,449	\$391,641	\$225,090	0.0	0.0	72.25	68.08	#DIV/0!	\$5,421
43.17	\$680,443	\$348,747	\$241,190	100.0		74.90	70.73		
19.41									
		Average				Average		Average	
		per FF=>		\$3,487		per Net Acre=>		4,656.11	
								per SqFt=>	

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
\$0.83	100.00	HUDSO 1809/1064			HUDSON RESIDENTIAL	401	HUDSON RES
(\$1.02)	0.00	HUDSO 1778/688			HUDSON RESIDENTIAL	401	
(\$0.36)	0.00	HUDSO 1772/840			HUDSON RESIDENTIAL	401	
\$0.12	0.00	HUDSO 1780/404	13 036 200 005 36 7 1		HUDSON RESIDENTIAL	401	

**\$0.11**