

2

Code	Description	Comments
Unit 1 - CITY OF LUNA PIER		
0001	BACKLOTS	
0002	LAKEFRONT	
0003	LAKE ACCESS SOUTH	
0004	CANAL	
0005	ALLENS COVE	
0008	AUTUMN BY THE LAKE CONDO	
0099	COMMERCIAL	
0100	INDUSTRIAL	
007	EVANS LANDING	
TE1	TAX EXEMPT PARCELS	

Unit -

-----

Unit: 1 - CITY OF LUNA PIER  
Rates/Values for Neighborhood 00001.BACKLOTS, Last Edited: 08/29/2022

Frontages:

Frontage 'A':	Description: 'A' FRONTAGE	FF Rate: 345
	Standard Frontage: 40	Standard Depth : 100
Frontage 'B':	Description: 'B' FRONTAGE	FF Rate: 250
	Standard Frontage: 136	Standard Depth : 55
Frontage 'C':	Description: 'C' FRONTAGE	FF Rate: 225
	Standard Frontage: 50	Standard Depth : 65
Frontage 'D':	Description: 'D' FRONTAGE	FF Rate: 125
	Standard Frontage: 40	Standard Depth : 25

Sites:

Site 'A':	Description: '< SITE VALUE	Value: 7,000
Site 'B':	Description: 'SITE VALUE B	Value: 7,000
Site 'C':	Description: 'SITE VALUE C	Value: 6,000
Site 'D':	Description: 'SITE VALUE D	Value: 5,500
Site 'E':	Description: 'WATERTOWER COND'	Value: 20,000

Values for Acreage Table 1: 'ACREAGE TABLE 'A''

1 Acre: 20,000	3 Acre: 30,000	10 Acre: 100,000	30 Acre: 225,000
1.5 Acre: 22,500	4 Acre: 40,000	15 Acre: 150,000	40 Acre: 300,000
2 Acre: 25,000	5 Acre: 50,000	20 Acre: 170,000	50 Acre: 375,000
2.5 Acre: 27,500	7 Acre: 70,000	25 Acre: 200,000	100 Acre: 750,000

Unit: 1 - CITY OF LUNA PIER  
Rates/Values for Neighborhood 00002.LAKEFRONT, Last Edited: 08/29/2022

Frontages:

Frontage 'A':	Description: 'A FRONTAGE	FF Rate: 2000
	Standard Frontage: 40	Standard Depth : 120
Frontage 'B':	Description: 'B FRONTAGE 75%	FF Rate: 1500
	Standard Frontage: 37	Standard Depth : 60
Frontage 'C':	Description: 'C FRONTAGE 50%	FF Rate: 1000
	Standard Frontage: 60	Standard Depth : 100
Frontage 'D':	Description: 'EXCESS LAND	FF Rate: 100
	Standard Frontage: 60	Standard Depth : 90
Frontage 'E':	Description: 'CANAL FRONTAGE	FF Rate: 450
	Standard Frontage: 50	Standard Depth : 100

Sites:

Site 'A':	Description: 'SITE	Value: 35,000
-----------	--------------------	---------------

Minimum Value for Frontages/Sites: 25,000

Unit: 1 - CITY OF LUNA PIER  
Rates/Values for Neighborhood 00003.LAKE ACCESS SOUTH, Last Edited: 08/29/2022

Frontages:

Frontage 'A':	Description: 'A' FRONTAGE	FF Rate: 1150
	Standard Frontage: 50	Standard Depth : 75
Frontage 'B':	Description: 'B' FRONTAGE	FF Rate: 150
	Standard Frontage: 50	Standard Depth : 90
Frontage 'C':	Description: 'C' FRONTAGE	FF Rate: 225
	Standard Frontage: 0	Standard Depth : 45
Frontage 'D':	Description: 'D' FRONTAGE	FF Rate: 200
	Standard Frontage: 0	Standard Depth : 45

Values for Acreage Table 1: 'ACREAGE TABLE 'A''

1 Acre: 10,000	3 Acre: 15,500	10 Acre: 0	30 Acre: 0
1.5 Acre: 13,000	4 Acre: 17,500	15 Acre: 0	40 Acre: 0
2 Acre: 13,500	5 Acre: 22,000	20 Acre: 0	50 Acre: 0
2.5 Acre: 14,000	7 Acre: 24,000	25 Acre: 0	100 Acre: 0

Rates for Rate Table 'RATE TABLE 1', (Acres)

TILLABLE 1	: 1,350
TILLABLE 2	: 1,300
TILLABLE 3	: 1,200
TILLABLE 4	: 1,100
TILLABLE 5	: 1,000
TILLABLE 6	: 875
TILLABLE 7	: 750
TILLABLE 8	: 600
WOODS 1	: 475
WOODS #2	: 0
WETLANDS	: 725
UN-TILL	: 625
EXPRESS\$2000	: 1,800
ALL LAKE/	: 450
CREEKFLATS	: 400
ROW	: 0
TILL 3500	: 3,500
LAKEFRONT ACERA:	7,000

Unit: 1 - CITY OF LUNA PIER  
Rates/Values for Neighborhood 00004.CANAL, Last Edited: 08/29/2022

Frontages:

Frontage 'A':	Description: 'A' FRONTAGE	FF Rate: 500
	Standard Frontage: 50	Standard Depth : 100

Sites:

Site 'A':	Description: '< SITE VALUE	Value: 6,500
-----------	----------------------------	--------------

Rates for Rate Table '', (Acres)

: 3,800

Unit: 1 - CITY OF LUNA PIER  
Rates/Values for Neighborhood 00005.ALLENS COVE, Last Edited: 08/29/2022

Frontages:

Frontage 'A':	Description: 'A FRONTAGE	FF Rate: 1300
	Standard Frontage: 40	Standard Depth : 120
Frontage 'B':	Description: 'B FRONTAGE	FF Rate: 1300
	Standard Frontage: 37	Standard Depth : 60
Frontage 'C':	Description: 'C FRONTAGE	FF Rate: 800
	Standard Frontage: 60	Standard Depth : 100
Frontage 'E':	Description: 'EXTRA BACKLOT	FF Rate: 200
	Standard Frontage: 0	Standard Depth : 200

Sites:

Site 'A':	Description: 'SITE	Value: 40,000
-----------	--------------------	---------------

Minimum Value for Frontages/Sites: 30,000

Unit: 1 - CITY OF LUNA PIER  
Rates/Values for Neighborhood 0008.AUTUMN BY THE LAKE CONDO, Last Edited: 08/29/2022

Frontages:  
Frontage 'A': Description: 'FRONT FOOT RATE'            FF Rate: 360  
                 Standard Frontage: 52                    Standard Depth : 150

Unit: 1 - CITY OF LUNA PIER  
Rates/Values for Neighborhood 00099.COMMERCIAL , Last Edited: 12/27/2022

Rates for Rate Table 'RATE TABLE 6', (SqFt)  
COMMERCIAL PARK: 0.35  
COMMERCIAL LAND: 0.35  
UNUSEABLE         : 0.00  
IND LAND           : 0.35

Unit: 1 - CITY OF LUNA PIER  
Rates/Values for Neighborhood 00100.INDUSTRIAL, Last Edited: 12/27/2022

Values for Acreage Table 1: 'ACREAGE TABLE 'A''

1 Acre: 22,500	3 Acre: 67,500	10 Acre: 225,000	30 Acre: 675,000
1.5 Acre: 33,750	4 Acre: 90,000	15 Acre: 337,500	40 Acre: 900,000
2 Acre: 45,000	5 Acre: 112,500	20 Acre: 450,000	50 Acre: 1,125,000
2.5 Acre: 56,250	7 Acre: 157,500	25 Acre: 562,500	100 Acre: 2,250,000

Rates for Rate Table 'RATE TABLE 1', (Acres)  
CONS ENERGY     : 4,275

Unit: 1 - CITY OF LUNA PIER  
Rates/Values for Neighborhood 007.EVANS LANDING, Last Edited: 08/29/2022

Rates for Rate Table 'SITE CONDO LOT', (Units)  
INTERIOR LOT     : 47,250  
CORNER LOT       : 47,250

Unit: 1 - CITY OF LUNA PIER  
Rates/Values for Neighborhood TEL.TAX EXEMPT PARCELS, Last Edited: 01/20/2017

Unit: -  
Rates/Values for Neighborhood -----., Last Edited: / /

# Real Estate Summary Sheet

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

08/29/2022 12:53 PM

**Parcel:** 51 002 011 00  
**Owner's Name:** A & J PROPERTIES LLC  
**Property Address:** ANN LOT  
LUNA PIER, MI 48157  
**Liber/Page:** 2021R06379 **Created:** / /  
**Split:** / / **Active:** Active  
**Public Impr.:** Paved Road, Water, Sewer, Electric, Gas  
**Topography:** Level

**Current Class:** 402.RESIDENTIAL-VACANT  
**Previous Class:** 402.RESIDENTIAL-VACANT  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 1 CITY OF LUNA PIER  
**MAP #:**  
**School:** 58090 MASON CONS SCHOOL DISTRICT  
**Neighborhood:** 00001 BACKLOTS

## Mailing Address:

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

## Description:

A PARCEL OF LAND DESCRIBED AS THAT PART OF SECTION 2, TOWN 8 SOUTH, RANGE 8 EAST, BOUNDED EAST BY PEASE & GIRARD; NORTH BY WENTWORTH; WEST BY R. COUSINO, EXCEPT PARCEL COMMENCING 330 FEET SOUTH AND 4.70 FEET SOUTH 89 DEGREES 34 MINUTES WEST FROM THE NORTHWEST CORNER OF FIRST ADDITION TO COLUMBUS GROVE SUBDIVISION; THENCE SOUTH 89 DEGREES 34 MINUTES WEST 165 FEET; THENCE SOUTH 276.87 FEET; THENCE NORTH 89 DEGREES 34 MINUTES EAST 140.7 FEET; THENCE NORTH 0 DEGREES 12 MINUTES 06 SECONDS EAST 87 FEET; THENCE SOUTH 88 DEGREES 54 MINUTES 48 SECONDS EAST 24 FEET; THENCE NORTH 190 FEET TO THE POINT OF BEGINNING.  
SAID PARCEL NOW BEING DESCRIBED BY SURVEY PREPARED BY GLA SURVEYORS & ENGINEERS, DATED SEPTEMBER 7, 2005, JOB NO. 973-005 AS FOLLOWS:  
PART OF THE SOUTHEAST 1/4 OF SECTION 2, TOWN 8 SOUTH, RANGE 8 EAST, CITY OF LUNA PIER, MONROE COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE

## Most Recent Sale Information

Sold on 02/12/2021 for 28,000 by HOLBROOK SCOTT & BONNIE.

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

**Liber/Page:** 2021R06379

## Most Recent Permit Information

None Found

## Physical Property Characteristics

**2023 S.E.V.:** Tentative

**2023 Taxable:** Tentative

### Lot Dimensions:

**2022 S.E.V.:** 15,000

**2022 Taxable:** 15,000

**Acres:** 3.00

**Zoning:** R-2 (\*)

**Land Value:** Tentative

**Frontage:** 0.0

**RE:** 0.000

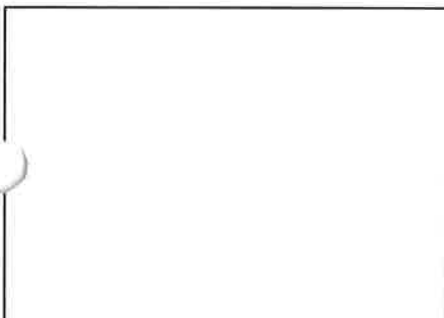
**Land Impr. Value:** Tentative

**Average Depth:** 0.0

## Improvement Data

None

## Sketch



# Real Estate Summary Sheet

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

08/29/2022 12:53 PM

<b>Parcel:</b>	51 010 035 00	<b>Current Class:</b>	409.RESIDENTIAL-VACANT WATERFRONT
<b>Owner's Name:</b>	BURCHETT CHRISTINA (LE)	<b>Previous Class:</b>	409.RESIDENTIAL-VACANT WATERFRONT
<b>Property Address:</b>	4719 ALLEN COVE LOT LUNA PIER, MI 48157	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>		<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	1 CITY OF LUNA PIER
<b>Public Impr.:</b>	Paved Road, Sidewalk, Water, Sewer, Electric, Gas	<b>MAP #:</b>	
<b>Topography:</b>	Level	<b>School:</b>	58090 MASON CONS SCHOOL DISTRICT
		<b>Neighborhood:</b>	00005 ALLENS COVE

## Mailing Address:

BURCHETT CHRISTINA (LE)  
4723 ALLEN COVE  
LUNA PIER MI 48157

## Description:

969-113 1013-293 ALLEN'S COVE LOT 29 ALSO THAT PT OF SEC 1 T8S R8E DESC AS THAT PT OF FORMER T O B & N R R  
R/W LYING BETWN THE E'LY & W'LY LOT LINES OF LOT 29 ALLEN'S COVE PLAT EXTD N'LY TO N LI OF SD R/W.

## Most Recent Sale Information

Sold on 06/10/2021 for 60,000 by DITTMAN KIM.

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

**Liber/Page:** 2021R16433

## Most Recent Permit Information

Permit PBO40007 on 01/21/2004 for \$0 category Demolition.

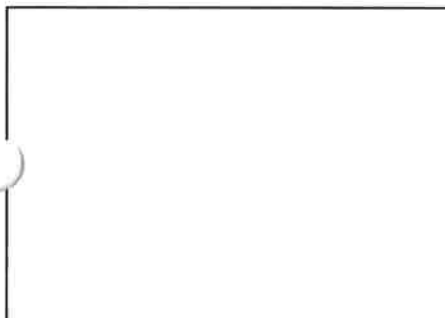
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	35,000	<b>2022 Taxable:</b>	35,000	<b>Acreage:</b>	0.06
<b>Zoning:</b>	R-2 (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	44.0
<b>ARE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	62.0

## Improvement Data

None

## Sketch



# Real Estate Summary Sheet

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

08/29/2022 12:53 PM

<b>Parcel:</b>	51 040 032 00	<b>Current Class:</b>	409.RESIDENTIAL-VACANT WATERFRONT
<b>Owner's Name:</b>	JOHNSON JEFFREY O & JENNIFER A	<b>Previous Class:</b>	409.RESIDENTIAL-VACANT WATERFRONT
<b>Property Address:</b>	11309 HAROLD LUNA PIER, MI 48157	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2021R24469	<b>Prev. Taxable Stat</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>	00002 LAKEFRONT

<b>Mailing Address:</b>	<b>Description:</b>
JOHNSON JEFFREY O & JENNIFER A 6768 GRENVILLE RD TEMPERANCE MI 48182	LP-47B-9 839-889 BAY VIEW PLAT LOTS 47, 48 & 49 EXC THE SW 5 FT OF LOT 47 AND THE SW 34 FT OF LOT 50

## Most Recent Sale Information

Sold on 09/21/2021 for 100,000 by NAKOS ZACK & APRIL.

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

**Liber/Page:** 2021R24469

## Most Recent Permit Information

Permit PB120221 on 06/20/2012 for \$387,000 category Res, New Home.

## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	65,100	<b>2022 Taxable:</b>	65,100	<b>Acreeage:</b>	0.43
<b>Zoning:</b>	R-2 (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	104.0
<b>RE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	181.4

## Improvement Data

None

## Sketch





# Real Estate Summary Sheet

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

08/29/2022 12:53 PM

**Parcel:** 51 135 006 00  
**Owner's Name:** HARPER LARRY & GEORGIA  
**Property Address:** 10347 LAKEWOOD  
LUNA PIER, MI 48157  
**Liber/Page:** 2020R20259 **Created:** / /  
**Split:** / / **Active:** Active  
**Public Impr.:** Paved Road, Water, Sewer, Electric, Gas  
**Topography:** Level

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 1 CITY OF LUNA PIER  
**MAP #:**  
**School:** 58090 MASON CONS SCHOOL DISTRICT  
**Neighborhood:** 00001 BACKLOTS

## Mailing Address:

HARPER LARRY & GEORGIA  
4351 12TH STREET PO BOX 3  
LUNA PIER MI 48157

## Description:

888-148 961-652 1039-436 1153-436 1212-788 1419-79 RENO'S ADDITION TO LAKEWOOD LOTS 16 TO 19 INCL. 1/2 OF ADJACENT VACATED 13TH STREET AS RECORDED IN 2731/179.

## Most Recent Sale Information

Sold on 09/17/2003 for 0 by HEIDER JOHN & KATHY.

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

**Liber/Page:** 2586/704

## Most Recent Permit Information

Permit PE220005 on 05/18/2022 for \$0 category Electrical.

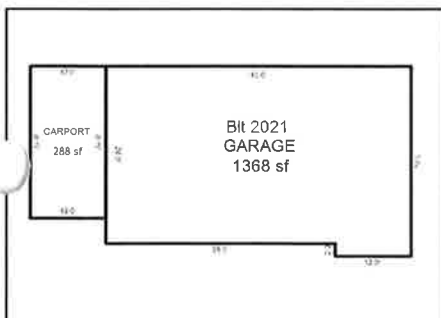
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	29,000	<b>2022 Taxable:</b>	28,213	<b>Acres:</b>	0.23
<b>Zoning:</b>	R-2 (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	100.0
<b>RE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	100.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2021  
Occupancy: Single Family  
Class: CD  
Style: 1 STY  
Exterior: Wood Siding  
% Good (Physical): 98  
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: 1,368  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

08/29/2022 12:53 PM

<b>Parcel:</b>	51 140 128 00	<b>Current Class:</b>	409.RESIDENTIAL-VACANT WATERFRONT
<b>Owner's Name:</b>	CORMACK DOUGLAS J & CHRISTINE E	<b>Previous Class:</b>	409.RESIDENTIAL-VACANT WATERFRONT
<b>Property Address:</b>	14TH (LOT) LUNA PIER, MI 48157	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2022R09112	<b>Prev. Taxable Stat</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>	00003 LAKE ACCESS SOUTH

## Mailing Address:

CORMACK DOUGLAS J & CHRISTINE E  
349 BROOK VLG RD APT 32  
NASHUA NH 03062

## Description:

817-273 1109-692 LAKEWOOD REPLAT LOTS 147 TO 149 INCL.

## Most Recent Sale Information

Sold on 04/01/2022 for 100,000 by GRODI RYAN & PHILLIPS COURTNEY.

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

**Liber/Page:** 2022R09112

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	29,000	<b>2022 Taxable:</b>	29,000	<b>Acres:</b>	0.18
<b>Zoning:</b>	R-2 (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	45.0
<b>RE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	172.0

## Improvement Data

None

## Sketch



# Real Estate Summary Sheet

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

08/29/2022 12:53 PM

**Parcel:** 51 140 129 00  
**Owner's Name:** CORMACK CHRISTINE & DOUG  
**Property Address:** 4356 15TH  
LUNA PIER, MI 48157  
**Liber/Page:** 2022R04660  
**Split:** // **Created:** //  
**Public Impr.:** Paved Road, Water, Sewer, Electric, Gas  
**Topography:** Level

**Current Class:** 409.RESIDENTIAL-VACANT WATERFRONT  
**Previous Class:** 409.RESIDENTIAL-VACANT WATERFRONT  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 1 CITY OF LUNA PIER  
**MAP #**  
**School:** 58090 MASON CONS SCHOOL DISTRICT  
**Neighborhood:** 00003 LAKE ACCESS SOUTH

## Mailing Address:

CORMACK CHRISTINE & DOUG  
349 BROOK VLG RD APT 32  
NASHUA NH 03062

## Description:

862-104 1065-72 & 73 1351-449 4356 15TH ST LAKEWOOD REPLAT LOTS 150 TO 152 INCL.

## Most Recent Sale Information

Sold on 03/01/2022 for 109,900 by ALVAREZ JACQUELINE A TRUST.

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

**Liber/Page:** 2022R04660

## Most Recent Permit Information

Permit PB60092 on 12/22/2006 for \$0 category Demolition.

## Physical Property Characteristics

**2023 S.E.V.:** Tentative

**2023 Taxable:** Tentative

**Lot Dimensions:**

**2022 S.E.V.:** 29,000

**2022 Taxable:** 24,549

**Acres:** 0.18

**Zoning:** R-2 (\*)

**Land Value:** Tentative

**Frontage:** 45.0

**RE:** 0.000

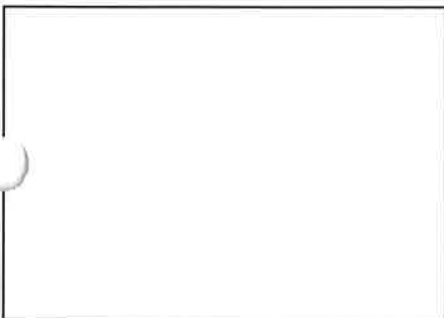
**Land Impr. Value:** Tentative

**Average Depth:** 172.0

## Improvement Data

None

## Sketch



Luna Pier Vacant Land Study Subs

04/01/2020 to 03/31/2022

Parcel Number	Date of Sale	Sale Price	Frontage	Cost Per Front Foot	Notes
51-140-128-00	4/1/22	\$100,000	45	\$2,222.22	Waterfront 14th Street
51-140-129-00	3/1/22	\$109,900	45	\$2,442.22	Waterfront 15th street
51-010-035-00	6/10/2021	\$60,000	44	\$1,363.64	Purchased by neighbor-Allen cove lot
51-135-006-00	9/24/2020	\$18,000	100	\$180.00	has shed on parcel corner backlot OUT OF RATIO NOT USED
51-040-032-00	9/21/2021	\$100,000	104	\$961.54	Harold Lake front- with extra parcel added in 2012
AVERAGE					Does not take into account location- reference only

Luna Pier Residential Vacant Land Sale Study

4/01/2020 through 3/31/2022

Parcel Number	Date of Sale	Sale Price	Acres	Cost per Acre
002-011-00	2/12/21	\$28,000.00	3	\$9,333.33

total acre    Avg. per acre  
3.00            \$9,333.33