

11

Neighborhoods Used: 00099.COMMERCIAL

4246 LUNA PIER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
1 125 005 00	03/31/2021 00099	201	199,000	9,190
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	189810	208941	0.908	



10552 EVANS

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
51 003 007 50	10/10/2019 00099	201	270,000	56,946
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	213054	211926	1.005	



4163 SUPER EIGHT DRIVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
51 003 009 30	05/20/2019 00099	201	575,000	82,389
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	492611	684805	0.719	





12/27/2021  
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ECF Analysis for: 1 - CITY OF LUNA PIER

Page: 3/3  
DB: City of Luna Pier 2022

Neighborhoods Used: 00099.COMMERCIAL

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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\*\*\*

12/27/2021 7:00 AM

<b>Parcel:</b>	51 003 007 50	<b>Current Class:</b>	201.COMMERCIAL-IMPROVED
<b>Owner's Name:</b>	A & J PROPERTIES LLC	<b>Previous Class:</b>	201.COMMERCIAL-IMPROVED
<b>Property Address:</b>	10552 EVANS LUNA PIER, MI 48157	<b>Taxable Status:</b>	TAXABLE
<b>Libers/Page:</b>	2019R18500	<b>Prev. Taxable Status:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	1 CITY OF LUNA PIER
<b>Public Impr.:</b>	Paved Road, Water, Sewer, Electric, Gas	<b>MAP #:</b>	
<b>Topography:</b>	Level	<b>School:</b>	58090 MASON CONS SCHOOL DISTRICT
		<b>Neighborhood:</b>	00099 COMMERCIAL

## Mailing Address:

A & J PROPERTIES LLC  
32700 KING RD  
NEW BOSTON MI 48164

## Description:

1649-275 SEC 11 T8S R8E 1.875 AC COM FR N 1/4 COR OF SEC 11 TH N 89 DEG 52'00"W 865.55 FT ALG N LI OF SEC 11 SD LI BEING CL OF LUNA PIER RD TH S 0 DEG 25'00"E 233 FT W LI OF INDUSTRIAL DR TO A PT SD PT BEING THE TRUE POB TH S 0 DEG 25'00"E 40 FT TH N 89 DEG 52'00"W 202 FT TH S 0 DEG 25'00"E 60 FT TH N 89 DEG 52'00"W 348.07 FT TO SE'LY LI OF I-75 LUNA PIER OFF RAMP ROW TH ALG SD ROW THE FOLL (3) COURSES N 17 DEG 08'25"E 163.02 FT TH N 54 DEG 35'22"E 175.65 FT & S 89 DEG 52'00"E 155 FT TH S 0 DEG 25'00"E 158 FT TH S 89 DEG 52'00"E 202 FT TO THE POB

## Most Recent Sale Information

Sold on 10/10/2019 for 270,000 by S & V HOLDINGS LLC.

**Terms of Sale:** 03-ARM'S LENGTH

**Libers/Page:** 2019R18500

## Most Recent Permit Information

Permit PB200054 on 12/09/2020 for \$0 category Com, Miscellaneous.

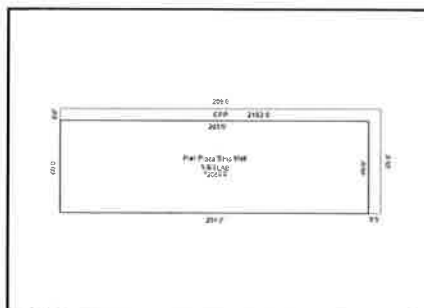
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	111,800	<b>2021 Taxable:</b>	111,800	<b>Acreage:</b>	1.88
<b>Zoning:</b>	RM-1 (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Commercial Buildings: 1  
Type: Shopping Centers - Neighborhood  
Desc:  
Class: D  
Quality: Low Cost  
Built: 2000 Remodeled: 0  
Overall Building Height: 12  
Floor Area: 12,060  
Sale Price/Floor Area: 22.39  
Estimated TCV: Tentative  
Cmts:

## Image/Sketch



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

12/27/2021 7:00 AM

<b>Parcel:</b>	51 003 009 30	<b>Current Class:</b>	201.COMMERCIAL-IMPROVED
<b>Owner's Name:</b>	SHRI LAKSHMI HOLDINGS, INC	<b>Previous Class:</b>	201.COMMERCIAL-IMPROVED
<b>Property Address:</b>	4163 SUPER EIGHT DRIVE LUNA PIER, MI 48157	<b>Taxable Status:</b>	TAXABLE
<b>Librer/Page:</b>	2019R08504	<b>Prev. Taxable Status:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	1 CITY OF LUNA PIER
<b>Public Impr.:</b>	Paved Road, Water, Sewer, Electric, Gas, Curb	<b>MAP #:</b>	
<b>Topography:</b>	Level	<b>School:</b>	58090 MASON CONS SCHOOL DISTRICT
		<b>Neighborhood:</b>	00099 COMMERCIAL

## Mailing Address:

SHRI LAKSHMI HOLDINGS, INC  
PIER INN  
TALWAR DINESH  
4163 SUPER EIGHT DRIVE  
LUNA PIER MI 48157

## Description:

SEC 11 T8S R8E 2.216 AC COM AT N 1/4 COR OF SEC 11; TH N 89 DEG 52'00"W 865.55 FT UPON N LI OF SEC 11(AKA CENTERLINE LUNA PIER RD); TH S 00 DEG 25'00" E; 273.0 FT; TH N 89 DEG 52'00" W, 202 FT; TH S 00 DEG 25'00" E, 60 FT TO POB FOR LAND HEREIN DESCRIBED;  
TH CONT S 00 DEG 25'00" E, 138.05 FT; TH S 00 DEG 25'00" E, 111.95 FT;  
TH N 89 DEG 52'00" W, 423.94 FT TO THE SOUTHEASTERLY LIMITED ACCESS ROW OF I-75; TH N 17 DEG 08'25" E, 261.42 FT UPON SAID LIMITED ACCESS ROW LINE; TH S 89 DEG 52'00" E, 348.07 FT TO THE POB.

## Most Recent Sale Information

Sold on 05/20/2019 for 575,000 by SUPER 8 MOTEL.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2019R08504

## Most Recent Permit Information

Permit PP210005 on 06/14/2021 for \$0 category Plumbing.

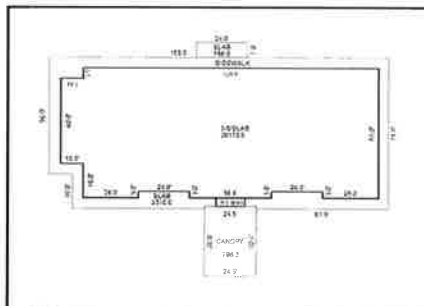
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	312,500	<b>2021 Taxable:</b>	312,500	<b>Acreage:</b>	2.22
<b>Zoning:</b>	B-2 (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Commercial Buildings: 1  
Type: Motels  
Desc:  
Class: D  
Quality: Average  
Built: 2000 Remodeled: 0  
Overall Building Height: 30  
Floor Area: 26,173  
Sale Price/Floor Area: 21.97  
Estimated TCV: Tentative  
Cmts:

## Image/Sketch



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

12/27/2021 7:00 AM

<b>Parcel:</b>	51 125 005 00	<b>Current Class:</b>	201.COMMERCIAL-IMPROVED
<b>Owner's Name:</b>	HIRSCH WILLIAM M	<b>Previous Class:</b>	201.COMMERCIAL-IMPROVED
<b>Property Address:</b>	4246 LUNA PIER LUNA PIER, MI 48157	<b>Taxable Status:</b>	TAXABLE
<b>Libers/Page:</b>	2021R08765	<b>Prev. Taxable Status:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	1 CITY OF LUNA PIER
<b>Public Impr.:</b>	Paved Road, Water, Sewer, Electric, Gas, Curb, Street Lights, Standard Utilities	<b>MAP #:</b>	
<b>Topography:</b>	Level	<b>School:</b>	58090 MASON CONS SCHOOL DISTRICT
<b>Mailing Address:</b>		<b>Neighborhood:</b>	00099 COMMERCIAL
<b>Description:</b>	1235-249 TO 251 THE FRANKS ADDITION TO LAKEWOOD LOTS 18 TO 21 INCL.		
<b>HIRSCH WILLIAM M</b>			
<b>1540 CHRISTINE</b>			
<b>MADISON HEIGHTS MI 48071</b>			

## Most Recent Sale Information

Sold on 03/31/2021 for 199,000 by KELLY CHARLES.

**Terms of Sale:** 03-ARM'S LENGTH

**Libers/Page:** 2021R08765

## Most Recent Permit Information

Permit PB140041 on 09/05/2014 for \$1,500 category Com, Alteration.

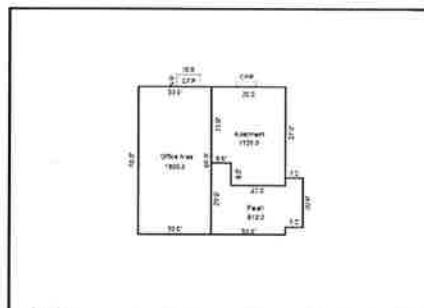
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	84,900	<b>2021 Taxable:</b>	59,574	<b>Acreage:</b>	0.31
<b>Zoning:</b>	R-2 (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	133.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	100.0

## Improvement Data

# of Commercial Buildings: 3  
Type: Stores - Retail  
Desc:  
Class: C  
Quality: Average  
Built: 0 Remodeled: 0  
Overall Building Height: 0  
Floor Area: 3,740  
Sale Price/Floor Area: 53.21  
Estimated TCV: Tentative  
Cmts:

## Image/Sketch



City of Luna Pier Commercial ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
51 003 007 50	10552 EVANS	10/10/19	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$122,500	45.37
51 003 009 30	4163 SUPER EIGHT DRIVE	05/20/19	\$575,000	CD	03-ARM'S LENGTH	\$575,000	\$329,800	57.36
51 125 005 00	4246 LUNA PIER	03/31/21	\$199,000	LC	03-ARM'S LENGTH	\$199,000	\$85,700	43.07
<b>Totals:</b>			<b>\$1,044,000</b>			<b>\$1,044,000</b>	<b>\$538,000</b>	
Sale. Ratio =>								<b>51.53</b>
Std. Dev. =>								<b>7.67</b>



Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$228,606	\$56,946	\$213,054	\$211,926	1.005	12,060	\$17.67	00099	12.7621
\$637,081	\$82,389	\$492,611	\$684,805	0.719	26,173	\$18.82	00099	15.8357
\$178,432	\$9,190	\$189,810	\$208,941	0.908	3,740	\$50.75	00099	3.0737
<b>\$1,044,119</b>	<b>\$895,475</b>	<b>\$1,105,672</b>				<b>\$29.08</b>		<b>6.7810</b>
				E.C.F. =>	0.810	Std. Deviation=>	0.14544559	
				Ave. E.C.F. =>	0.878	Ave. Variance=>	10.5572	Coefficient of Var=>

Land Value	Land Table	Property Class
\$28,586	COMMERCIAL	201
\$33,846	COMMERCIAL	201
\$4,650	COMMERCIAL	201

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City of Luna Pier Commercial Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
51 003 007 50	10552 EVANS	10/10/19	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$122,500	45.37
51 003 009 30	4163 SUPER EIGHT DRIVE	05/20/19	\$575,000	CD	03-ARM'S LENGTH	\$575,000	\$329,800	57.36
51 125 005 00	4246 LUNA PIER	03/31/21	\$199,000	LC	03-ARM'S LENGTH	\$199,000	\$85,700	43.07
<b>Totals:</b>			<b>\$1,044,000</b>			<b>\$1,044,000</b>	<b>\$538,000</b>	
Sale. Ratio =>								51.53
Std. Dev. =>								7.67

Cur Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$228,606	\$69,980	\$28,586	0.0	0.0	1.88	1.88	#DIV/0!	\$37,323	\$0.86
\$637,081	(\$28,235)	\$33,846	0.0	0.0	2.22	2.22	#DIV/0!	(\$12,718)	(\$0.29)
\$178,432	\$25,218	\$4,650	133.0	100.0	0.31	0.31	\$190	\$82,682	\$1.90
<b>\$1,044,119</b>	<b>\$66,963</b>	<b>\$67,082</b>	<b>133.0</b>		<b>4.40</b>	<b>4.40</b>			
Average									
per FF=>			<b>\$503</b>		Average				
					per Net Acre=>	<b>15,218.86</b>			
								Average	
					per SqFt=>				<b>\$0.35</b>

Actual Front	ECF Area	Liber/Page	Land Table	Class
0.00	00099	2019R18500	COMMERCIAL	201
0.00	00099	2019R08504	COMMERCIAL	201
133.00	00099	2021R08765	COMMERCIAL	201