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09/26/2021
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Neighborhoods Used: 0007.AUTUMN BY THE LAKE CONDO

11401 LOCUST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
175 001 00	01/28/2019 0007	401	215,000	34,020	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	95	180,980	209,139	0.865



Neighborhoods Used: 0007.AUTUMN BY THE LAKE CONDO

Single Family Computed Costs by Manual						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 + STY	0	0	0	0	0	0
1 1/2 STY	0	0	0	0	0	0
1 3/4 STY	0	0	0	0	0	0
1 STY	209,139	0	0	0	0	0
2 STY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
	0	0	0	0	0	0
Total Single Family Costs by Manual : 209,139						
Total Mobile Home Costs by Manual : 0						
Total Town Home Costs by Manual : 0						
Total Agricultural Costs by Manual : 0						
Total Commercial Costs by Manual : 0						

Single Family Sale Residual Values						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 + STY	0	0	0	0	0	0
1 1/2 STY	0	0	0	0	0	0
1 3/4 STY	0	0	0	0	0	0
1 STY	180,980	0	0	0	0	0
2 STY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
	0	0	0	0	0	0
Total Single Family Sale Residual Values : 180,980						
Total Mobile Home Sale Residual Values : 0						
Total Town Home Sale Residual Values : 0						
Total Agricultural Sale Residual Values : 0						
Total Commercial Sale Residual Values : 0						

Statistics for this Analysis				
Valid # Sales	Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
1	0	0.00	0.00	1.000
After Application of E.C.F.s				
		0.00	0.00	1.000

Economic Condition Factor Estimates (# of data points)						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 + STY	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
1 1/2 STY	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
1 3/4 STY	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
1 STY	0.865 (1)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
2 STY	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
BI-LEVEL	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
TRI-LEVEL	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
Single Family E.C.F. : 0.865 (1)						
Mobile Home E.C.F. : 1.000 (0)						
Town Home E.C.F. : 1.000 (0)						
Agricultural E.C.F. : 1.000 (0)						
Commercial E.C.F. : 1.000 (0)						

Settings for this Analysis	
Starting Date:	01/01/2019
Ending Date:	03/31/2021
Terms Selected:	4
Analyze by Style:	
Analyze by %Good:	X
Show Valid Data :	X
Show Invalid Data :	
Show Costs and Residuals:	X
Use Infl. Adj. Sale Prices:	
Neighborhood(s):	0007 - AUTUMN BY THE LAKE CONDO

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ECF Analysis for: 1 - CITY OF LUNA PIER

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DB: City Of Luna Pier 2022

Neighborhoods Used: 0007.AUTUMN BY THE LAKE CONDO

Max # of Ag. Buildings: 400

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

Max # of C/I Buildings: 400

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

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Parcel: 51 175 001 00	Current Class: 401.RESIDENTIAL-IMPROVED
Owner's Name: TURNER ROBERT & ELIZABETH	Previous Class: 401.RESIDENTIAL-IMPROVED
Property Address: 11401 LOCUST LUNA PIER, MI 48157	Taxable Status: TAXABLE
	Prev. Taxable Status: TAXABLE
	Gov. Unit: 1 CITY OF LUNA PIER
	MAP #:
Libor/Page: 2019R01390	School: 58090 MASON CONS SCHOOL DISTRICT
Split: / /	Neighborhood: 0007 AUTUMN BY THE LAKE CONDO
Public Impr.: None	
Topography: None	
Mailing Address:	Description:
TURNER ROBERT & ELIZABETH	AUTUMN BY THE LAKE CONDOMINIUM
11401 LOCUST	UNIT 1
LUNA PIER MI 48157	

Most Recent Sale Information

Sold on 01/29/2016 for 85,000 by GAYNIER JOHN A.

Terms of Sale: 03-ARM'S LENGTH

Libor/Page: 2016R01989

Most Recent Permit Information

None Found

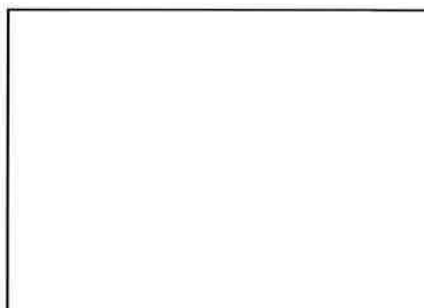
Physical Property Characteristics

2022 S.E.V.: Tentative	2022 Taxable: Tentative	Lot Dimensions:
2021 S.E.V.: 107,500	2021 Taxable: 107,500	Acreage: 0.33
Zoning: R-1 (*)	Land Value: Tentative	Frontage: 94.5
PRE: 100.000	Land Impr. Value: Tentative	Average Depth: 150.0

Improvement Data

of Residential Buildings: 1
Year Built: 2016
Occupancy: Single Family
Class: C+10
Style: 1 STY
Exterior: Alum., Vinyl
% Good (Physical): 94
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 2
Full Baths: 2 Half Baths: 0
Floor Area: 1,493
Ground Area: 1,493
Garage Area: 478
Basement Area: 0
Basement Walls: Poured
Estimated TCV: Tentative

Image/Sketch



Autumn By The Lake ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
51 175 001 00	11401 LOCUST	01/28/19	\$215,000	LC	03-ARMS LENGTH	\$215,000	\$122,500	56.98	\$214,925
Totals:			\$215,000			\$215,000	\$122,500	56.98	\$214,925
							Sale. Ratio =>	56.98	
							Std. Dev. =>	#DIV/0!	

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
\$34,020	\$180,980	\$209,139	0.865	1,493	\$121.22	0007	0.0000	1 STY	\$34,020
	\$180,980	\$209,139			\$121.22				
	E.C.F. =>		0.865		Std. Deviation=>	#DIV/0!			
	Ave. E.C.F. =>		0.865		Ave. Variance=>	0.0000	Coefficient of Var=>		0

Land Table	Property Class	Building	Depr.
AUTUMN BY THE LAKE CONDO	401		95

Autumn By The Lake Condo Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
51 175 001 00	11401 LOCUST	01/28/19	\$215,000	LC	03-ARM'S LENGTH	\$215,000	\$122,500	56.98	\$214,925
Totals:			\$215,000			\$215,000	\$122,500	56.98	\$214,925
								Sale. Ratio =>	56.98
								Std. Dev. =>	#DIV/0!

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
\$34,095	\$34,020	94.5	150.0	0.33	0.33	\$361	\$104,908	\$2.41	94.50
\$34,095	\$34,020	94.5		0.33	0.33				
Average				Average			Average		
per FF=>		\$361		per Net Acre=>	104,907.69		per SqFt=>	\$2.41	
