

7

Neighborhoods Used: 00004.CANAL

4340 BELVEDERE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
1 155 025 00	03/12/2021 00004	408	147,000	37,826	
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STY	50	109,174	130,073	0.839



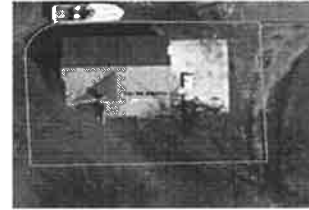
4346 NAPLES

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
51 155 037 00	12/15/2020 00004	408	135,000	39,685	
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STY	98	95,315	125,241	0.761



LAKING LANE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
51 155 048 00	08/31/2020 00004	408	240,000	94,011	
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 3/4 STY	65	145,351	171,902	0.846
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	638	755	0.846		



!!MULTI-PARCEL SALE!!

4343 ST MARKS

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
51 155 010 00	10/28/2019 00004	408	149,900	40,891	
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STY	55	109,009	98,168	1.110



Neighborhoods Used: 00004.CANAL

Style	91..100	81..90	71..80	61..70	51..60	0..50
* 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	171,902	0	0
1 STY	125,241	0	0	0	98,168	130,073
2 STY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0

Total Single Family Costs by Manual : 525,384  
 Total Mobile Home Costs by Manual : 0  
 Total Town Home Costs by Manual : 0  
 Total Agricultural Costs by Manual : 755  
 Total Commercial Costs by Manual : 0

Style	91..100	81..90	71..80	61..70	51..60	0..50
* 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	145,351	0	0
1 STY	95,315	0	0	0	109,009	109,174
2 STY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0

Total Single Family Sale Residual Values : 458,849  
 Total Mobile Home Sale Residual Values : 0  
 Total Town Home Sale Residual Values : 0  
 Total Agricultural Sale Residual Values : 638  
 Total Commercial Sale Residual Values : 0

Valid # Sales	Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
4	2	7.11	10.49	1.001
After Application of E.C.F.s				
		0.00	0.00	1.000

Style	91..100	81..90	71..80	61..70	51..60	0..50
* 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)	0.846( 1)	1.000( 0)	1.000( 0)
1 STY	0.761( 1)	1.000( 0)	1.000( 0)	1.000( 0)	1.110( 1)	0.839( 1)
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)

Single Family E.C.F. : 0.873 (4)  
 Mobile Home E.C.F. : 1.000 (0)  
 Town Home E.C.F. : 1.000 (0)  
 Agricultural E.C.F. : 0.845 (1)  
 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):	00004 - CANAL

09/26/2021  
10:37 AM

ECF Analysis for: 1 - CITY OF LUNA PIER

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

Neighborhoods Used: 00004.CANAL

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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\*\*\*

09/26/2021 10:40 AM

<b>Parcel:</b>	51 155 010 00	<b>Current Class:</b>	408.RESIDENTIAL-IMPROVED WATERFRONT
<b>Owner's Name:</b>	CORDREY DANIEL & JOHNSTON HEATHER	<b>Previous Class:</b>	408.RESIDENTIAL-IMPROVED WATERFRONT
<b>Property Address:</b>	4343 ST MARKS LUNA PIER, MI 48157	<b>Taxable Status:</b>	TAXABLE
		<b>Prev. Taxable Status:</b>	TAXABLE
		<b>Gov. Unit:</b>	1 CITY OF LUNA PIER
<b>Librer/Page:</b>	2020R04781	<b>MAP #:</b>	
<b>Split:</b>	//	<b>School:</b>	58090 MASON CONS SCHOOL DISTRICT
		<b>Neighborhood:</b>	00004 CANAL
<b>Public Impr.:</b>	Paved Road, Water, Sewer, Electric, Gas		
<b>Topography:</b>	Level		

<b>Mailing Address:</b>	<b>Description:</b>
CORDREY DANIEL & JOHNSTON HEATHER 4343 ST MARKS LUNA PIER MI 48157	859-833 976-251 VENICE LOTS 29 TO 31 INCL

## Most Recent Sale Information

Sold on 10/28/2019 for 149,900 by SOMERS CRYSTAL.

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Librer/Page:</b>	2020R04781
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## Most Recent Permit Information

Permit PB190045 on 07/17/2019 for \$1,000 category SHED.

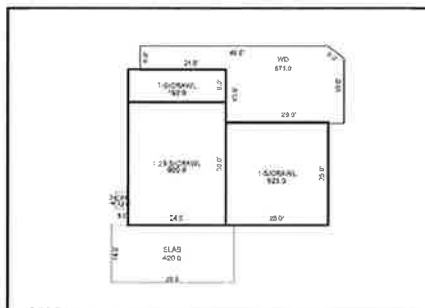
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	64,200	<b>2021 Taxable:</b>	53,640	<b>Acreage:</b>	0.17
<b>Zoning:</b>	R-2 (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	120.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	60.0

## Improvement Data

# of Residential Buildings: 1  
 Year Built: 1924  
 Occupancy: Single Family  
 Class: CD  
 Style: 1 STY  
 Exterior: Alum., Vinyl  
 % Good (Physical): 55  
 Heating System: Forced Air w/ Ducts  
 Electric - Amps Service: 60  
 # of Bedrooms: 0  
 Full Baths: 2 Half Baths: 0  
 Floor Area: 1,717  
 Ground Area: 1,537  
 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 10:40 AM

<b>Parcel:</b>	51 155 025 00	<b>Current Class:</b>	408.RESIDENTIAL-IMPROVED WATERFROI
<b>Owner's Name:</b>	ANTANOVICH JOSHUA & AYERS MELANIE	<b>Previous Class:</b>	408.RESIDENTIAL-IMPROVED WATERFROI
<b>Property Address:</b>	4340 BELVEDERE LUNA PIER, MI 48157	<b>Taxable Status:</b>	TAXABLE
		<b>Prev. Taxable Status:</b>	TAXABLE
		<b>Gov. Unit:</b>	1 CITY OF LUNA PIER
		<b>MAP #:</b>	
<b>Liber/Page:</b>	2021R06865	<b>School:</b>	58090 MASON CONS SCHOOL DISTRICT
<b>Split:</b>	//	<b>Neighborhood:</b>	00004 CANAL
		<b>Created:</b>	//
<b>Public Impr.:</b>	Paved Road, Water, Sewer, Electric, Gas		
<b>Topography:</b>	Level		
<b>Mailing Address:</b>		<b>Description:</b>	
ANTANOVICH JOSHUA & AYERS MELANIE		VENICE LOTS 65 TO 69 INCL	
13375 VILLAGE PARK DR APT C8			
SOUTHGATE MI 48195			

## Most Recent Sale Information

Sold on 03/12/2021 for 147,000 by COWGILL GLORIA ESTATE.

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

**Liber/Page:** 2021R06865

## Most Recent Permit Information

Permit PB160005 on 02/10/2016 for \$9,500 category Res, Alteration.

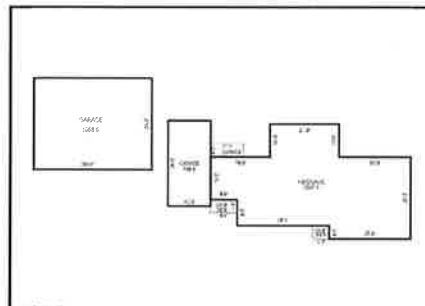
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	75,700	<b>2021 Taxable:</b>	53,980	<b>Acreage:</b>	0.29
<b>Zoning:</b>	R-2 (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	62.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	200.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1930  
Occupancy: Single Family  
Class: C-5  
Style: 1 STY  
Exterior: Alum., Vinyl  
% Good (Physical): 50  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,527  
Ground Area: 1,527  
Garage Area: 1,346  
Basement Area: 1,527  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

09/26/2021 10:40 AM

<b>Parcel:</b>	51 155 037 00	<b>Current Class:</b>	408.RESIDENTIAL-IMPROVED WATERFROI
<b>Owner's Name:</b>	JOHNSON CODY R	<b>Previous Class:</b>	408.RESIDENTIAL-IMPROVED WATERFROI
<b>Property Address:</b>	4346 NAPLES LUNA PIER, MI 48157	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2020R27244	<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>Mailing Address:</b>		<b>Neighborhood:</b>	00004 CANAL
<b>Description:</b>			
JOHNSON CODY R	1443-745 VENICE LOT 93, 94, 95.		
4346 NAPLES			
LUNA PIER MI 48157			

## Most Recent Sale Information

Sold on 12/15/2020 for 135,000 by HABITAT FOR HUMANITY OF MC INC.

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

**Liber/Page:** 2020R27244

## Most Recent Permit Information

Permit PE200002 on 01/29/2020 for \$0 category Electrical.

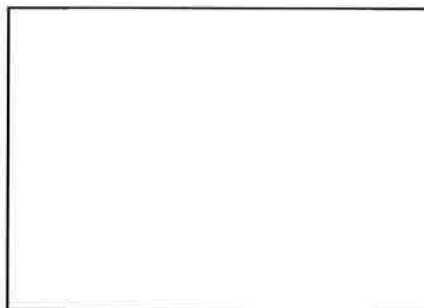
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	67,500	<b>2021 Taxable:</b>	67,500	<b>Acreage:</b>	0.17
<b>Zoning:</b>	R-2 (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	120.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	62.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2019  
Occupancy: Single Family  
Class: CD  
Style: 1 STY  
Exterior: Vinyl  
% Good (Physical): 98  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 200  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,029  
Ground Area: 1,029  
Garage Area: 280  
Basement Area: 0  
Basement Walls: Block  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

09/26/2021 10:40 AM

<b>Parcel:</b>	51 155 048 00	<b>Current Class:</b>	408.RESIDENTIAL-IMPROVED WATERFROI
<b>Owner's Name:</b>	TUCKER MICHAEL O	<b>Previous Class:</b>	408.RESIDENTIAL-IMPROVED WATERFROI
<b>Property Address:</b>	LAKING LANE LUNA PIER, MI 48157	<b>Taxable Status:</b>	TAXABLE
<b>Librer/Page:</b>	2020R18296	<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>Mailing Address:</b>		<b>Neighborhood:</b>	00004 CANAL
<b>Description:</b>	1018-928 1067-64 & 65 1072-637 1089-439 VENICE LOTS 110 & 111		
TUCKER MICHAEL O			
4336 LAKING LANE			
LUNA PIER MI 48157			

## Most Recent Sale Information

Sold on 08/31/2020 for 240,000 by LAKING BRADLEY TRUST.

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

**Librer/Page:** 2020R18296

## Most Recent Permit Information

None Found

## 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>	25,900	<b>2021 Taxable:</b>	25,900	<b>Acreage:</b>	0.12
<b>Zoning:</b>	R-2 (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	73.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	69.0

## Improvement Data

# of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

Class: CD

Style: 1 3/4 STY

Exterior: Wood Siding

% Good (Physical): 80

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

# of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 0

Ground Area: 0

Garage Area: 832

Basement Area: 0

Basement Walls:

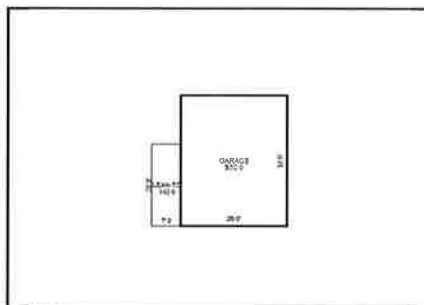
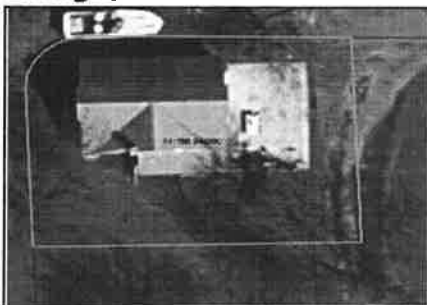
Estimated TCV: Tentative

# of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

## Image/Sketch





Canal ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
51 155 010 00	4343 ST MARKS	10/28/19	\$149,900	WD	03-ARMI'S LENGTH	\$149,900	\$44,300	29.55	\$124,334
51 155 025 00	4340 BELVEDERE	03/12/21	\$147,000	WD	03-ARMI'S LENGTH	\$147,000	\$62,700	42.65	\$148,388
51 155 037 00	4346 NAPLES	12/15/20	\$135,000	WD	03-ARMI'S LENGTH	\$135,000	\$35,300	26.15	\$146,140
51 155 048 00	LAKING LANE	08/31/20	\$240,000	WD	03-ARMI'S LENGTH	\$240,000	\$107,800	44.92	\$309,588
<b>Totals:</b>			<b>\$671,900</b>			<b>\$671,900</b>	<b>\$250,100</b>		<b>\$728,450</b>
							<b>Sale. Ratio =&gt;</b>	<b>37.22</b>	
							<b>Std. Dev. =&gt;</b>	<b>9.35</b>	

Used ECF of 0.84 for the 2022 year in Canal Neighborhood. Sale of 4343 St. Marks skewed the average up. Didn't want to completely remove this sale from the study but gave the other three sales greater weight in the analysis.

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$40,891	\$109,009	\$98,168	1.110	1,717	\$63.49	00004	22.1342	1 STY
\$37,826	\$109,174	\$130,073	0.839	1,527	\$71.50	00004	4.9760	1 STY
\$39,685	\$95,315	\$125,241	0.761	1,029	\$92.63	00004	12.8037	1 STY
\$94,011	\$145,989	\$172,657	0.846	2,401	\$60.80	00004	4.3545	1 3/4 STY
<b>\$459,487</b>	<b>\$526,139</b>				<b>\$72.10</b>		<b>1.5771</b>	
E.C.F. =>		<b>0.873</b>		Std. Deviation=>	<b>0.1524881</b>			
Ave. E.C.F. =>		<b>0.889</b>		Ave. Variance=>	<b>11.0671</b>	Coefficient of Var=>	<b>12.4476734</b>	

Land Value	Other Parcels in Sale	Land Table	Property Class	Building	Depr.
\$39,040		CANAL	408		55
\$36,826		CANAL	408		50
\$39,685		CANAL	408		98
\$92,261	51.155.056.00	CANAL	408		65

Canal Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
51 155 010 00	4343 ST MARKS	10/28/19	\$149,900	WD	03-ARMIS LENGTH	\$149,900	\$44,300	29.55	\$131,770
51 155 025 00	4340 BELVEDERE	03/12/21	\$147,000	WD	03-ARMIS LENGTH	\$147,000	\$62,700	42.65	\$155,403
51 155 037 00	4346 NAPLES	12/15/20	\$135,000	WD	03-ARMIS LENGTH	\$135,000	\$35,300	26.15	\$153,699
51 155 048 00	LAKING LANE	08/31/20	\$240,000	WD	03-ARMIS LENGTH	\$240,000	\$107,800	44.92	\$309,588
<b>Totals:</b>			<b>\$671,900</b>			<b>\$671,900</b>	<b>\$250,100</b>		<b>\$750,460</b>

Sale. Ratio => 37.22

Std. Dev. => 9.35

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	
\$64,606	\$46,476	93.0	60.0	0.17	0.17	\$695	\$391,552	\$8.99	120.00	
\$35,438	\$43,841	87.7	200.0	0.29	0.29	\$404	\$124,344	\$2.85	62.00	
\$28,545	\$47,244	94.5	62.0	0.17	0.17	\$302	\$166,930	\$3.83	120.00	
\$95,067	\$97,112	256.6	157.6	0.50	0.12	\$371	\$190,515	\$4.37	261.00	
<b>\$223,656</b>	<b>\$234,673</b>	<b>531.7</b>		<b>1.12</b>	<b>0.74</b>					
Average		Average		Average		Average		Average		
per FF=>		\$421		per Net Acre=>		199,692.86		per SqFt=>		\$4.58

ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
00004	2020R04781		CANAL	408
00004	2021R06865		CANAL	408
00004	2020R27244		CANAL	408
00004	2020R18296	51.155 056 00	CANAL	408

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