

# Hudson Township 2023

## **Part 1 - Land Value Analysis**

The mass appraisal techniques used by assessors to estimate the market value for each parcel of taxable land require the assessor to make a determination of each parcel's land value. Part 1 of this document contains the analysis performed by the Hudson Township assessor to determine current land values. These land value conclusions have been used in the determination of assessed values for 2023. As required, the sales gathered and analyzed are from 4/1/2020 to 3/31/2022.

## **Part 2 - Economic Condition Factor (ECF) Calculation**

The mass appraisal techniques used by assessors to estimate the market value of the structures on a parcel require the assessor to keep record of the improvements on the parcel, determine the depreciated cost new based on the Michigan Assessors Manual, and then adjust that depreciated cost to the local market by applying a calculated Economic Condition Factor. Part 2 of this document contains the ECF calculations made by the Hudson Township assessor. These calculated ECFs have been used in the assessor's determination of assessed values for 2023. As required, the sales used in calculating 2023 assessments are from 4/1/2020 to 3/31/2022.

# Part 1 - Land Value Analysis

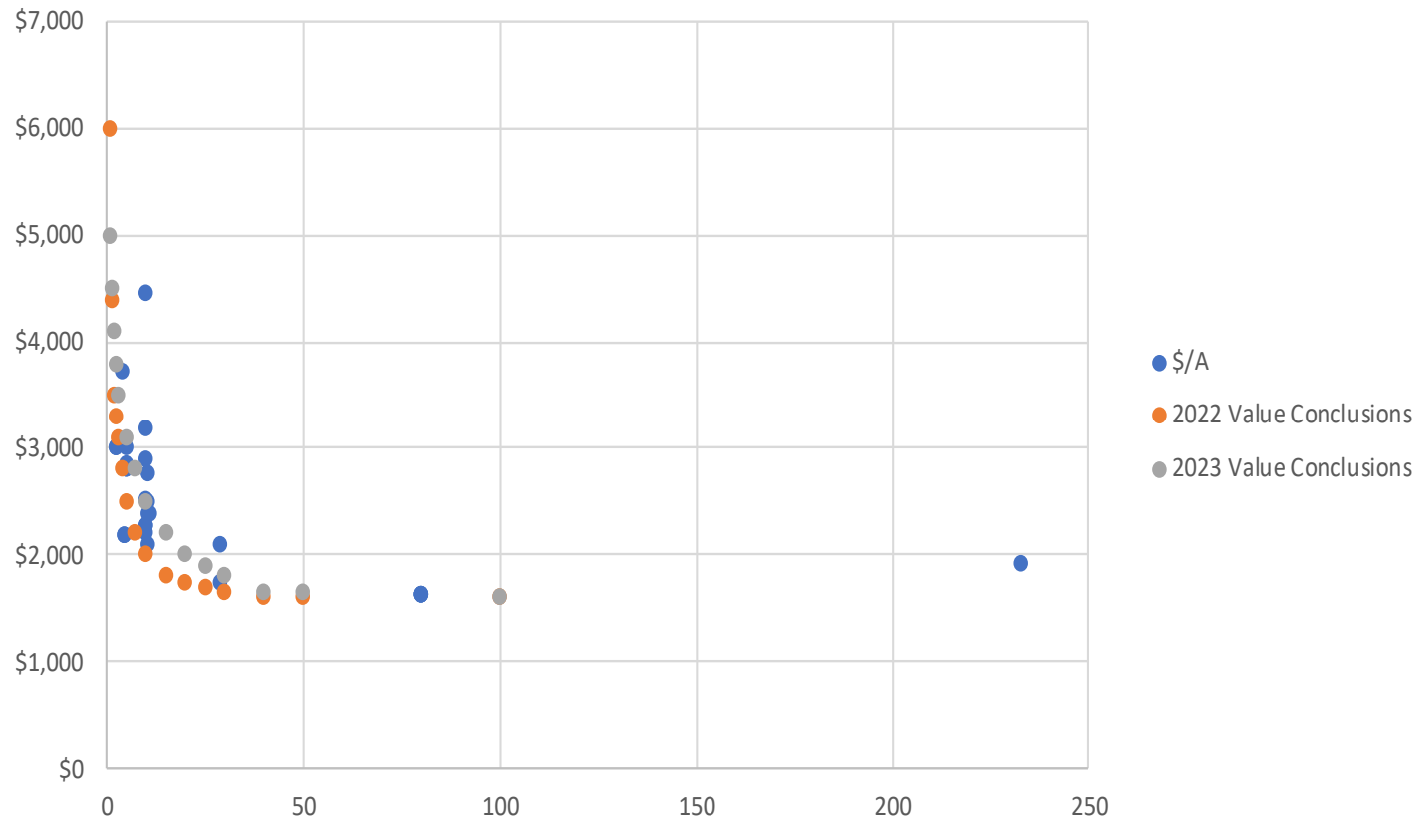
## 2023 Hudson Rural Land Values

Parcel Number	Sale Date	Adj. Sale \$	Net Acreage	\$/A	Liber/Page	Other Parcels in Sale
008-036-002-15	3/4/2022	\$7,500	2.5	\$3,000	1341 108	
008-021-007-45	10/9/2020	\$9,750	4.46	\$2,186	1275 461	
008-021-007-40	4/13/2021	\$15,000	4.97	\$3,018	1300 341	
008-027-008-20	1/8/2021	\$14,000	5	\$2,800	1290 8	
008-027-008-30	1/8/2021	\$14,000	5	\$2,800	1290 2	
008-034-023-45	8/9/2021	\$29,000	10	\$2,900	1315 662	
008-034-023-75	7/9/2021	\$22,000	10	\$2,200	1310 692	
008-022-005-10	9/3/2021	\$23,000	10.1	\$2,277	1321 247	
008-022-002-40	11/5/2021	\$25,500	10.17	\$2,507	1328 848	
008-027-004-10	3/15/2022	\$24,900	10.47	\$2,378	1341 292	
008-014-015-00	9/17/2020	\$130,000	80	\$1,625	1273 132	008-014-014-00
008-029-001-20	10/5/2020	\$131,000	80	\$1,638	1277 850	
Totals:		\$ 445,650	232.67	\$1,915		

### Sales including parcels in surrounding townships.

Parcel Number	Sale Date	Adj. Sale \$	Net Acreage	\$/A	Liber/Page	Other Parcels in Sale
008-036-002-15	3/4/2022	7500	2.5	3,000	1341/108	
008-021-007-40	4/15/2021	15000	4.03	3,722	1300/341	
008-021-007-45	10/9/2020	9750	4.46	2,186	1275/461	
008-027-008-30	1/8/2021	14000	4.9	2,857	1290/2	
008-027-008-20	1/8/2021	14000	5	2,800	1290/5	
008-027-004-10	3/15/2022	24900	9.9	2,515	1341/292	
003-010-004-40	8/18/2020	32000	10.01	3,197	1268/758	
008-022-005-10	9/3/2021	23000	10.1	2,277	1321/247	
003-035-003-65	7/16/2021	45000	10.12	4,447	1311/45	
008-034-023-75	7/9/2021	22000	10.5	2,095	1310/692	
008-034-023-45	8/9/2021	29000	10.5	2,762	1315/662	
008-022-002-40	11/3/2021	25500	10.7	2,383	1328/848	
003-014-011-00	10/16/2020	60000	28.667	2,093	1276/683	
003-010-003-40	6/23/2020	50000	28.895	1,730	1264/665	
008-029-001-20	10/5/2020	131000	80	1,638	1277/850	
008-014-015-00	9/17/2020	130000	80.279	1,619	1273/132	

Sales per Acre and \$/A Conclusions Hudson + Other Townships



**2022 Land Value Conclusions**

<b>Acreage</b>	<b>\$</b>	<b>\$/A</b>
1	\$6,000	\$6,000
1.5	\$6,600	\$4,400
2	\$7,000	\$3,500
2.5	\$8,250	\$3,300
3	\$9,300	\$3,100
4	\$11,200	\$2,800
5	\$12,500	\$2,500
7	\$15,400	\$2,200
10	\$20,000	\$2,000
15	\$27,000	\$1,800
20	\$35,000	\$1,750
25	\$42,500	\$1,700
30	\$49,500	\$1,650
40	\$64,000	\$1,600
50	\$80,000	\$1,600
100	\$160,000	\$1,600

**2023 Value Conclusions**

<b>Acreage</b>	<b>\$</b>	<b>\$/A</b>
1	\$5,000	\$5,000
1.5	\$6,750	\$4,500
2	\$8,200	\$4,100
2.5	\$9,500	\$3,800
3	\$10,500	\$3,500
5	\$15,500	\$3,100
7	\$19,600	\$2,800
10	\$25,000	\$2,500
15	\$33,000	\$2,200
20	\$40,000	\$2,000
25	\$47,500	\$1,900
30	\$54,000	\$1,800
40	\$66,000	\$1,650
50	\$82,500	\$1,650
100	\$160,000	\$1,600

## 2023 Hudson Small Lakes Land Value

Due to limited sales of vacant lake properties, sales from several small lakes in Charlvoy County were used to establish land value.

Parcel Number	Address	Adj. Sale \$	Net Acreage	Effec. Front	Building Value	Price/FF	Comments
008-022-011-15	COMMONS TRL (PVT)	\$100,000	29.945	0	\$0	\$240	
009-023-001-35	FOREST SHORES DR (PVT)	\$60,000	3.49	202.27	\$0	\$297	Wetland along shore
009-024-025-00	02194 NOWLAND LAKE TRL (PVT)	\$110,000	10	320	\$0	\$344	
014-440-003-00	SIX MILE LAKE RD	\$52,000	1.3	150.45	\$0	\$346	
014-019-023-55	NELSON RD N	\$50,000	0.6	144	\$0	\$347	
006-119-005-30	11951 WILD MEADOW E LN	\$169,900	26.8	350.81	\$43,000	\$362	Adj for exc acreage
007-129-009-25	07777 MULBERRY LN (PVT)	\$94,000	7.455	200	\$20,000	\$370	Adj for exc acreage
007-129-007-75	07825 EAGLE NEST CIRCLE (PVT)	\$150,000	10.1	400	\$0	\$375	
009-023-001-25	FOREST SHORES DR (PVT)	\$75,000	3.76	200	\$0	\$375	
009-040-001-00	LOEB RD	\$80,000	3.8	212.976667	\$0	\$376	Mucky and creek in the way
014-030-012-30	04010 SIX MILE LAKE RD	\$97,500	2.2	225	\$0	\$433	
014-440-004-00	04950 SIX MILE LAKE RD	\$62,000	1.3	137.123333	\$0	\$452	
014-440-001-00	04926 SIX MILE LAKE RD	\$75,500	1	120.81	\$0	\$625	
006-119-018-00	HIDDEN VALLEY LN (PVT)	\$149,000	10	200	\$21,400	\$638	Adj for exc acreage
Average						\$399	

**Conclusion: Small lakes \$400/FF, as calculated, rounded.**

## 2023 Hudson Thumb Lake Land Value \$750/FF

Due to limited sales of lake properties, sales from several similar lakes in Charlvoux County were used to establish land value.

Parcel Number	Address	Adj. Sale \$	Net Acreage	Effec. Front	Building Value	Price/FF	Comments
012-129-010-10	FOX LAKE RD	\$140,000	21.3	200	\$20,680	\$597	
012-740-010-00	WHITETAIL TRL (PVT)	\$70,000	0.8	112.94	\$0	\$620	Susan
013-228-003-10	27400 HANNON DR (PVT)	\$110,000	1.2	150.47	\$0	\$731	Font
013-705-203-00	FONT VIEW CT	\$52,000	0.4	70	\$0	\$743	Font
012-600-013-00	FOX LAKE DR (PVT)	\$90,000	4.3	110.3	\$0	\$816	Fox
012-575-066-00	CARLISLE DR	\$125,000	1.4	150	\$0	\$833	N Genesareth
009-500-009-00	MARION HILLS DR (PVT)	\$110,000	2.8	102.77	\$0	\$1,070	Marion
		\$697,000		896.48	\$20,680	\$754	
					Average	\$773	
					Median	\$743	

**Conclusion: \$750/FF as calculated.**

## 2023 Thunder Village Land Value \$250/FF

Parcel Number	Street Address	Sale \$	Land Residual	Effec. Front	Dollars/FF	Comment	Other Parcels in Sale
008-600-002-00	890 SLASHING RD S	\$165,000	\$19,902	100	\$199		
008-600-014-00	1090 SLASHING RD S	\$128,000	\$47,182	200	\$236	Older Sale	008-600-015-00
008-600-010-00	1006 SLASHING RD S	\$235,000	\$104,054	150	\$694		
			\$171,138	450	\$380		

**Conclusion: \$250/FF as in 2022**

## Part 2 - Economic Condition Factor Calculation



**2023 Hudson Rural ECF 0.882**

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard Bldg.	Residua Cost	Man. \$	E.C.F.	Other Parcels in Sale
008-017-014-00	2759 NORTH CAMP TEN RD	11/23/2020	\$200,000	\$72,030	\$127,970	\$182,692	0.700	
008-021-019-20	8718 WILDWOOD TR (PVT)	9/10/2021	\$275,000	\$44,906	\$230,094	\$308,548	0.746	008-021-019-10
008-029-001-55	4545 NORTH CAMP TEN RD	5/7/2021	\$169,000	\$36,906	\$132,094	\$177,022	0.746	
008-015-003-10	9363 WOODWARD RD	6/1/2020	\$267,500	\$94,400	\$173,100	\$225,190	0.769	
008-021-032-00	8835 WILDWOOD TR (PVT)	11/4/2020	\$97,500	\$28,083	\$69,417	\$88,629	0.783	
008-034-021-25	9009 HUFFMAN LAKE RD	11/12/2020	\$180,000	\$55,340	\$124,557	\$159,045	0.783	
008-032-004-10	7430 REYNOLDS RD	5/8/2020	\$249,000	\$95,045	\$153,955	\$190,778	0.807	2020 SPLIT
008-600-002-00	890 SLASHING RD S	5/13/2020	\$165,000	\$27,728	\$137,272	\$165,558	0.829	
008-017-007-30	2515 NORTH CAMP TEN RD	5/29/2020	\$250,000	\$43,473	\$206,527	\$247,359	0.835	
008-016-019-00	2900 NORTH CAMP TEN RD	5/29/2020	\$191,000	\$11,984	\$179,016	\$213,839	0.837	
008-034-005-10	9824 HUFFMAN LAKE RD	11/17/2021	\$140,000	\$23,106	\$116,894	\$126,947	0.921	
008-018-010-00	2067 NORTH CAMP TEN RD	11/20/2020	\$146,000	\$24,672	\$121,328	\$119,226	1.018	
008-022-002-10	9695 WOODWARD RD	5/21/2021	\$249,000	\$14,513	\$234,487	\$221,402	1.059	
008-022-016-15	3735 BOWS LAKE RD	9/24/2020	\$102,000	\$88,792	\$13,208	\$11,794	1.120	008-022-017-00, 008-022-017-10, 008-022-017-20
008-008-017-10	2445 LALONE RD	3/3/2021	\$179,000	\$12,165	\$166,835	\$144,140	1.157	
008-032-001-15	5359 NORTH CAMP TEN RD	10/15/2021	\$352,000	\$71,344	\$279,911	\$279,911	1.000	
008-600-010-00	1006 SLASHING RD S	6/7/2021	\$235,000	\$37,500	\$197,500	\$159,307	1.240	
Totals:			\$3,447,000		\$2,664,165	\$3,021,387		

**Conclusion: as calculated 0.882.**

E.C.F. => 0.882  
Ave. E.C.F. => 0.903

**Newer Sales**

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard Bldg.	Residua Cost	Man. \$	E.C.F.	Other Parcels in Sale
008-012-003-00	1556 S MAGEE RD	4/25/2022	\$200,000.00	\$65,856.00	\$134,144.00	\$93,420.65	1.436	
008-022-003-70	9776 NORTH SHORE TR (PVT)	5/27/2022	\$720,000.00	\$52,866.00	\$667,134.00	\$428,156.53	1.558	
008-021-012-10	8112 STUDER RD	7/18/2022	\$235,000.00	\$17,765.00	\$217,235.00	\$121,355.44	1.790	008-021-012-40
008-016-015-20	8440 WOODWARD RD	8/1/2022	\$115,000.00	\$10,705.00	\$104,295.00	\$50,520.65	2.064	
008-021-003-30	3411 NORTH CAMP TEN RD	8/30/2022	\$285,000.00	\$14,702.00	\$270,298.00	\$242,744.56	1.114	
008-013-015-00	11619 WOODWARD RD	10/7/2022	\$360,000.00	\$40,000.00	\$320,000.00	\$262,943.47	1.217	

**Mobile Homes 1.309**

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard Bldg.	Residua Cost	Man. \$	E.C.F.	Other Parcels in Sale
008-029-005-10	7299 REYNOLDS RD	3/11/2022	\$75,000.00	\$18,469.00	\$56,531.00	\$41,431.52	1.364	
008-021-004-35	3499 NORTH CAMP TEN RD	8/9/2021	\$70,000.00	\$10,400.00	\$59,600.00	\$47,268.48	1.261	
								1.309
								1.313

**Not Used**

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard Bldg.	Residua Cost	Man. \$	E.C.F.	Other Parcels in Sale
008-030-007-45	4921 KUZMIK RD	10/12/2022	\$65,740.00	\$30,750.00	\$34,990.00	\$20,900.00	1.674	008-030-007-50, GRG ONLY
008-031-013-20	5605 KUZMIK RD	8/26/2021	\$30,000.00	\$7,739.00	\$22,261.00	\$28,531.21	0.780	GRG ONLY

### 2023 Hudson Commercial & Industrial ECF 0.6

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
008-029-007-10	7877 ACROPOLIS DR	6/16/2020	\$510,000	\$178,658	\$331,342	\$460,430	0.720	008-029-008-00, 008-029-009-00
014-015-031-50	02445 M-66 S	2/22/2022	\$165,000	\$22,000	\$143,000	\$124,193	1.151	
010-017-017-35	03780 M-75 N	5/5/2021	\$375,000	\$83,318	\$291,682	\$435,384	0.670	
05-04-34-151-041	5948 W LEVERING RD	2/3/2022	\$301,325	\$119,630	\$181,695	\$408,391	0.445	
06-12-14-300-020	2983 S STATE RD	9/1/2020	\$300,000	\$50,739	\$249,261	\$374,394	0.666	
012-234-017-55	26627 BARNEYS LAKE	2/1/2022	\$225,000	\$30,000	\$63,112	\$68,240	0.925	
					\$1,260,092.00	\$1,871,031.07	0.673	
							Ave ECF	0.763
							Median	0.695

**Conclusion: as calculated 0.6.**

### 2023 Small Lakes ECF 1.3

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Table
008-022-003-70	9776 NORTH SHORE TR (PVT)	5/27/2022	\$720,000	\$52,866	\$667,134	\$428,157	1.558	HUFFMAN LAKE/LAKE FRONT
008-028-025-00	8898 BINGHAM RD	9/18/2021	\$285,000	\$24,000	\$245,580	\$227,361	1.080	HUDSON RURAL
008-300-010-00	9860 BINGHAM RD	12/2/2020	\$258,000	\$44,918	\$213,082	\$231,123	0.922	
					\$1,125,796	\$886,641	1.270	ECF
							1.319	Ave ECF

**Conclusion: as calculated 1.3 rounded.**

## 2023 Thumb Lake ECF 2.471

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
008-901-012-00	10223 PIONEER TRL (PVT)	8/26/2021	QC	\$236,500	\$487	\$236,013	\$72,800	3.242
008-901-015-00	10241 PIONEER TRL (PVT)	10/18/2021	PTA	\$380,000	\$5,626	\$374,374	\$134,459	2.784
008-901-069-00	11150 MORNING SIDE DR (PVT)	7/28/2020	PTA	\$300,000	\$1,470	\$298,530	\$137,109	2.177
008-901-072-00	332 DELTA LN (PVT)	10/8/2020	QC	\$342,000	\$1,362	\$340,638	\$161,234	2.113
						\$1,249,555	\$505,603	2.471
							Ave ECF	2.579
<b>Outlier</b>								
008-901-087-00	570 EAST BIRCH CIRCLE (PVT)	44645	QC	\$260,000	\$920	\$259,080	\$34,787	7.448

**Conclusion: as calculated 2.471**