

# 2025 Hudson Township

## Part 1 - Land Value Analysis

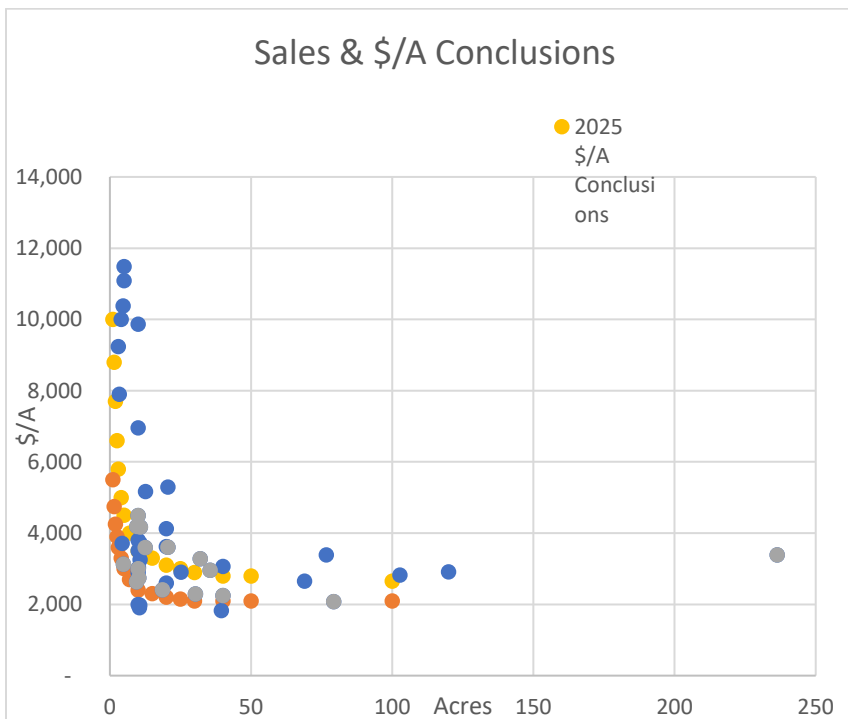
The mass appraisal techniques used by assessors to estimate the market value for each parcel of taxable land require the assessor to make a determination of each parcel's land value. Part 1 of this document contains the analysis performed by the Hudson Township assessor to determine current land values. These land value conclusions have been used in the determination of assessed values for 2025. As required, the sales gathered and analyzed are from 4/1/2022 to 3/31/2024.

## 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 2025. As required, the sales used in calculating 2025 assessments are from 4/1/2022 to 3/31/2024.

## Part 1 - Land Value Analysis

### 2025 Hudson Rural Land Values



2025 Value Conclusions		
Acreage	\$	\$/A
1	10,000	10,000
1.5	13,200	8,800
2	15,400	7,700
2.5	16,500	6,600
3	17,400	5,800
4	20,000	5,000
5	22,500	4,500
7	28,000	4,000
10	35,000	3,500
15	49,500	3,300
20	62,000	3,100
25	75,000	3,000
30	87,000	2,900
40	112,000	2,800
50	140,000	2,800
100	265,000	2,650
<b>Lot Values:</b>		<b>\$10,000 per Lot</b>

**Used for Agricultural, Commercial, Industrial and Residential Classes**

**Within Study Period**

<b>Parcel Number</b>	<b>Street Address</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Net Acres</b>	<b>Dollars/A</b>	<b>Comments</b>
008-025-004-00	WOODIN RD	11/11/2022	\$165,000	79.300	\$2,081	50% woodland
241-002-400-012-02	7171 WOLVERINE	08/30/23	\$16,000	4.314	\$3,709	Cheboygan
241-027-306-060-00	16635 N SUNSHINE	04/08/22	\$35,000	9.987	\$3,505	Cheboygan
241-035-100-002-00	7968 S SHIRE	06/13/22	\$20,000	10.509	\$1,903	Cheboygan
241-001-100-005-03		12/12/23	\$21,000	10.621	\$1,977	Cheboygan
241-001-310-091-00	6872 WOLVERINE	11/07/22	\$35,000	10.738	\$3,259	Cheboygan
241-001-310-091-00	6872 WOLVERINE	07/20/23	\$40,000	10.738	\$3,725	Cheboygan
241-011-400-004-00		05/18/23	\$82,500	19.987	\$4,128	Cheboygan
241-013-200-004-00		05/12/22	\$72,000	39.448	\$1,825	Cheboygan
003-023-007-10	MAGEE RD N	2/15/2024	\$30,000	10.000	\$3,000	COM
14-20-30-300-015	4715 JOHNSON RD	5/31/2022	\$28,000	3.030	\$9,241	Emmet
14-20-30-300-016	4729 JOHNSON RD	8/22/2022	\$26,000	3.290	\$7,903	Emmet
14-20-20-400-012	JOY LN	10/31/2022	\$40,000	4.000	\$10,000	Emmet
14-20-17-200-017	MAXWELL RD	5/6/2022	\$49,000	4.720	\$10,381	Emmet
14-20-16-300-018	TIMBERWOOD TR	6/7/2023	\$58,000	5.050	\$11,485	Emmet
14-20-16-300-019	7910 TIMBERWOOD TR	6/7/2023	\$56,000	5.050	\$11,089	Emmet
14-20-16-300-009	8190 TIMBERWOOD TR	10/3/2023	\$99,000	10.030	\$9,870	Emmet
14-20-16-300-012	7910 TIMBERWOOD TR	8/2/2022	\$69,900	10.050	\$6,955	Emmet
008-020-005-50	STUDER RD	6/7/2023	\$45,000	10.795	\$4,169	Multi-parcel sale, split
008-013-005-45	TOWER RD	6/29/2023	\$15,000	4.800	\$3,125	Neighbor
241-001-300-004-00	12530 SHIRE	05/06/22	\$25,000	9.475	\$2,639	Neighbor
008-013-009-60	TOWER RD	11/20/2023	\$40,000	9.557	\$4,185	Neighbor
14-20-24-300-003	E MITCHELL RD	8/25/2022	\$182,850	69.000	\$2,650	Neighbor, Emmet
008-018-007-00	CAMP TEN RD	9/22/2023	\$90,000	40.000	\$2,250	Neighbor, WFROS
008-019-001-00	KUZMIK RD	11/9/2023	\$800,000	236.300	\$3,386	Old grg
060-002-100-005-05		5/10/2024	\$20,000	10.000	\$2,000	Otsego
042-002-100-055-00	1242 NORTHLAND TRL	7/3/2023	\$29,000	10.010	\$2,897	Otsego
042-002-100-255-00	1841 WILDWOOD TRL	7/15/2022	\$38,100	10.010	\$3,806	Otsego
042-002-100-275-00	11201 WHITE ASH TRL	5/27/2022	\$27,500	10.060	\$2,734	Otsego
060-028-100-025-00	6625 ALDER DR	9/26/2022	\$30,500	10.070	\$3,029	Otsego
060-030-200-015-04	1983 MT JACK RD	10/13/2023	\$65,000	12.580	\$5,167	Otsego
042-005-100-010-05		9/12/2023	\$72,500	20.000	\$3,625	Otsego
060-008-200-035-00		2/10/2023	\$52,000	20.000	\$2,600	Otsego
060-036-100-020-04		7/29/2022	\$109,000	20.600	\$5,291	Otsego
042-011-300-010-03	1060 ALEXANDER RD	11/3/2022	\$73,000	25.150	\$2,903	Otsego
042-011-200-045-00		4/7/2023	\$122,500	40.000	\$3,063	Otsego
042-005-400-010-02		4/27/2022	\$260,000	76.690	\$3,390	Otsego
042-002-200-005-00		9/4/2024	\$290,000	102.770	\$2,822	Otsego
042-033-200-015-00		6/5/2024	\$350,000	120.000	\$2,917	Otsego
008-013-007-35	2400 TOWER RD	8/4/2023	\$105,000	32.008	\$3,280	roof & shed only
008-024-002-20	WOODWARD RD	2/2/2024	\$28,000	10.200	\$2,745	WFROS
003-010-004-40	9626 SPRINGVALE RD	5/25/2023	\$45,000	10.010	\$4,496	Chandler Twp
008-031-001-45	6385 REYNOLDS RD (PVT)	7/10/2023	\$45,000	12.500	\$3,600	Hudson Twp
008-031-006-00	COUNTY LINE RD	5/20/2022	\$45,000	18.650	\$2,413	Hudson Twp
008-022-003-20	NORTH SHORE TRL (PVT)	7/27/2023	\$74,000	20.500	\$3,610	Hudson Twp
008-034-023-50	JO-CA LN (PVT)	7/28/2022	\$69,500	30.300	\$2,294	Hudson Twp
003-017-024-00	3195 HOWARD RD	12/15/2023	\$105,000	35.500	\$2,958	Chandler Twp

## 2025 Hudson Small Lakes Land Value \$600/FF

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

### Within Study Period

Parcel Number	Address	Sale Date	Adj. Sale \$	Effec. Front	Price/FF	Lake
012-015-013-20	HEMLOCK POINT RD	9/22/2023	\$50,000	164		\$305 GENESERATH
012-015-003-60	WHITETAIL TRL (PVT)	4/18/2023	\$72,500	175.0		\$414 GENESERATH
012-015-003-55	HEMLOCK POINT RD	9/30/2022	\$100,000	200.0		\$500 GENESERATH
012-015-003-50	26718 WHITETAIL TRL (PVT)	8/4/2023	\$90,000	175.0		\$514 GENESERATH
007-129-009-40	MULBERRY LN (PVT)	10/27/2022	\$161,000	253		\$636 SUSAN LK
007-129-009-45	MULBERRY LN (PVT)	11/27/2023	\$170,000	257.37		\$661 SUSAN LK
007-129-007-75	7825 EAGLE NEST CIRCLE (PVT)	4/6/2022	\$150,000	200		\$750 SUSAN LK
012-015-009-20	HEMLOCK POINT RD (PVT)	9/27/2023	\$100,000	127.5		\$784 GENESERATH
014-030-020-00	SIX MILE LAKE RD	6/21/2023	\$72,900	75		\$972 SIX MILE LK
			\$966,400	1626.88		\$594

**2025 Conclusion: \$600/FF as calculated**

## 2025 Hudson Thumb Lake Land Value \$1,725/FF

Due to limited sales of lake properties, sales from similar lakes in the area were used to establish land value.

Parcel Number	Address	Sale Date	Adj. Sale \$	Effective FF	\$/FF	Lake
002-018-007-75	CROZIER RD E	5/15/2021	\$110,000	75.00	\$1,467	Deer, before study period
			\$110,000	75.00	\$1,467	

2024 Conclusion: \$1,150/FF as cal

**2025 Conclusion: \$1,725/FF based on typical % increase in lake and rural land values.**

## Part 2 - Economic Condition Factor Calculation

### 2025 Hudson Rural ECF 1.201

#### Used in Agricultural and Residential Classes

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Comments
008-012-003-00	1556 S MAGEE RD	4/25/2022	\$200,000	\$115,641	\$84,359	\$85,892	0.982	
008-021-012-10	8112 STUDER RD	7/18/2022	\$235,000	\$31,155	\$203,845	\$137,440	1.483	
008-013-015-00	11619 WOODWARD RD	10/7/2022	\$360,000	\$62,000	\$298,000	\$292,066	1.020	
008-025-005-10	4291 COASH RD	10/27/2022	\$280,000	\$36,413	\$243,587	\$216,614	1.125	
008-008-011-15	1607 JENKINS RD	11/18/2022	\$155,000	\$24,802	\$130,198	\$101,062	1.288	
008-016-004-00	2485 LALONE RD	7/17/2023	\$160,000	\$36,440	\$123,560	\$111,852	1.105	
008-026-023-00	10737 HUFFMAN LAKE RD	10/13/2023	\$320,000	\$43,761	\$276,239	\$223,304	1.237	
008-021-019-20	8718 WILDWOOD TR (PVT)	11/6/2023	\$338,000	\$75,396	\$262,604	\$238,918	1.099	
008-015-002-50	9176 WOODWARD RD	3/14/2024	\$365,000	\$89,604	\$275,396	\$173,078	1.591	
		Totals:	\$2,413,000	\$515,212	\$1,897,788	\$1,580,227	<b>1.201</b>	
						Ave E.C.F. =>	1.214	

**Conclusion: ECF 1.201 as calculated**

#### Mobile Homes

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Comments
008-016-015-20	8440 WOODWARD RD	8/1/2022	\$115,000	\$17,855	\$97,145	\$79,994	1.214	
008-016-014-45	9131 CAMP TEN RD	12/2/2024	\$107,000	\$28,923	\$78,077	\$48,232	1.619	After Study Period
			\$222,000	\$46,778	\$175,222	\$128,226	<b>1.367</b>	

**Conclusion: Mobile ECF 1.367 as calculated**

**Double Wide**

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Comments
008-021-003-30	8720 CAMP TEN RD	8/30/2022	\$285,000	\$25,113	\$259,887	\$268,332	0.969	008-021-019-10
008-008-011-30	1799 JENKINS RD	11/21/2022	\$250,000	\$44,623	\$205,377	\$209,375	0.981	
008-021-030-00	3500 WOODLAND CT (PVT)	11/17/2022	\$180,000	\$36,892	\$143,108	\$142,579	1.004	
008-021-007-50	8400 WILDWOOD TR (PVT)	7/15/2024	\$237,500	\$21,835	\$215,665	\$207,877	1.037	After Study Period
			\$952,500	\$128,463	\$824,037	\$828,163	<b>0.995</b>	

**Conclusion: Double Wide ECF 0.995 as calculated**

## 2025 Hudson Commercial & Industrial ECF 0.670

Due to no sales in Hudson Township sales from neighboring counties were used to calculate ECF.

Parcel Number	County	Class	Street Address	Sale Date	Adj. Sale \$	Building Residual	Cost Manual	ECF
002-011-019-20	Charlevoix	301	4740 SKOP RD	4/9/2022	\$700,000	\$580,336	\$921,283	0.630
69-045-100-000-016-00	Otsego	201	7993 MILL ST	11/17/2022	\$149,900	\$112,461	\$221,692	0.507
69-045-130-005-004-00	Otsego	201	534 EAST MAIN ST	12/21/2023	\$90,000	\$85,055	\$124,579	0.683
69-061-100-000-029-00	Otsego	201	8869 M-32 WEST	3/8/2024	\$100,000	\$91,215	\$168,137	0.543
24-01-19-08-250-007	Emmet	201	1480 MCDOUGAL RD	12/20/2022	\$325,000	\$242,910	\$251,832	0.965
24-10-10-03-101-024	Emmet	201	5912 ROBINSON ST	7/7/2022	\$122,000	\$112,300	\$140,135	0.801
					\$1,486,900	\$1,224,277	\$1,827,658	0.670

**2025 ECF Conclusion: 0.670 as calculated**

## 2025 Small Lakes ECF 1.664

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Bldg. Residual	Cost Man. \$	E.C.F.	Comment
008-022-003-70	9776 NORTH SHORE TR	5/27/2022	\$720,000	\$672,940	\$454,246	1.481	Within study period
008-022-003-80	9828 NORTH SHORE TR	7/19/2024	\$583,500	\$537,338	\$273,215	1.967	After study period
			\$1,303,500	\$1,210,278	\$727,461	<b>1.664</b>	

**Conclusion: 1.664 based on trend**

Average ECF 1.724

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Bldg. Residual	Cost Man. \$	E.C.F.	Comment
008-022-003-70	9776 NORTH SHORE TR	4/11/2024	\$815,000	\$767,940	\$454,246	1.691	After study period

## 2025 Thumb Lake ECF 2.910

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Comments
008-901-069-00	11150 MORNING SIDE DR (PVT)	7/28/2020	\$300,000	\$1,708	\$298,292	\$144,201	2.069	Before study period
008-901-072-00	332 DELTA LN (PVT)	10/8/2020	\$342,000	\$1,579	\$340,421	\$187,080	1.820	Before study period
008-901-012-00	10223 PIONEER TRL (PVT)	8/26/2021	\$236,500	\$830	\$235,670	\$115,161	2.046	Before study period, construction after sale
008-901-015-00	10241 PIONEER TRL (PVT)	10/18/2021	\$380,000	\$6,544	\$373,456	\$156,382	2.388	Before study period
008-901-087-00	570 EAST BIRCH CIRCLE (PVT)	4/28/2023	\$279,000	\$1,065	\$277,935	\$40,716	6.826	Very small house
008-901-075-00	368 DELTA LN (PVT)	11/22/2024	\$450,000	\$2,185	\$447,815	\$81,871	5.470	After study period, very small
		Totals:	\$1,987,500		\$1,973,589	\$725,410	2.721	
							Ave. E.C.F. =>	3.436

**2025 Conclusion: 2.910 based on trends, less weight to small houses, same % increase as rural ECF**

2024 Conclusion: 2.890 as calculated

Not Used

008-901-087-00	570 EAST BIRCH CIRCLE (PVT)	3/25/2022	\$260,000	\$1,065	\$258,935	\$40,138	6.451	Two sales of same property
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