

6

Neighborhoods Used: 00003.LAKE ACCESS SOUTH

4358 7TH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
51 140 061 00	12/31/2020 00003	408	334,900	121,038	
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STY	78	213,862	313,009	0.683



4360 4TH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
51 140 034 00	08/21/2020 00003	408	270,000	91,368	
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STY	75	178,632	187,258	0.954



4359 9TH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
51 140 091 00	10/18/2019 00003	408	140,000	50,386	
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STY	55	89,614	89,825	0.998



4356 14TH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
51 140 123 00	08/21/2019 00003	408	191,007	144,360	
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STY	55	46,647	162,609	0.287

!!MULTI-PARCEL SALE!!



40316 LAKEWOOD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
51 145 003 00	07/01/2019 00003	408	279,900	109,653	
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 3/4 STY	55	170,247	156,778	1.086



Neighborhoods Used: 00003.LAKE ACCESS SOUTH

Single Family Computed Costs by Manual

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 + STY, 1 1/2 STY, 1 3/4 STY, 1 STY, 2 STY, BI-LEVEL, TRI-LEVEL.

Total Single Family Costs by Manual : 909,478
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

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 + STY, 1 1/2 STY, 1 3/4 STY, 1 STY, 2 STY, BI-LEVEL, TRI-LEVEL.

Total Single Family Sale Residual Values : 699,002
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

Table with 5 columns: Valid # Sales, Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Values include 5, 1, 18.41, 24.25, 1.004.

Economic Condition Factor Estimates (# of data points)

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 + STY, 1 1/2 STY, 1 3/4 STY, 1 STY, 2 STY, BI-LEVEL, TRI-LEVEL.

Single Family E.C.F. : 0.769 (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): 00003 - LAKE ACCESS SOUTH

09/26/2021

ECF Analysis for: 1 - CITY OF LUNA PIER

Page: 3/3

10:09 AM

DB: City Of Luna Pier 2022

Neighborhoods Used: 00003.LAKE ACCESS SOUTH

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

09/26/2021 10:12 AM

Parcel:	51 140 034 00	Current Class:	408.RESIDENTIAL-IMPROVED WATERFROI
Owner's Name:	WAKEMAN GRAHAM & COVEY JENNA	Previous Class:	408.RESIDENTIAL-IMPROVED WATERFROI
Property Address:	4360 4TH LUNA PIER, MI 48157	Taxable Status:	TAXABLE
		Prev. Taxable Status:	TAXABLE
		Gov. Unit:	1 CITY OF LUNA PIER
		MAP #:	
Librer/Page:	2020R17906	School:	58090 MASON CONS SCHOOL DISTRICT
Split:	//	Neighborhood:	00003 LAKE ACCESS SOUTH
Created:	//		
Active:	Active		
Public Impr.:	Paved Road, Water, Sewer, Electric, Gas		
Topography:	Level		
Mailing Address:		Description:	
WAKEMAN GRAHAM & COVEY JENNA		1077-69 4360 4TH ST LAKEWOOD REPLAT LOTS 34 & 35	
4360 4TH			
LUNA PIER MI 48157			

Most Recent Sale Information

Sold on 08/21/2020 for 270,000 by STRZALKOWSKI EDWARD & LINDA.

Terms of Sale: 03-ARM'S LENGTH

Librer/Page: 2020R17906

Most Recent Permit Information

Permit PB190046 on 08/07/2019 for \$7,853 category Res, Alteration.

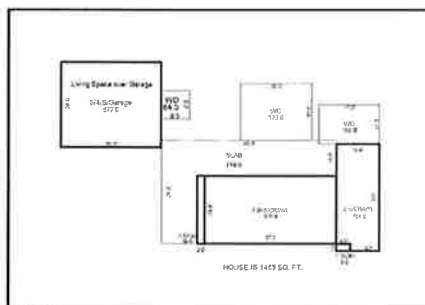
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	141,300	2021 Taxable:	141,300	Acreage:	0.19
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	93.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	90.5

Improvement Data

of Residential Buildings: 1
 Year Built: 1915
 Occupancy: Single Family
 Class: C+5
 Style: 2 STY
 Exterior: Wood Siding
 % Good (Physical): 75
 Heating System: Forced Heat & Cool
 Electric - Amps Service: 200
 # of Bedrooms: 2
 Full Baths: 1 Half Baths: 1
 Floor Area: 1,858
 Ground Area: 1,055
 Garage Area: 672
 Basement Area: 0
 Basement Walls:
 Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/26/2021 10:12 AM

Parcel:	51 140 061 00	Current Class:	408.RESIDENTIAL-IMPROVED WATERFROI
Owner's Name:	STRICKLAND JAMES & BOLEY KATIE L	Previous Class:	408.RESIDENTIAL-IMPROVED WATERFROI
Property Address:	4358 7TH LUNA PIER, MI 48157	Taxable Status:	TAXABLE
Librer/Page:	2021R00704	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:	00003 LAKE ACCESS SOUTH
Mailing Address:		Description:	
STRICKLAND JAMES & BOLEY KATIE L		1336-517 1459-542 LAKEWOOD REPLAT LOT 69 70 & 71	
4358 7TH			
LUNA PIER MI 48157			

Most Recent Sale Information

Sold on 12/31/2020 for 334,900 by WALID BALLY REVOCABLE TRUST.

Terms of Sale: 03-ARM'S LENGTH

Librer/Page: 2021R00704

Most Recent Permit Information

Permit PB190014 on 04/03/2019 for \$8,000 category Res, Alteration.

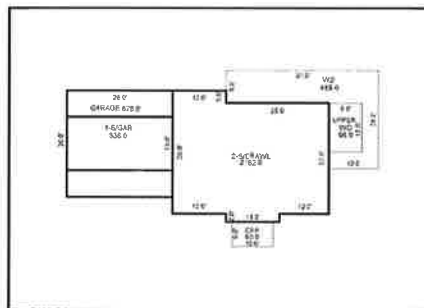
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	175,000	2021 Taxable:	175,000	Acreage:	0.25
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	136.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	81.2

Improvement Data

of Residential Buildings: 1
Year Built: 1994
Occupancy: Single Family
Class: BC
Style: 2 STY
Exterior: Alum., Vinyl
% Good (Physical): 78
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 0
Full Baths: 2 Half Baths: 1
Floor Area: 2,520
Ground Area: 1,091
Garage Area: 676
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/26/2021 10:12 AM

Parcel:	51 140 091 00	Current Class:	408.RESIDENTIAL-IMPROVED WATERFROI
Owner's Name:	KAAKE AHMED H	Previous Class:	408.RESIDENTIAL-IMPROVED WATERFROI
Property Address:	4359 9TH LUNA PIER, MI 48157	Taxable Status:	TAXABLE
		Prev. Taxable Status:	TAXABLE
		Gov. Unit:	1 CITY OF LUNA PIER
		MAP #:	
Liber/Page:	2019R18838	School:	58090 MASON CONS SCHOOL DISTRICT
Split:	//	Neighborhood:	00003 LAKE ACCESS SOUTH
Created:	//		
Active:	Active		
Public Impr.:	Paved Road, Water, Sewer, Electric, Gas		
Topography:	Level		
Mailing Address:		Description:	
KAAKE AHMED H		882-37 LAKEWOOD REPLAT LOT 98 & 99	
4359 9TH			
LUNA PIER MI 48157			

Most Recent Sale Information

Sold on 10/18/2019 for 140,000 by FRANCIS THOMAS & YVONNE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2019R18838

Most Recent Permit Information

Permit PM120209 on 10/17/2012 for \$0 category Mechanical.

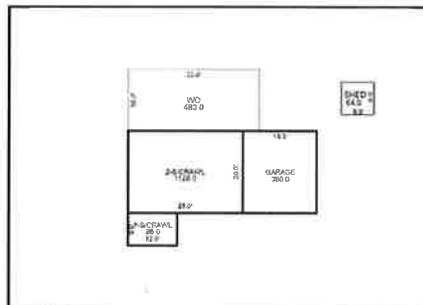
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	72,900	2021 Taxable:	72,900	Acreage:	0.13
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	45.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	122.0

Improvement Data

of Residential Buildings: 1
 Year Built: 0
 Occupancy: Single Family
 Class: C
 Style: 2 STY
 Exterior: Alum., Vinyl
 % Good (Physical): 55
 Heating System: Forced Air w/ Ducts
 Electric - Amps Service: 100
 # of Bedrooms: 3
 Full Baths: 1 Half Baths: 0
 Floor Area: 1,216
 Ground Area: 656
 Garage Area: 360
 Basement Area: 0
 Basement Walls:
 Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/26/2021 10:13 AM

Parcel:	51 145 003 00	Current Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Owner's Name:	WEAVER DAVID J & PATRICIA R	Previous Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Property Address:	10316 LAKEWOOD LUNA PIER, MI 48157	Taxable Status:	TAXABLE
		Prev. Taxable Status:	TAXABLE
		Gov. Unit:	1 CITY OF LUNA PIER
		MAP #:	
Liber/Page:	2019R11093	School:	58090 MASON CONS SCHOOL DISTRICT
Split:	//	Neighborhood:	00003 LAKE ACCESS SOUTH
Public Impr.:	Paved Road, Water, Sewer, Electric, Gas		
Topography:	Level		
Mailing Address:		Description:	
WEAVER DAVID J & PATRICIA R		1184-890 1438-881 TYPHA ADDITON TO LAKEWOOD LOTS 2 & 3	
10316 LAKEWOOD			
LUNA PIER MI 48157			

Most Recent Sale Information

Sold on 07/01/2019 for 279,900 by OTT MICHAEL.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2019R11093

Most Recent Permit Information

Permit PB190048 on 08/07/2019 for \$5,000 category Deck.

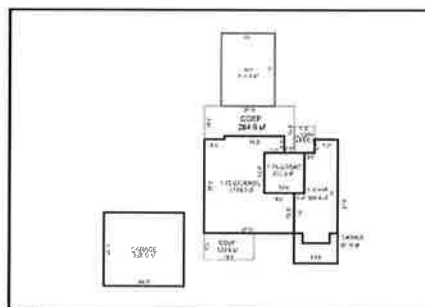
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	143,400	2021 Taxable:	143,400	Acreage:	0.30
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	91.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	145.0

Improvement Data

of Residential Buildings: 1
Year Built: 1929
Occupancy: Single Family
Class: C+10
Style: 1 3/4 STY
Exterior: Alum., Vinyl
% Good (Physical): 55
Heating System: Forced Hot Water
Electric - Amps Service: 100
of Bedrooms: 4
Full Baths: 2 Half Baths: 1
Floor Area: 1,724
Ground Area: 1,126
Garage Area: 949
Basement Area: 144
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Lake Access South ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
51 140 034 00	4360 4TH	08/21/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$141,400	52.37
51 140 061 00	4358 7TH	12/31/20	\$334,900	WD	03-ARM'S LENGTH	\$334,900	\$215,000	64.20
51 140 091 00	4359 9TH	10/18/19	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$64,200	45.86
51 140 123 00	4356 14TH	08/21/19	\$191,007	WD	03-ARM'S LENGTH	\$191,007	\$128,000	67.01
51 145 003 00	10316 LAKEWOOD	07/01/19	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$117,600	42.02
Totals:			\$1,215,807			\$1,215,807	\$666,200	

Sale. Ratio => 54.79
 Std. Dev. => 11.02

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$241,174	\$91,368	\$178,632	\$187,258	0.954	1,858	\$96.14	00003	15.2415
\$371,445	\$121,038	\$213,862	\$313,009	0.683	2,520	\$84.87	00003	11.8277
\$122,246	\$50,386	\$89,614	\$89,825	0.998	1,216	\$73.70	00003	19.6128
\$274,447	\$144,360	\$46,647	\$162,609	0.287	2,097	\$22.24	00003	51.4657
\$235,075	\$109,653	\$170,247	\$156,778	1.086	1,724	\$98.75	00003	28.4392
\$1,244,387		\$699,002	\$909,478			\$75.14		3.2948
				E.C.F. =>	0.769	Std. Deviation=>		0.32459046
				Ave. E.C.F. =>	0.802	Ave. Variance=>		25.3174 Coefficient of Var=>

Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
2 STY	\$86,835		LAKE ACCESS SOUTH	408	75
2 STY	\$119,038		LAKE ACCESS SOUTH	408	78
2 STY	\$48,784		LAKE ACCESS SOUTH	408	55
2 STY	\$143,109	51 140 128 00	LAKE ACCESS SOUTH	408	55
1 3/4 STY	\$107,551		LAKE ACCESS SOUTH	408	55

31.58655203

Lake Access South Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
51 140 034 00	4360 4TH	08/21/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$141,400	52.37
51 140 061 00	4358 7TH	12/31/20	\$334,900	WD	03-ARM'S LENGTH	\$334,900	\$215,000	64.20
51 140 091 00	4359 9TH	10/18/19	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$64,200	45.86
51 140 123 00	4356 14TH	08/21/19	\$191,007	WD	03-ARM'S LENGTH	\$191,007	\$128,000	67.01
51 145 003 00	10316 LAKEWOOD	07/01/19	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$117,600	42.02

Totals: \$1,215,807

\$1,215,807

\$666,200

Sale. Ratio =>

54.79

Std. Dev. =>

11.02

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	
\$234,534	\$115,661	\$80,195	102.2	90.5	0.19	0.19	\$1,132	\$599,280	\$13.76	
\$362,342	\$82,493	\$109,935	140.0	81.2	0.25	0.25	\$589	\$324,776	\$7.46	
\$118,516	\$66,538	\$45,054	57.4	122.0	0.13	0.13	\$1,159	\$528,079	\$12.12	
\$270,017	\$59,669	\$138,679	136.3	344.0	0.36	0.18	\$438	\$167,610	\$3.85	
\$226,850	\$152,376	\$99,326	126.5	145.0	0.30	0.30	\$1,204	\$502,891	\$11.54	
\$1,212,259	\$476,737	\$473,189	562.4		1.23	1.05				
Average			Average			Average			Average	
per FF=>			per Net Acre=>			per SqFt=>				
			\$848							\$8.88

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
93.00	00003	2020R17906		LAKE ACCESS SOUTH	408
136.00	00003	2021R00704		LAKE ACCESS SOUTH	408
45.00	00003	2019R18838		LAKE ACCESS SOUTH	408
90.00	00003	2019R14500	51 140 128 00	LAKE ACCESS SOUTH	408
91.00	00003	2019R11093		LAKE ACCESS SOUTH	408