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Pittsford Residential Hudson Area ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
13 002 200 011 02 7 1	2491 ELM RD	12/03/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$58,700	45.15
13 013 400 024 13 7 1	14580 HUDSON RD	07/15/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$60,300	34.46
13 014 400 011 14 7 1	13620 HUDSON RD	03/04/22	\$117,900	WD	03-ARM'S LENGTH	\$117,900	\$54,600	46.31
13 015 400 006 15 7 1	12940 HUDSON RD	01/24/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$73,600	39.78
13 019 200 005 19 7 1	5444 S JEROME RD	05/02/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$135,800	41.78
Totals:			\$932,900			\$932,900	\$383,000	

Sale. Ratio => 41.05
 Std. Dev. => 4.72

Due to lack of sales in this ECF Neighborhood, sales from the Residential ECF neighborhood hood close to this ECF neighborhood were used to determine the 2024 ECF.

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$117,419	\$53,051	\$76,949	\$69,362	1.109	1,080	\$71.25	RES	8.7075
\$120,537	\$9,200	\$165,800	\$108,834	1.523	1,699	\$97.59	HUDSO	32.6967
\$109,184	\$3,257	\$114,643	\$114,145	1.004	2,654	\$43.20	RES	19.2097
\$147,249	\$4,244	\$180,756	\$154,100	1.173	1,628	\$111.03	RES	2.3479
\$271,631	\$68,770	\$256,230	\$218,600	1.172	1,080	\$237.25	RES	2.4316
\$766,020		\$794,378	\$665,042			\$112.06		0.1978
E.C.F. =>				1.194	Std. Deviation=>		0.19527778	
Ave. E.C.F. =>				1.196	Ave. Variance=>		13.0787 Coefficient of Var=>	

Building Style	Land Value	Land Table	Property Class	Building Depr.
MOBILE HOME	\$53,051	RESIDENTIAL	401	47
RANCH	\$7,127	HUDSON RESIDENTIAL	401	44
FARM HOUSE	\$3,257	RESIDENTIAL	401	45
SPLIT LEVEL	\$4,244	RESIDENTIAL	401	59
RANCH	\$49,350	RESIDENTIAL	401	85

10.93119723

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/04/2023 10:38 AM

Parcel: 13 002 200 011 02 7 1
Owner's Name: OSBORNE, ANDREW & KATELYN
Property Address: 2491 ELM RD
HUDSON, MI 49247
Liber/Page: 1855/0757
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 12-06
School: 46080 HUDSON AREA SCHOOLS
Neighborhood: RES RESIDENTIAL

Created: / /
Active: Active

Mailing Address:

OSBORNE, ANDREW & KATELYN
2491 ELM RD
HUDSON MI 49247

Most Recent Sale Information

Sold on 08/09/2023 for 128,000 by OSBORNE, MICHAEL J & NANCY A.

Terms of Sale: 09-FAMILY

Liber/Page: 1855/0757

Most Recent Permit Information

Permit PB20-2305 on 08/03/2023 for \$334,000 category HOUSE.

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 55,500

2023 Taxable: 40,950

Acreage: 10.75

Zoning:

Land Value: Tentative

Frontage: 0.0

ARE: 0.000

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 2

Year Built: 0

Occupancy: Mobile Home

Class: Good

Style: MOBILE HOME

Exterior: Wood Siding

% Good (Physical): 47

Heating System: Forced Warm Air

Electric - Amps Service: 100

of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 1,080

Ground Area: 1,080

Garage Area: 672

Basement Area: 0

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/04/2023 10:38 AM

Parcel: 13 013 400 024 13 7 1
Owner's Name: MUSHUNG, DERIC & KAYLA
Property Address: 14580 HUDSON RD
HUDSON, MI 49247
Liber/Page: 1830/1114
Split: / /
Public Impr.: None
Topography: None

Created: / /
Active: Active

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 13 PITTSFORD TWP
MAP #: 12 N/A 04-04
School: 46080 HUDSON AREA SCHOOLS
Neighborhood: HUDSO HUDSON RESIDENTIAL

Mailing Address:

MUSHUNG, DERIC & KAYLA
14580 HUDSON RD
HUDSON MI 49247

Most Recent Sale Information

Sold on 07/15/2022 for 175,000 by CRANDALL, GLADLYS K.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1830/1114

Most Recent Permit Information

Permit PB11-0459 on 07/14/2011 for \$1,050 category BUILDING.

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 56,800

2023 Taxable: 56,800

Acreage: 1.50

Zoning:

Land Value: Tentative

Frontage: 0.0

AREA: 100.000

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

Class: C

Style: RANCH

Exterior: Wood Siding

% Good (Physical): 44

Heating System: Forced Air w/o Ducts

Electric - Amps Service: 100

of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 1,699

Ground Area: 1,699

Garage Area: 576

Basement Area: 0

Basement Walls:

Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/04/2023 10:38 AM

Parcel: 13 014 400 011 14 7 1
Owner's Name: HARDY, KEVIN
Property Address: 13620 HUDSON RD
HUDSON, MI 49247
Liber/Page: 1822/0119
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 #:
School: 46080 HUDSON AREA SCHOOLS
Neighborhood: RES RESIDENTIAL

Mailing Address:

HARDY, KEVIN
13620 HUDSON RD
HUDSON MI 49247

Most Recent Sale Information

Sold on 03/04/2022 for 117,900 by BORCK, RONALD L & ANITA J.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1822/0119

Most Recent Permit Information

Permit PB07-0555 on 10/08/2007 for \$3,500 category BUILDING.

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 51,100

2023 Taxable: 51,100

Acreage: 0.66

Zoning:

Land Value: Tentative

Frontage: 0.0

ARE: 100.000

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

Class: CD-15

Style: FARM HOUSE

Exterior: Wood Siding

% Good (Physical): 45

Heating System: Forced Air w/o Ducts

Electric - Amps Service: 100

of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 2,654

Ground Area: 1,432

Garage Area: 0

Basement Area: 1,222

Basement Walls:

Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/04/2023 10:38 AM

Parcel: 13 015 400 006 15 7 1
Owner's Name: NEWCOMER, CAROL TRUST
Property Address: 12940 HUDSON RD
HUDSON, MI 49247
Liber/Page: 1831/0322
Split: / /
Public Impr.: None
Topography: None

Created: / /
Active: Active

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 13 PITTSFORD TWP
MAP #:
School: 46080 HUDSON AREA SCHOOLS
Neighborhood: RES RESIDENTIAL

Mailing Address:

NEWCOMER, CAROL TRUST
12736 CAMBURN HWY
MORENCI MI 49256

Most Recent Sale Information

Sold on 07/13/2022 for 0 by NEWCOMER, CAROL.

Terms of Sale: 14-INTO/OUT OF TRUST

Liber/Page: 1831/0322

Most Recent Permit Information

Permit PB23-0388 on 06/21/2023 for \$9,000 category REROOF.

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 70,000

2023 Taxable: 70,000

Acreage: 0.86

Zoning:

Land Value: Tentative

Frontage: 0.0

ARE: 0.000

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

Class: C+10

Style: SPLIT LEVEL

Exterior: Wood Siding

% Good (Physical): 59

Heating System: Forced Air w/o Ducts

Electric - Amps Service: 100

of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 1,628

Ground Area: 1,056

Garage Area: 1,168

Basement Area: 0

Basement Walls:

Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/04/2023 10:38 AM

Parcel: 13 019 200 005 19 7 1
Owner's Name: SCHAEDLER, KYLE
Property Address: 5444 S JEROME RD
PITTSFORD, MI 49271
Liber/Page: 1825/1057
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 #: 19 N/A 07-30
School: 30060 PITTSFORD AREA SCHOOLS
Neighborhood: RES RESIDENTIAL

Mailing Address:

SCHAEDLER, KYLE
5444 S JEROME RD
PITTSFORD MI 49271

Most Recent Sale Information

Sold on 05/02/2022 for 325,000 by FRENCH, MATTHEW.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1825/1057

Most Recent Permit Information

Permit PE01-0346 on 05/22/2001 for \$0 category .

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 128,700

2023 Taxable: 128,700

Acreage: 10.00

Zoning:

PRE: 100.000

Land Value: Tentative

Frontage: 0.0

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

Class: C+2

Style: RANCH

Exterior: Wood Siding

% Good (Physical): 85

Heating System: Forced Air w/o Ducts

Electric - Amps Service: 100

of Bedrooms: 0

Full Baths: 2 Half Baths: 0

Floor Area: 1,080

Ground Area: 1,080

Garage Area: 784

Basement Area: 1,080

Basement Walls:

Estimated TCV: Tentative

Pittsford Residential Hudson Area Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
13 002 200 011 02 7 1	2491 ELM RD	12/03/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$58,900	45.31
13 013 400 024 13 7 1	14580 HUDSON RD	07/15/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$69,600	39.77
13 014 400 011 14 7 1	13620 HUDSON RD	03/04/22	\$117,900	WD	03-ARM'S LENGTH	\$117,900	\$54,900	46.56
13 015 400 006 15 7 1	12940 HUDSON RD	01/24/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$74,100	40.05
13 019 200 005 19 7 1	5444 S JEROME RD	05/02/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$136,500	42.00
Totals:			\$932,900			\$932,900	\$394,000	

Sale. Ratio => 42.23
 Std. Dev. => 3.07

Due to lack of sales in this Neighborhood, sales from the Residential neighbor hood close to this neighborhood were used to determine the 2024 Land Values.

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page
\$117,835	\$65,216	\$53,051	10.75	10.75	\$6,067	\$0.14	RES 1814/27	
\$139,148	\$42,979	\$7,127	1.50	1.50	\$28,653	\$0.66	HUDSO 1830/1114	
\$109,869	\$11,288	\$3,257	0.66	0.66	\$17,103	\$0.39	RES 1822/0119	
\$148,173	\$41,071	\$4,244	0.86	0.86	\$47,757	\$1.10	RES 1818/0061	
\$272,942	\$101,408	\$49,350	10.00	10.00	\$10,141	\$0.23	RES 1825/1057	
\$787,967	\$261,962	\$117,029	23.77	23.77	Average	Average		
Average			Average		Average			
per FF=>			per Net Acre=>		per Net Acre=>		\$0.25	
			11,020.70					

Land Table	Class
RESIDENTIAL	401
HUDSON RESIDENTIAL	401
RESIDENTIAL	401
RESIDENTIAL	401
RESIDENTIAL	401
