

5

Neighborhoods Used: 00002.LAKEFRONT

10644 LAKESIDE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
1 055 007 00	02/25/2021 00002	408	437,450	197,206	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	72	240,244	245,664	0.978

!!MULTI-PARCEL SALE!!



10952 HAROLD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
51 020 006 00	10/23/2020 00002	408	122,000	42,946	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STY	60	79,054	64,872	1.219



11292 HAROLD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
51 040 031 00	10/16/2020 00002	408	271,000	42,250	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	70	228,750	206,844	1.106



11110 HAROLD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
51 040 006 00	09/30/2020 00002	408	85,000	41,250	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	50	43,750	71,291	0.614



11230 HAROLD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
51 040 018 00	06/22/2020 00002	408	179,900	42,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 STY	75	137,900	90,842	1.518



Neighborhoods Used: 00002.LAKEFRONT

	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	64,872	0
1 3/4 STY	0	0	90,842	0	0	0
1 STY	0	0	0	0	0	0
2 STY	0	0	245,664	206,844	0	71,291
BI-LEVEL	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0

Total Single Family Costs by Manual : 679,512
 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	79,054	0
1 3/4 STY	0	0	137,900	0	0	0
1 STY	0	0	0	0	0	0
2 STY	0	0	240,244	228,750	0	43,750
BI-LEVEL	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0

Total Single Family Sale Residual Values : 729,698
 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	
5	2	15.54	20.83	1.022	
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)	1.219 (1)	1.000 (0)
1 3/4 STY	1.000 (0)	1.000 (0)	1.518 (1)	1.000 (0)	1.000 (0)	1.000 (0)
1 STY	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
2 STY	1.000 (0)	1.000 (0)	0.978 (1)	1.106 (1)	1.000 (0)	0.614 (1)
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)

Single Family E.C.F. : 1.074 (5)
 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:	04/01/2019
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
Infl. Adj. Sale Prices:	
Neighborhood(s):	00002 - LAKEFRONT

09/26/2021
09:51 AM

ECF Analysis for: 1 - CITY OF LUNA PIER

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

Neighborhoods Used: 00002.LAKEFRONT

Max # of Ag. Buildings: 400

Minimum E.C.F. (Agricultural): 0.35
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 400

Minimum E.C.F. (Commercial): 0.35
Maximum E.C.F. (Commercial): 3.00

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/26/2021 9:55 AM

Parcel:	51 020 006 00	Current Class:	408.RESIDENTIAL-IMPROVED WATERFROI
Owner's Name:	RUFFY MAUREEN A & GREGORY &	Previous Class:	408.RESIDENTIAL-IMPROVED WATERFROI
Property Address:	10952 HAROLD LUNA PIER, MI 48157	Taxable Status:	TAXABLE
		Prev. Taxable Status:	TAXABLE
		Gov. Unit:	1 CITY OF LUNA PIER
		MAP #:	
Liber/Page:	2020R25136	School:	58090 MASON CONS SCHOOL DISTRICT
Split:	//	Neighborhood:	00002 LAKEFRONT
		Created:	//
		Active:	Active
Public Impr.:	Paved Road, Water, Sewer, Electric, Gas		
Topography:	Level		
Mailing Address:		Description:	
RUFFY MAUREEN A & GREGORY & GRAUX-RUFFY, JODIE R 26671 FOXTON CRT PERRYSBURG OH 43551		870-900 1440-757 ASSESSORS PLAT NO 2 LOT 7.	

Most Recent Sale Information

Sold on 10/23/2020 for 122,000 by HUVEN ROBERT.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2020R25136

Most Recent Permit Information

Permit PB210039 on 09/01/2021 for \$7,500 category Res, Alteration.

Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	46,900	2021 Taxable:	46,900	Acreage:	0.07
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	25.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	115.0

Improvement Data

of Residential Buildings: 1
 Year Built: 1940
 Occupancy: Single Family
 Class: CD
 Style: 1 1/2 STY
 Exterior: Alum., Vinyl
 % Good (Physical): 60
 Heating System: Forced Air w/ Ducts
 Electric - Amps Service: 100
 # of Bedrooms: 3
 Full Baths: 1 Half Baths: 1
 Floor Area: 894
 Ground Area: 638
 Garage Area: 0
 Basement Area: 0
 Basement Walls:
 Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/26/2021 9:55 AM

Parcel: 51 040 006 00	Current Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Owner's Name: LIENING GERALD	Previous Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Property Address: 11110 HAROLD LUNA PIER, MI 48157	Taxable Status: TAXABLE
	Prev. Taxable Status: TAXABLE
	Gov. Unit: 1 CITY OF LUNA PIER
	MAP #:
Liber/Page: 2020R20945	School: 58090 MASON CONS SCHOOL DISTRICT
Split: //	Neighborhood: 00002 LAKEFRONT
Public Impr.: Paved Road, Water, Sewer, Electric, Gas	
Topography: Level	
Mailing Address:	Description:
LIENING GERALD	1109-105 BAY VIEW PLAT LOT 8.
733 MIDDLESEX	
GROSSE POINTE MI 48230	

Most Recent Sale Information

Sold on 09/30/2020 for 85,000 by IACOANGELI JAMES & DEILEY SHELLY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2020R20945

Most Recent Permit Information

Permit PB150048 on 09/02/2015 for \$7,960 category Res, Alteration.

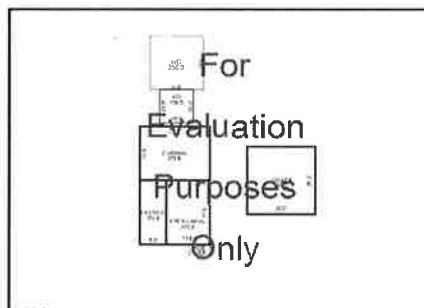
Physical Property Characteristics

2022 S.E.V.: Tentative	2022 Taxable: Tentative	Lot Dimensions:
2021 S.E.V.: 48,900	2021 Taxable: 48,900	Acreage: 0.12
Zoning: R-2 (*)	Land Value: Tentative	Frontage: 25.0
PRE: 0.000	Land Impr. Value: Tentative	Average Depth: 112.0

Improvement Data

of Residential Buildings: 1
Year Built: 1930
Occupancy: Single Family
Class: CD
Style: 2 STY
Exterior: Alum., Vinyl
% Good (Physical): 50
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 1
Full Baths: 1 Half Baths: 1
Floor Area: 1,194
Ground Area: 735
Garage Area: 400
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/26/2021 9:55 AM

Parcel:	51 040 018 00	Current Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Owner's Name:	WOODS DANIEL J & CHERYL CARR-WOODS	Previous Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Property Address:	11230 HAROLD LUNA PIER, MI 48157	Taxable Status:	TAXABLE
Librer/Page:	2020R13017	Prev. Taxable Status:	TAXABLE
Split:	//	Gov. Unit:	1 CITY OF LUNA PIER
Public Impr.:	Paved Road, Water, Sewer, Electric, Gas	MAP #:	
Topography:	Level	School:	58090 MASON CONS SCHOOL DISTRICT
		Neighborhood:	00002 LAKEFRONT
Mailing Address:		Description:	
WOODS DANIEL J & CHERYL CARR-WOODS		1077-836 1317-861 BAY VIEW PLAT LOT 25.	
29667 MAGNOLIA DR			
FLAT ROCK MI 48134			

Most Recent Sale Information

Sold on 06/22/2020 for 179,900 by MELTON BENNY L & TAMMY.

Terms of Sale: 03-ARM'S LENGTH

Librer/Page: 2020R13017

Most Recent Permit Information

Permit PB210021 on 05/05/2021 for \$9,000 category Deck.

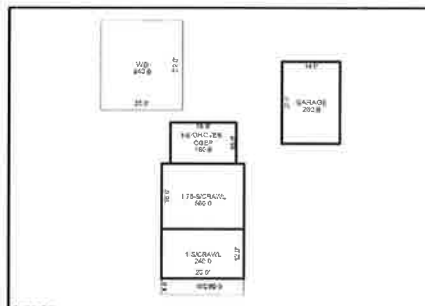
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	57,300	2021 Taxable:	57,300	Acreage:	0.09
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	25.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	152.0

Improvement Data

of Residential Buildings: 1
 Year Built: 1902
 Occupancy: Single Family
 Class: CD
 Style: 1 3/4 STY
 Exterior: Alum., Vinyl
 % Good (Physical): 75
 Heating System: Space Heater
 Electric - Amps Service: 100
 # of Bedrooms: 2
 Full Baths: 1 Half Baths: 0
 Floor Area: 960
 Ground Area: 560
 Garage Area: 280
 Basement Area: 0
 Basement Walls:
 Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/26/2021 9:55 AM

Parcel:	51 040 031 00	Current Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Owner's Name:	GREEN LARRY	Previous Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Property Address:	11292 HAROLD LUNA PIER, MI 48157	Taxable Status:	TAXABLE
Librer/Page:	2020R23499	Prev. Taxable Status:	TAXABLE
Split:	//	Gov. Unit:	1 CITY OF LUNA PIER
Public Impr.:	Paved Road, Water, Sewer, Electric, Gas	MAP #:	
Topography:	Level	School:	58090 MASON CONS SCHOOL DISTRICT
Mailing Address:		Neighborhood:	00002 LAKEFRONT
Description:	837-444 1280-172 BAY VIEW PLAT LOT 46 ALSO THAT PT OF SEC 2 T8S R8E DESC AS ALL THAT PT OF FORMER T O B & N R R R/W E OF THE C L OF HAROLD DR LYING BETW THE N'LY & S'LY LOT LINES OF LOT 46 BAY VIEW PLAT EXTD W'LY TO THE C L OF SD HAROLD DR ALSO THE S 5 FT OF LOT 47.		

Most Recent Sale Information

Sold on 10/16/2020 for 271,000 by NAKOS ZACHARIAS & APRIL.

Terms of Sale: 03-ARM'S LENGTH

Librer/Page: 2020R23499

Most Recent Permit Information

Permit PB202000 on 10/26/2020 for \$0 category Res, Miscellaneous.

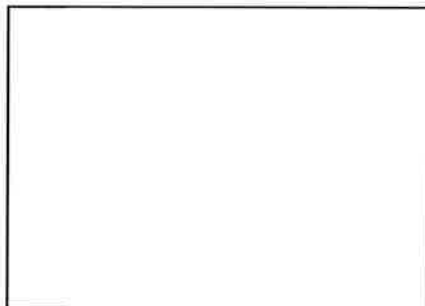
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	106,400	2021 Taxable:	106,400	Acreage:	0.12
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	25.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	207.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C+5
Style: 2 STY
Exterior: Alum., Vinyl
% Good (Physical): 70
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 2,360
Ground Area: 1,180
Garage Area: 640
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/26/2021 9:55 AM

Parcel:	51 055 007 00	Current Class:	408.RESIDENTIAL-IMPROVED WATERFROI
Owner's Name:	AUMAUGHER BARRY K & COLE CONNIE J	Previous Class:	408.RESIDENTIAL-IMPROVED WATERFROI
Property Address:	10644 LAKESIDE LUNA PIER, MI 48157	Taxable Status:	TAXABLE
Librer/Page:		Prev. Taxable Status:	TAXABLE
Split:	//	Gov. Unit:	1 CITY OF LUNA PIER
Public Impr.:	Paved Road, Water, Sewer, Electric, Gas	MAP #:	
Topography:	Level	School:	58090 MASON CONS SCHOOL DISTRICT
Mailing Address:		Neighborhood:	00002 LAKEFRONT
Description:	1002-947 & 948 1297-785 COUSINO'S SUBDIVISION COM AT A STAKE AT WATERS EDGE 48 FT N FR NE COR OF LOT 3 TH NE'LY ALG WATERS EDGE 24.58 FT TO SE COR OF LOT 6 (ALSO BEING NE COR OF LOT 5) TH W'LY 80 FT ALG N'LY LI OF SD LOT 5 TO NW COR OF SD LOT TH SW'LY 24.58 FT ALG W'LY LI OF SD LOT 5 & LOT 4 TO S'LY OF N'LY 3.23 FT OF LOT 4 TH E'LY 80 FT ALG SD S'LY LI OF N'LY 3.23 FT OF LOT 4 TO POB & BEING N'LY 3.23 FT OF LOT 4 & ALL OF LOT 5 & 6		

Most Recent Sale Information

Sold on 02/25/2021 for 442,000 by BERRY DOUGLAS.

Terms of Sale: 03-ARM'S LENGTH

Librer/Page:

Most Recent Permit Information

Permit PB210032 on 06/30/2021 for \$14,650 category Res, Alteration.

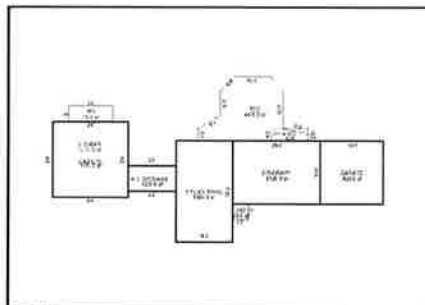
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	162,600	2021 Taxable:	129,623	Acreage:	0.14
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	78.5
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	80.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 2 STY
Exterior: Alum., Vinyl
% Good (Physical): 72
Heating System: Forced Heat & Cool
Electric - Amps Service: 150
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 2,824
Ground Area: 1,832
Garage Area: 976
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/26/2021 9:55 AM

Parcel:	51 055 010 00	Current Class:	408.RESIDENTIAL-IMPROVED WATERFROI
Owner's Name:	AUMAUGHER BARRY K & COLE CONNIE J	Previous Class:	408.RESIDENTIAL-IMPROVED WATERFROI
Property Address:	LAKESIDE (LOT) LUNA PIER, MI 48157	Taxable Status:	TAXABLE
		Prev. Taxable Status:	TAXABLE
		Gov. Unit:	1 CITY OF LUNA PIER
		MAP #:	
Libor/Page:		School:	58090 MASON CONS SCHOOL DISTRICT
Split:	//	Neighborhood:	00002 LAKEFRONT
Public Impr.:	Paved Road, Water, Sewer, Electric, Gas		
Topography:	Level		
Mailing Address:		Description:	
AUMAUGHER BARRY K & COLE CONNIE J		918-739 COUSINO'S SUBDIVISION LOT 7.	
10644 LAKESIDE			
LUNA PIER MI 48157			

Most Recent Sale Information

Sold on 02/25/2021 for 442,000 by BERRY DOUGLAS.

Terms of Sale: 20-MULTI PARCEL SALE REF

Libor/Page:

Most Recent Permit Information

None Found

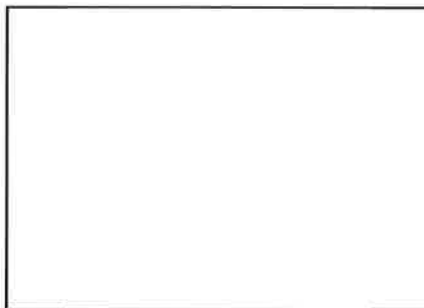
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	27,600	2021 Taxable:	16,765	Acreage:	0.10
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	52.7
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	80.0

Improvement Data

None

Image/Sketch



Lakefront ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
51 020 006 00	10952 HAROLD	10/23/20	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$45,500	37.30
51 040 006 00	11110 HAROLD	09/30/20	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$47,500	55.88
51 040 018 00	11230 HAROLD	06/22/20	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$55,600	30.91
51 040 031 00	11292 HAROLD	10/16/20	\$271,000	WD	03-ARM'S LENGTH	\$271,000	\$104,100	38.41
51 055 007 00	10644 LAKESIDE	02/25/21	\$442,000	WD	03-ARM'S LENGTH	\$437,450	\$186,000	42.52
51 055 010 00	LAKESIDE	02/25/21	\$442,000	WD	03-ARM'S LENGTH	\$442,000	\$186,000	42.08
Totals:						\$1,541,900	\$1,537,350	\$624,700
						Sale. Ratio =>		40.63
						Std. Dev. =>		8.33

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)
\$100,033	\$42,946	\$79,054	\$64,872	1.219	894	\$88.43	00002	13.4123
\$103,986	\$41,250	\$43,750	\$71,291	0.614	1,194	\$36.64	00002	47.0817
\$121,941	\$42,000	\$137,900	\$90,842	1.518	960	\$143.65	00002	43.3520
\$224,273	\$42,250	\$228,750	\$206,844	1.106	2,360	\$96.93	00002	2.1405
\$455,628	\$191,050	\$246,400	\$245,664	1.003	2,824	\$87.25	00002	8.1502
\$518,837	\$184,601	\$257,399	\$245,664	1.048	2,824	\$91.15	00002	3.6729
\$1,524,698		\$993,253	\$925,176			\$90.67		1.0917
				E.C.F. =>	1.074	Std. Deviation=>	0.29531234	
				Ave. E.C.F. =>	1.084	Ave. Variance=>	19.6349	Coefficient of Var=>

Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building	Depr.
1 1/2 STY	\$41,250		LAKEFRONT	408		60
2 STY	\$41,250		LAKEFRONT	408		50
1 3/4 STY	\$41,250		LAKEFRONT	408		75
2 STY	\$41,250		LAKEFRONT	408		70
2 STY	\$190,050	51 055 010 00, 51 055 022 00	LAKEFRONT	408		72
2 STY	\$183,601	51 055 007 00, 51 055 022 00	LAKEFRONT	408		36

18.10507044

Lakefront Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
51 020 006 00	10952 HAROLD	10/23/20	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$45,500	37.30
51 040 006 00	11110 HAROLD	09/30/20	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$47,500	55.88
51 040 018 00	11230 HAROLD	06/22/20	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$55,600	30.91
51 040 031 00	11292 HAROLD	10/16/20	\$271,000	WD	03-ARM'S LENGTH	\$271,000	\$104,100	38.41
51 055 007 00	10644 LAKESIDE	02/25/21	\$442,000	WD	03-ARM'S LENGTH	\$437,450	\$186,000	42.52
51 055 010 00	LAKESIDE	02/25/21	\$442,000	WD	03-ARM'S LENGTH	\$442,000	\$186,000	42.08
51 055 022 00	10644 LAKESIDE	02/25/21	\$442,000	WD	03-ARM'S LENGTH	\$442,000	\$186,000	42.08
51 115 014 00	10754 LAKESIDE	10/30/20	\$129,000	OTH	03-ARM'S LENGTH	\$129,000	\$73,300	56.82
Totals:			\$2,112,900			\$2,108,350	\$884,000	

Sale. Ratio => 41.93

Std. Dev. => 8.93

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
25.00	00002	2020R25136		LAKEFRONT	408
25.00	00002	2020R20945		LAKEFRONT	408
25.00	00002	2020R13017		LAKEFRONT	408
25.00	00002	2020R23499		LAKEFRONT	408
152.15	00002		51 055 010 00, 51 055 022 00	LAKEFRONT	408
152.15	00002		51 055 007 00, 51 055 022 00	LAKEFRONT	408
152.15	00002	2021R10946	51 055 010 00, 51 055 007 00	LAKEFRONT	402
78.00	00002	2021R00183		LAKEFRONT	408