

8

Hudson Residential ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
13 013 400 024 13 7 1	14580 HUDSON RD	07/15/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$68,900	39.37
13 015 300 008 15 7 1	4691 S WALDRON RD	08/29/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$149,900	50.81
13 024 100 007 24 7 1	14311 HUDSON RD	06/30/23	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$94,900	45.85
Totals:			\$677,000			\$677,000	\$313,700	
								46.34
								Std. Dev. => 5.74

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$137,715	\$9,897	\$165,103	\$107,050	1.542	1,699	\$97.18	HUDSO	20.0271
\$299,758	\$14,442	\$280,558	\$238,958	1.174	2,010	\$139.58	HUDSO	16.7935
\$189,832	\$12,644	\$194,356	\$148,399	1.310	1,040	\$186.88	HUDSO	3.2335
\$627,305		\$640,017	\$494,407			\$141.21		4.7509
E.C.F. =>				1.295	Std. Deviation=>		0.18622048	
Ave. E.C.F. =>				1.342	Ave. Variance=>		13.3514 Coefficient of Var=>	

Building Style	Land Value	Land Table	Property Class	Building Depr.
RANCH	\$7,859	HUDSON RESIDENTIAL	401	43
RANCH	\$14,442	HUDSON RESIDENTIAL	401	84
RANCH	\$12,644	HUDSON RESIDENTIAL	401	55

9.948687083

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/25/2024 11:44 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

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	69,600	2024 Taxable:	59,640	Acreage:	1.50
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	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): 43
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

10/25/2024 11:44 AM

Parcel: 13 015 300 008 15 7 1
Owner's Name: KNUDSEN, KRISTIE & JAYCE P
Property Address: 4691 S WALDRON RD
HUDSON, MI 49247
Liber/Page: 1857/0127
Split: 01/14/2021
Public Impr.: None
Topography: None

Created: 01/14/2021
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 #: 21 SPLIT N/A 01-14-21
School: 30060 PITTSFORD AREA SCHOOLS
Neighborhood: HUDSO HUDSON RESIDENTIAL

Mailing Address:

KNUDSEN, KRISTIE & JAYCE P
4691 S WALDRON RD
HUDSON MI 49247

Most Recent Sale Information

Sold on 08/29/2023 for 295,000 by ARNOLD, LACEY JO.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1857/0127

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	145,000	2024 Taxable:	145,000	Acreage:	2.49
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: RANCH
Exterior: Wood Siding
% Good (Physical): 84
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 2,010
Ground Area: 2,010
Garage Area: 720
Basement Area: 2,010
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/25/2024 11:44 AM

Parcel:	13 024 100 007 24 7 1	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MCNEIL, BRANDON & BARTOSZEWICZ	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	14311 HUDSON RD HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	1853/0147	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	13 PITTSFORD TWP
Public Impr.:	None	MAP #	18 N/A 11-26
Topography:	None	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	HUDSO HUDSON RESIDENTIAL

Mailing Address:

MCNEIL, BRANDON & BARTOSZEWICZ
ABIG
14311 HUDSON RD
HUDSON MI 49247

Most Recent Sale Information

Sold on 06/30/2023 for 207,000 by KING, AMY L.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1853/0147

Most Recent Permit Information

Permit PB21-776 on 10/20/2021 for \$10,000 category BUILDING.

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	95,900	2024 Taxable:	95,900	Acreage:	2.18
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C+8
Style: RANCH
Exterior: Wood Siding
% Good (Physical): 55
Heating System: Forced Air w/o Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,040
Ground Area: 1,040
Garage Area: 2,016
Basement Area: 1,040
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Hudson Residential Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
13 013 400 024 13 7 1	14580 HUDSON RD	07/15/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$68,500	39.14
13 015 300 008 15 7 1	4691 S WALDRON RD	08/29/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$149,200	50.58
13 024 100 007 24 7 1	14311 HUDSON RD	06/30/23	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$94,300	45.56
Totals:			\$677,000			\$677,000	\$312,000	
								46.09
								5.73

Sale. Ratio =>

Std. Dev. =>

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page
\$136,983	\$45,144	\$7,127	1.50	1.50	\$30,096	\$0.69	HUDSO	1830/1114
\$298,413	\$9,684	\$13,097	2.49	2.49	\$3,889	\$0.09	HUDSO	1857/0127
\$188,655	\$29,812	\$11,467	2.18	2.18	\$13,675	\$0.31	HUDSO	1853/0147
\$624,051	\$84,640	\$31,691	6.17	6.17				
Average			Average					
per Net Acre=>			13,717.99		per SqFt=>		\$0.31	

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