

8

Neighborhoods Used: 00005.ALLENS COVE

4555 ALLEN COVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 1 010 001 00 03/01/2021 00005 408 490,000 127,531
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STY 85 362,469 299,202 1.211



4845 ALLEN COVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 51 010 051 00 11/20/2020 00005 408 298,000 98,041
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STY 75 199,959 220,601 0.906



4661 ALLEN COVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 51 010 028 00 10/27/2020 00005 408 210,500 61,170
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STY 62 149,330 99,499 1.501



4635 ALLEN COVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 51 010 021 00 09/02/2020 00005 408 246,000 64,781
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STY 79 181,219 157,434 1.151



4727 ALLEN COVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 51 010 037 00 07/07/2020 00005 408 265,000 65,993
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STY 66 199,007 190,413 1.045



4839 ALLEN COVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 51 010 050 00 07/01/2020 00005 408 304,000 92,694
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STY 70 211,306 164,201 1.287



4723 ALLEN COVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 51 010 036 00 05/06/2020 00005 408 225,000 79,145
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STY 67 145,855 112,859 1.292



4863 ALLEN COVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 51 010 057 00 01/07/2020 00005 408 130,000 66,302
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 3/4 STY 45 63,698 60,505 1.053



09/26/2021

ECF Analysis for: 1 - CITY OF LUNA PIER

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10:48 AM

DB: City Of Luna Pier 2022

Neighborhoods Used: 00005.ALLENS COVE

4807 ALLEN COVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
1 010 046 00	09/23/2019 00005	408	279,900	66,038	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	78	213,862	183,086	1.168



Neighborhoods Used: 00005.ALLENS COVE

	Single Family Computed Costs by Manual					
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
+ 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	60,505
1 STY	0	0	0	112,859	0	0
2 STY	0	299,202	561,121	454,113	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 : 1,487,799
 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
+ 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	63,698
1 STY	0	0	0	145,855	0	0
2 STY	0	362,469	595,040	559,643	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 : 1,726,705
 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	9	Invalid Sales	0	Coefficient of Dispersion (%)	7.28	Coefficient of Variation (%)	9.43	Price Related Differential	1.002
After Application of E.C.F.s						5.93	7.95	0.996	

	Economic Condition Factor Estimates (# of data points)					
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
+ 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)	1.053 (1)
1 STY	1.000 (0)	1.000 (0)	1.000 (0)	1.292 (1)	1.000 (0)	1.000 (0)
2 STY	1.000 (0)	1.211 (1)	1.060 (3)	1.232 (3)	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. : 1.161 (9)
 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
Use Infl. Adj. Sale Prices:	
Neighborhood(s):	00005 - ALLENS COVE

09/26/2021

ECF Analysis for: 1 - CITY OF LUNA PIER

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10:48 AM

DB: City Of Luna Pier 2022

Neighborhoods Used: 00005.ALLENS COVE

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 10:52 AM

Parcel: 51 010 001 00	Current Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Owner's Name: STANGE KIMBERLY A	Previous Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Property Address: 4555 ALLEN COVE LUNA PIER, MI 48157	Taxable Status: TAXABLE
	Prev. Taxable Status: TAXABLE
	Gov. Unit: 1 CITY OF LUNA PIER
	MAP #:
Liber/Page: 2021R05921	School: 58090 MASON CONS SCHOOL DISTRICT
Split: //	Neighborhood: 00005 ALLENS COVE
Active: Active	
Public Impr.: Paved Road, Water, Sewer, Electric, Gas	
Topography: Level, Waterfront	
Mailing Address:	Description:
STANGE KIMBERLY A 4555 ALLEN COVE LUNA PIER MI 48157	1148-966,967 ALLENS COVE 11308 ALLEN COVE LOT 1 EXC NE 145 FT & SE 25 FT OF NE 145 FT OF LOT 1.

Most Recent Sale Information

Sold on 03/01/2021 for 490,000 by CARTWRIGHT TIMOTHY & CAROLINE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2021R05921

Most Recent Permit Information

Permit PB140037 on 08/13/2014 for \$9,000 category Res, Alteration.

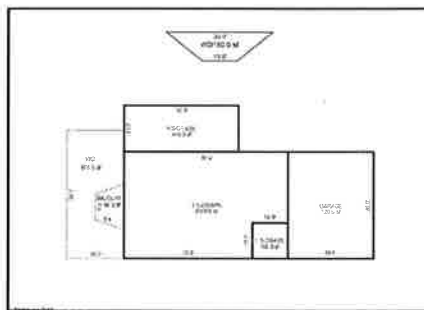
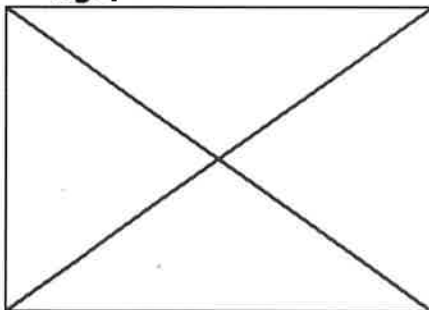
Physical Property Characteristics

2022 S.E.V.: Tentative	2022 Taxable: Tentative	Lot Dimensions:
2021 S.E.V.: 191,100	2021 Taxable: 152,573	Acreage: 0.23
Zoning: R-2 (*)	Land Value: Tentative	Frontage: 78.0
PRE: 100.000	Land Impr. Value: Tentative	Average Depth: 130.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C
Style: 2 STY
Exterior: Alum., Vinyl
% Good (Physical): 85
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 150
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 3,076
Ground Area: 1,796
Garage Area: 720
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/26/2021 10:52 AM

Parcel: 51 010 021 00	Current Class: 408.RESIDENTIAL-IMPROVED WATERFROI
Owner's Name: LOWERS KEITH	Previous Class: 408.RESIDENTIAL-IMPROVED WATERFROI
Property Address: 4635 ALLEN COVE LUNA PIER, MI 48157	Taxable Status: TAXABLE
	Prev. Taxable Status: TAXABLE
	Gov. Unit: 1 CITY OF LUNA PIER
	MAP #:
Librer/Page: 2020R18920	School: 58090 MASON CONS SCHOOL DISTRICT
Split: //	Neighborhood: 00005 ALLENS COVE
Public Impr.: Paved Road, Water, Sewer, Electric, Gas	
Topography: Level	
Mailing Address:	Description:
LOWERS KEITH	781-890 743-206 ALLEN'S COVE LOT 16 & 20 FT OF LOT 60.
4635 ALLEN COVE	
LUNA PIER MI 48157	

Most Recent Sale Information

Sold on 09/02/2020 for 246,000 by SNARE LIN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2020R18920

Most Recent Permit Information

Permit PB160061 on 09/30/2016 for \$2,000 category Deck.

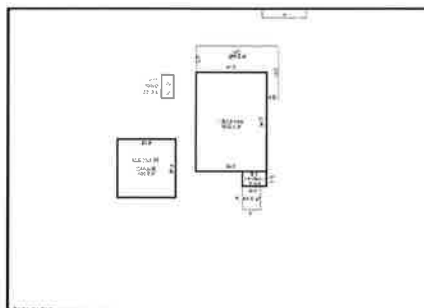
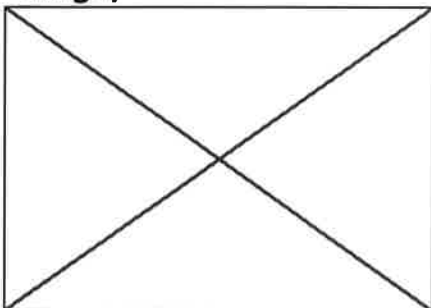
Physical Property Characteristics

2022 S.E.V.: Tentative	2022 Taxable: Tentative	Lot Dimensions:
2021 S.E.V.: 120,400	2021 Taxable: 120,400	Acreage: 0.10
Zoning: R-2 (*)	Land Value: Tentative	Frontage: 40.0
PRE: 100.000	Land Impr. Value: Tentative	Average Depth: 105.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 2 STY
Exterior: Alum., Vinyl
% Good (Physical): 79
Heating System: Radiant (in-floor)
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,672
Ground Area: 856
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 10:52 AM

Parcel: 51 010 028 00
Owner's Name: DUSSEAU SCOTT A & JENNIFER L
Property Address: 4661 ALLEN COVE
LUNA PIER, MI 48157

Current Class: 408.RESIDENTIAL-IMPROVED WATERFROI
Previous Class: 408.RESIDENTIAL-IMPROVED WATERFROI
Taxable Status: TAXABLE
Prev. Taxable Status: TAXABLE
Gov. Unit: 1 CITY OF LUNA PIER
MAP #
School: 58090 MASON CONS SCHOOL DISTRICT
Neighborhood: 00005 ALLENS COVE

Liber/Page: 2020R26996 **Created:** //
Split: // **Active:** Active

Public Impr.: Paved Road, Water, Sewer, Electric, Gas
Topography: Level

Mailing Address: DUSSEAU SCOTT A & JENNIFER L
3131 MORIN POINT ST
ERIE MI 48133
Description: 777-683 869-775 ALLEN'S COVE LOT 23 EXC N 2 FT.

Most Recent Sale Information

Sold on 10/27/2020 for 210,500 by WILLIAMS BONNIE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2020R26996

Most Recent Permit Information

Permit PB210002 on 02/05/2021 for \$17,787 category Res, Alteration.

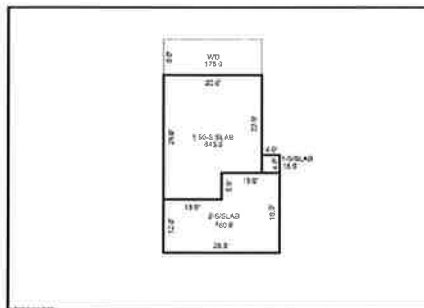
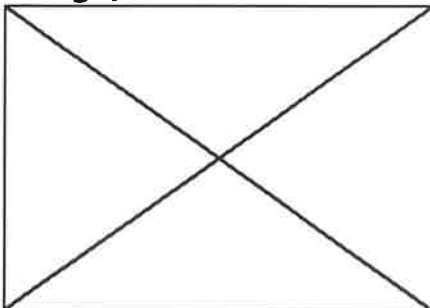
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	87,600	2021 Taxable:	87,600	Acreage:	0.25
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	38.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	290.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: D
Style: 2 STY
Exterior: Block
% Good (Physical): 62
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 4
Full Baths: 1 Half Baths: 1
Floor Area: 1,639
Ground Area: 968
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 10:52 AM

Parcel:	51 010 036 00	Current Class:	408.RESIDENTIAL-IMPROVED WATERFROI
Owner's Name:	BURCHETT CHRISTINA	Previous Class:	408.RESIDENTIAL-IMPROVED WATERFROI
Property Address:	4723 ALLEN COVE LUNA PIER, MI 48157	Taxable Status:	TAXABLE
		Prev. Taxable Status:	TAXABLE
		Gov. Unit:	1 CITY OF LUNA PIER
		MAP #:	
Liber/Page:		School:	58090 MASON CONS SCHOOL DISTRICT
Split:	//	Neighborhood:	00005 ALLENS COVE
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb		
Topography:	Level		
Mailing Address:	Description:		
BURCHETT CHRISTINA 4723 ALLEN COVE LUNA PIER MI 48157	890-868 1084-155 & 156 ALLEN'S COVE LOT 30 ALSO THAT PT OF SEC 1 T8S R8E DESC AS ALL THAT PT OF FORMER T O B & N R R R/W LYING BETWEEN THE E'LY & W'LY LOT LINES OF LOT 30 ALLEN'S COVE PLAT EXTD N'LY TO THE N LI OF SD R/W.		

Most Recent Sale Information

Sold on 05/06/2020 for 225,000 by KEEZER BRANDON S & KAYCEE L.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page:

Most Recent Permit Information

Permit PB180019 on 05/23/2018 for \$3,600 category Deck.

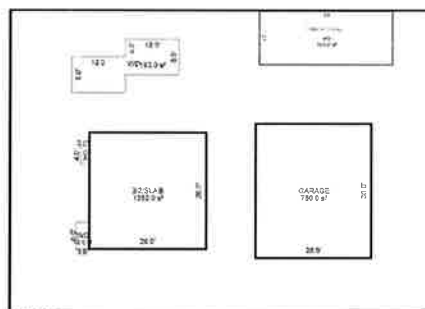
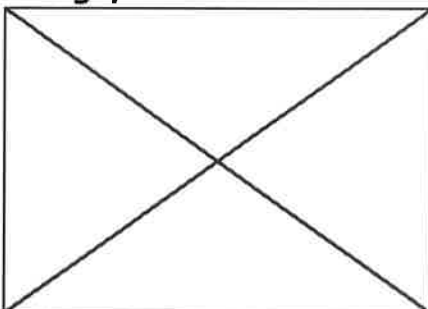
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	104,800	2021 Taxable:	104,800	Acreage:	0.20
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	94.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	94.6

Improvement Data

of Residential Buildings: 1
Year Built: 1914
Occupancy: Single Family
Class: D
Style: 1 STY
Exterior: Wood Siding
% Good (Physical): 67
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 60
of Bedrooms: 1
Full Baths: 2 Half Baths: 0
Floor Area: 1,352
Ground Area: 676
Garage Area: 780
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/26/2021 10:52 AM

Parcel: 51 010 037 00
Owner's Name: UMFRESS MICHAEL & PAMELA
Property Address: 4727 ALLEN COVE
LUNA PIER, MI 48157
Liber/Page: 2020R13604
Split: // **Created:** // **Active:** Active
Public Impr.: Paved Road, Water, Sewer, Electric, Gas
Topography: Level, Waterfront

Current Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Previous Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Taxable Status: TAXABLE
Prev. Taxable Status: TAXABLE
Gov. Unit: 1 CITY OF LUNA PIER
MAP #:
School: 58090 MASON CONS SCHOOL DISTRICT
Neighborhood: 00005 ALLENS COVE

Mailing Address:

UMFRESS MICHAEL & PAMELA
4727 ALLEN COVE
LUNA PIER MI 48157

Description:

970-551 ALLEN'S COVE LOT 31 ALSO THAT PT OF SEC 1 T8S R8E DESC AS ALL THAT PT OF FORMER T O B & N R R R/W LYING BETWN THE E'LY & W'LY LOT LINES OF LOT 31 ALLEN'S COVE PLAT EXTD N'LY TO THE N LI OF SD R/W.

Most Recent Sale Information

Sold on 07/07/2020 for 265,000 by BARBER JAMES A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2020R13604

Most Recent Permit Information

Permit PB170050 on 11/29/2017 for \$14,520 category Res, Garage.

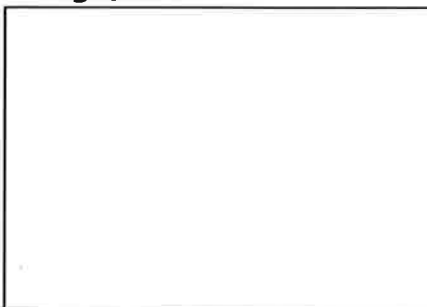
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	138,800	2021 Taxable:	138,800	Acreage:	0.06
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	40.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	65.0

Improvement Data

of Residential Buildings: 2
Year Built: 1993
Occupancy: Single Family
Class: C-5
Style: 2 STY
Exterior: Alum., Vinyl
% Good (Physical): 66
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 3
Full Baths: 4 Half Baths: 0
Floor Area: 2,736
Ground Area: 1,500
Garage Area: 624
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/26/2021 10:52 AM

Parcel: 51 010 046 00
Owner's Name: HATFIELD KATHY L & KENNETH
Property Address: 4807 ALLEN COVE
 LUNA PIER, MI 48157

Current Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Previous Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Taxable Status: TAXABLE
Prev. Taxable Status: TAXABLE
Gov. Unit: 1 CITY OF LUNA PIER
MAP #:
School: 58090 MASON CONS SCHOOL DISTRICT
Neighborhood: 00005 ALLENS COVE

Liber/Page: 2021R03700 **Created:** //
Split: // **Active:** Active
Public Impr.: Paved Road, Water, Sewer, Electric, Gas
Topography: Level

Mailing Address:

HATFIELD KATHY L & KENNETH
 4807 ALLEN COVE
 LUNA PIER MI 48157

Description:

876-52 970-606 ALLEN'S COVE LOT 41 ALSO THAT PT OF SEC 1 T8S R8E DESC AS ALL THAT PT OF FORMER T O B & N R R R/W LYING BETW THE E'LY & W'LY LOT LINES OF LOT 41 ALLEN'S COVE PLAT EXTD N'LY TO THE N LI OF SD R/W ALSO THAT PART OF SEC 1 INTERSECTED BY THE EXTEN OF THE N & S LINES (W'LY DIRECT) OF LOT 41 ALLEN'S COVE AS DESCRIBED IN LIBER 1776 PG 52 AND THAT PORTION OF THE FOLL DESC PROPERTY THAT IS CREATED BY THE EXTENTION OF THE N & S LOT LINES IN A W'LY DIRECTION OF LOT 41, ALLENS COVE A DISTANCE OF 200 FEET.

Most Recent Sale Information

Sold on 09/23/2019 for 279,900 by URQUHART SANDRA & BRIAN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2019R17152

Most Recent Permit Information

Permit PB190062 on 09/27/2019 for \$0 category Fence.

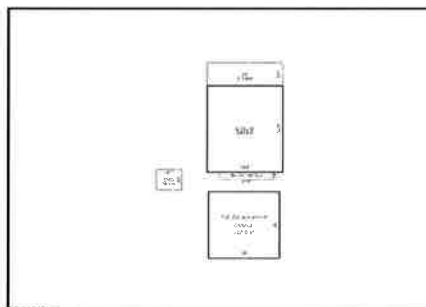
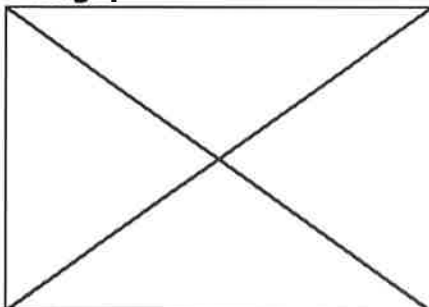
Physical Property Characteristics

2022 S.E.V.: Tentative	2022 Taxable: Tentative	Lot Dimensions:
2021 S.E.V.: 134,700	2021 Taxable: 132,732	Acreage: 0.27
Zoning: R-2 (*)	Land Value: Tentative	Frontage: 40.0
PRE: 100.000	Land Impr. Value: Tentative	Average Depth: 298.0

Improvement Data

of Residential Buildings: 1
 Year Built: 1959
 Occupancy: Single Family
 Class: CD
 Style: 2 STY
 Exterior: Block
 % Good (Physical): 78
 Heating System: Space Heater
 Electric - Amps Service: 100
 # of Bedrooms: 5
 Full Baths: 1 Half Baths: 1
 Floor Area: 2,040
 Ground Area: 1,020
 Garage Area: 728
 Basement Area: 0
 Basement Walls:
 Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/26/2021 10:52 AM

Parcel:	51 010 050 00	Current Class:	408.RESIDENTIAL-IMPROVED WATERFROI
Owner's Name:	KUEHNLEIN JOSEPH & STIEFEL BREANNA	Previous Class:	408.RESIDENTIAL-IMPROVED WATERFROI
Property Address:	4839 ALLEN COVE LUNA PIER, MI 48157	Taxable Status:	TAXABLE
		Prev. Taxable Status:	TAXABLE
		Gov. Unit:	1 CITY OF LUNA PIER
Librer/Page:	2020R13093	MAP #:	
Split:	//	School:	58090 MASON CONS SCHOOL DISTRICT
		Neighborhood:	00005 ALLENS COVE
Public Impr.:	Paved Road, Water, Sewer, Electric, Gas		
Topography:	Level		

Mailing Address:

KUEHNLEIN JOSEPH & STIEFEL BREANNA
4839 ALLEN COVE
LUNA PIER MI 48157

Description:

ALLENS COVE LOTS 47 & SW'LY 1/2 OF LOT 48 ALSO TH PT OF SEC 1 DESC AS ALL TH PT OF FORMER TOB & N R R ROW LYING BETW E'LY & W'LY LOT LI OF LOT 47 & NE'LY 1/2 OF LOT 48 ALLENS COVE PLAT EXTD TO N LI OF SD ROW AND ALSO PARCEL DES AS PER OWNER SEC 1 T8S R8E A PARCEL OF LAND BEING 57 WIDTH LYING BETWEEN S'LY LOT LINE OF LOT 47 AND N'LY LOT LINE OF S 1/2 OF LOT 48 BY THE EXTENSION OF SAID LINE W'LY APPROX 200 FEET FKA 010-002 -10

Most Recent Sale Information

Sold on 07/01/2020 for 304,000 by BASISTA MICHAEL & CHRISTINE.

Terms of Sale: 03-ARM'S LENGTH

Librer/Page: 2020R13093

Most Recent Permit Information

Permit PP150002 on 06/10/2015 for \$0 category Plumbing.

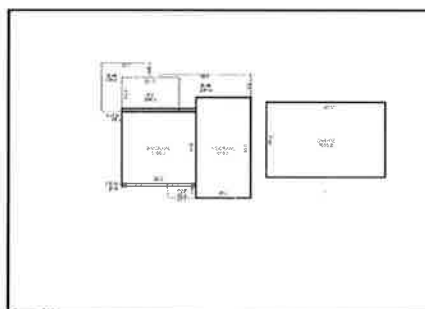
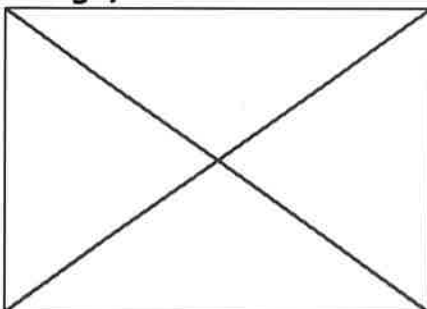
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	139,700	2021 Taxable:	139,700	Acreage:	0.41
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	57.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	313.0

Improvement Data

of Residential Buildings: 1
Year Built: 1971
Occupancy: Single Family
Class: CD
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 70
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 2,017
Ground Area: 1,315
Garage Area: 1,066
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/26/2021 10:52 AM

Parcel:	51 010 051 00	Current Class:	408.RESIDENTIAL-IMPROVED WATERFROI
Owner's Name:	ALDRICH JENNIFER	Previous Class:	408.RESIDENTIAL-IMPROVED WATERFROI
Property Address:	4845 ALLEN COVE LUNA PIER, MI 48157	Taxable Status:	TAXABLE
		Prev. Taxable Status:	TAXABLE
		Gov. Unit:	1 CITY OF LUNA PIER
		MAP #:	
Liber/Page:	2020R26396	School:	58090 MASON CONS SCHOOL DISTRICT
Split:	//	Neighborhood:	00005 ALLENS COVE
Created:	//		
Active:	Active		
Public Impr.:	Paved Road, Water, Sewer, Electric, Gas		
Topography:	Level		

Mailing Address:

ALDRICH JENNIFER
4845 ALLEN COVE
LUNA PIER MI 48157

Description:

876-482 876-942 1161-318 ALLEN'S COVE 4845 ALLEN COVE NE'LY 1/2 OF LOT 48 & ALL OF LOT 49 ALSO THAT PT OF FORMER T O B & N R R R/W WHICH LIE BETW N THE E'LY LOT LI OF LOTS 48 & 49 ALLEN'S COVE PLAT & W'LY LOT LI OF NE'LY 1/2 OF LOTS 48 & 49 ALLEN'S COVE PLAT EXTD TO N LI OF SD R/W.

Most Recent Sale Information

Sold on 11/20/2020 for 298,000 by JANKOWSKI LORI.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2020R26396

Most Recent Permit Information

Permit PM200009 on 05/26/2020 for \$0 category Mechanical.

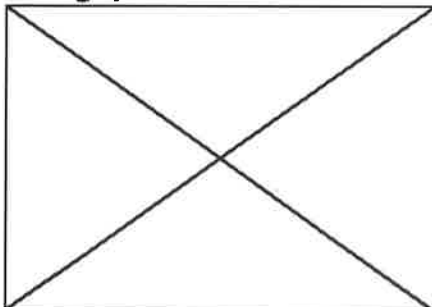
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	172,800	2021 Taxable:	172,800	Acreage:	0.15
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	60.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	106.0

Improvement Data

of Residential Buildings: 1
 Year Built: 1990
 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: 3
 Full Baths: 2 Half Baths: 1
 Floor Area: 2,050
 Ground Area: 1,432
 Garage Area: 882
 Basement Area: 0
 Basement Walls:
 Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/26/2021 10:52 AM

Parcel:	51 010 057 00	Current Class:	408.RESIDENTIAL-IMPROVED WATERFROI
Owner's Name:	BURNS ZACHARY H	Previous Class:	408.RESIDENTIAL-IMPROVED WATERFROI
Property Address:	4863 ALLEN COVE LUNA PIER, MI 48157	Taxable Status:	TAXABLE
Libers/Page:	2020R02180	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:	00005 ALLENS COVE
Description:	ALLEN'S COVE LOT 55.		
BURNS ZACHARY H			
1794 HORSESHOE BLVD			
PERRYSBURG OH 43551			

Most Recent Sale Information

Sold on 01/07/2020 for 130,000 by GALE HARRY & MARY.

Terms of Sale: 03-ARM'S LENGTH

Libers/Page: 2020R02180

Most Recent Permit Information

Permit PB210020 on 04/30/2021 for \$3,200 category Deck.

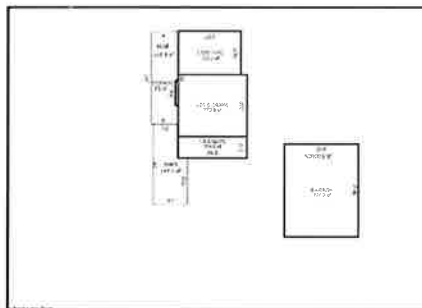
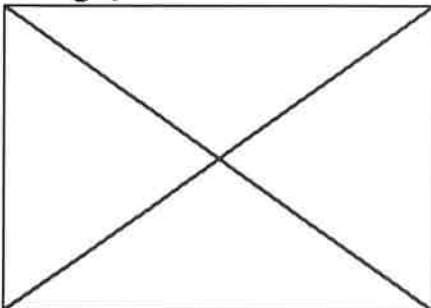
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	69,500	2021 Taxable:	69,500	Acreage:	0.08
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	40.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	88.0

Improvement Data

of Residential Buildings: 1
 Year Built: 0
 Occupancy: Single Family
 Class: D
 Style: 1 3/4 STY
 Exterior: Alum., Vinyl
 % Good (Physical): 45
 Heating System: Forced Air w/ Ducts
 Electric - Amps Service: 60
 # of Bedrooms: 4
 Full Baths: 1 Half Baths: 0
 Floor Area: 1,212
 Ground Area: 882
 Garage Area: 720
 Basement Area: 0
 Basement Walls:
 Estimated TCV: Tentative

Image/Sketch



Allens Cove ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
51 010 001 00	4555 ALLEN COVE	03/01/21	\$490,000	WD	03-ARMI'S LENGTH	\$490,000	\$185,600	37.88
51 010 021 00	4635 ALLEN COVE	09/02/20	\$246,000	WD	03-ARMI'S LENGTH	\$246,000	\$116,800	47.48
51 010 028 00	4661 ALLEN COVE	10/27/20	\$210,500	WD	03-ARMI'S LENGTH	\$210,500	\$78,300	37.20
51 010 036 00	4723 ALLEN COVE	05/06/20	\$225,000	WD	03-ARMI'S LENGTH	\$225,000	\$100,700	44.76
51 010 037 00	4727 ALLEN COVE	07/07/20	\$265,000	WD	03-ARMI'S LENGTH	\$265,000	\$124,700	47.06
51 010 046 00	4807 ALLEN COVE	09/23/19	\$279,900	WD	03-ARMI'S LENGTH	\$279,900	\$90,200	32.23
51 010 050 00	4839 ALLEN COVE	07/01/20	\$304,000	WD	03-ARMI'S LENGTH	\$304,000	\$135,500	44.57
51 010 051 00	4845 ALLEN COVE	11/20/20	\$298,000	WD	03-ARMI'S LENGTH	\$298,000	\$167,700	56.28
51 010 057 00	4863 ALLEN COVE	01/07/20	\$130,000	WD	03-ARMI'S LENGTH	\$130,000	\$63,500	48.85
Totals:			\$2,448,400			\$2,448,400	\$1,063,000	

Sale. Ratio => 43.42
 Std. Dev. => 7.24

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$462,637	\$127,531	\$362,469	\$299,202	1.211	3,076	\$117.84	00005	3.2007
\$241,107	\$64,781	\$181,219	\$157,434	1.151	1,672	\$108.38	00005	2.8367
\$172,609	\$61,170	\$149,330	\$99,499	1.501	1,639	\$91.11	00005	32.1371
\$205,547	\$79,145	\$145,855	\$112,859	1.292	1,352	\$107.88	00005	11.2919
\$279,255	\$65,993	\$199,007	\$190,413	1.045	2,736	\$72.74	00005	13.4310
\$271,094	\$66,038	\$213,862	\$183,086	1.168	2,040	\$104.83	00005	1.1349
\$276,599	\$92,694	\$211,306	\$164,201	1.287	2,017	\$104.76	00005	10.7428
\$345,114	\$98,041	\$199,959	\$220,601	0.906	2,050	\$97.54	00005	27.3018
\$134,068	\$66,302	\$63,698	\$60,505	1.053	1,212	\$52.56	00005	12.6680
\$2,388,030		\$1,726,705	\$1,487,799			\$95.29		1.8870
			E.C.F. =>	1.161		Std. Deviation=>	0.17253789	
			Ave. E.C.F. =>	1.179		Ave. Variance=>	12.7494	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
2 STY	\$124,020	ALLENS COVE	408	85
2 STY	\$63,600	ALLENS COVE	408	79
2 STY	\$60,420	ALLENS COVE	408	62
1 STY	\$78,645	ALLENS COVE	408	67
2 STY	\$63,600	ALLENS COVE	408	66
2 STY	\$63,600	ALLENS COVE	408	78
2 STY	\$90,630	ALLENS COVE	408	70
2 STY	\$95,400	ALLENS COVE	408	75
1 3/4 STY	\$63,600	ALLENS COVE	408	45

10.80967576

Allens Cove Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
51 010 001 00	4555 ALLEN COVE	03/01/21	\$490,000	WD	03-ARMI'S LENGTH	\$490,000	\$185,600	37.88
51 010 021 00	4635 ALLEN COVE	09/02/20	\$246,000	WD	03-ARMI'S LENGTH	\$246,000	\$116,800	47.48
51 010 028 00	4661 ALLEN COVE	10/27/20	\$210,500	WD	03-ARMI'S LENGTH	\$210,500	\$78,300	37.20
51 010 036 00	4723 ALLEN COVE	05/06/20	\$225,000	WD	03-ARMI'S LENGTH	\$225,000	\$100,700	44.76
51 010 037 00	4727 ALLEN COVE	07/07/20	\$265,000	WD	03-ARMI'S LENGTH	\$265,000	\$124,700	47.06
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51 010 050 00	4839 ALLEN COVE	07/01/20	\$304,000	WD	03-ARMI'S LENGTH	\$304,000	\$135,500	44.57
51 010 051 00	4845 ALLEN COVE	11/20/20	\$298,000	WD	03-ARMI'S LENGTH	\$298,000	\$167,700	56.28
51 010 057 00	4863 ALLEN COVE	01/07/20	\$130,000	WD	03-ARMI'S LENGTH	\$130,000	\$63,500	48.85
Totals:			\$2,448,400			\$2,448,400	\$1,063,000	

Sale. Ratio => 43.42
 Std. Dev. => 7.24

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$477,067	\$151,383	\$138,450	78.0	130.0	0.23	0.23	\$1,941	\$649,712	\$14.92
\$248,507	\$68,493	\$71,000	40.0	105.0	0.10	0.10	\$1,712	\$713,469	\$16.38
\$179,639	\$98,311	\$67,450	38.0	290.0	0.25	0.25	\$2,587	\$388,581	\$8.92
\$214,772	\$98,098	\$87,870	87.4	94.6	0.20	0.20	\$1,122	\$480,873	\$11.04
\$286,655	\$49,345	\$71,000	40.0	65.0	0.06	0.06	\$1,234	\$822,417	\$18.88
\$278,494	\$72,406	\$71,000	40.0	298.0	0.27	0.27	\$1,810	\$264,255	\$6.07
\$287,144	\$118,031	\$101,175	57.0	313.0	0.41	0.41	\$2,071	\$287,880	\$6.61
\$356,214	\$48,286	\$106,500	60.0	106.0	0.15	0.15	\$805	\$330,726	\$7.59
\$141,468	\$59,532	\$71,000	40.0	88.0	0.08	0.08	\$1,488	\$734,963	\$16.87
\$2,469,960	\$763,885	\$785,445	480.4		1.76	1.76			
Average		Average		Average		Average		Average	
per FF=>		\$1,590		per Net Acre=>		434,766.65		per SqFt=>	
								\$9.98	

Actual Front	ECF Area	Liber/Page	Land Table	Class
78.00	00005	2021R05921	ALLENS COVE	408
40.00	00005	2020R18920	ALLENS COVE	408
38.00	00005	2020R26996	ALLENS COVE	408
94.00	00005		ALLENS COVE	408
40.00	00005	2020R13604	ALLENS COVE	408
40.00	00005	2019R17152	ALLENS COVE	408
57.00	00005	2020R13093	ALLENS COVE	408
60.00	00005	2020R26396	ALLENS COVE	408
40.00	00005	2020R02180	ALLENS COVE	408