

5

Neighborhoods Used: 00002.LAKEFRONT

10190 LAKEWOOD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
51 003 001 00	03/07/2022 00002	408	365,000	256,487	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	54	108,513	219,630	0.494



10900 HAROLD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
51 115 001 10	06/14/2021 00002	408	498,000	121,201	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	84	376,799	498,539	0.756



10644 LAKESIDE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
51 055 007 00	02/25/2021 00002	408	437,450	224,674	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	71	212,776	267,428	0.796

!!MULTI-PARCEL SALE!!



10950 HAROLD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
51 020 005 00	02/11/2021 00002	408	126,800	52,181	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 STY	54	74,619	81,252	0.918



10 HAROLD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
51 020 006 00	10/23/2020 00002	408	122,000	51,815	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STY	59	70,185	70,370	0.997



11292 HAROLD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
51 040 031 00	10/16/2020 00002	408	271,000	51,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	69	220,000	224,923	0.978



11230 HAROLD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
51 040 018 00	06/22/2020 00002	408	179,900	50,750	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 STY	74	129,150	99,967	1.292



Neighborhoods Used: 00002.LAKEFRONT

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 STY, 1 1/2 STY, 1 3/4 STY, 2 STY, BI-LEVEL, TRI-LEVEL.

Total Single Family Costs by Manual : 1,462,109
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 : 1,192,042
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: # Good, # Invalid, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Values: 7, 5, 11.08, 13.76, 0.954.

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. : 0.815 (7)
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: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 4
Analyze by Style:
Analyze by %Good: X
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Adj. Sale Prices:
Neighborhood(s): 00002 - LAKEFRONT

Neighborhoods Used: 00002.LAKEFRONT

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

08/29/2022 11:14 AM

Parcel: 51 020 005 00
Owner's Name: WALDRON DAN
Property Address: 10950 HAROLD
LUNA PIER, MI 48157
Liber/Page: 2021R24836 **Created:** / /
Split: / / **Active:** Active
Public Impr.: Paved Road, Water, Sewer, Electric, Gas
Topography: Level

Current Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Previous Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 1 CITY OF LUNA PIER
MAP #:
School: 58090 MASON CONS SCHOOL DISTRICT
Neighborhood: 00002 LAKEFRONT

Mailing Address:

WALDRON DAN
10950 HAROLD
LUNA PIER MI 48157

Description:

785-517 893-608 & 609 924-213 10950 HAROLD DR ASSESSORS PLAT NO. 2 LOT 6.

Most Recent Sale Information

Sold on 02/11/2021 for 126,800 by HARBOUR LIGHT, LLC.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2021R24836

Most Recent Permit Information

Permit PB210059 on 11/10/2021 for \$12,000 category Res, Alteration.

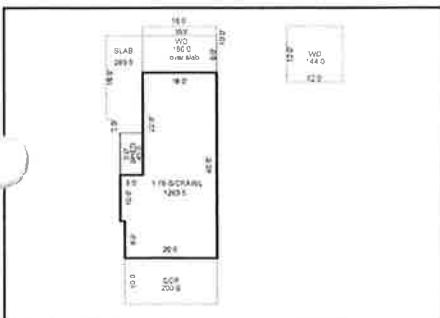
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	61,800	2022 Taxable:	61,800	Acreeage:	0.07
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	25.0
AREA:	0.000	Land Impr. Value:	Tentative	Average Depth:	115.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 1 3/4 STY
Exterior: Alum., Vinyl
% Good (Physical): 54
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,264
Ground Area: 722
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/29/2022 11:14 AM

Parcel:	51 020 006 00	Current Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Owner's Name:	RUFFY MAUREEN A & GREGORY &	Previous Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Property Address:	10952 HAROLD LUNA PIER, MI 48157	Taxable Status:	TAXABLE
Liber/Page:	2020R25136	Prev. Taxable Stat	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:
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
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Most Recent Permit Information

Permit PM220009 on 02/16/2022 for \$0 category Mechanical.

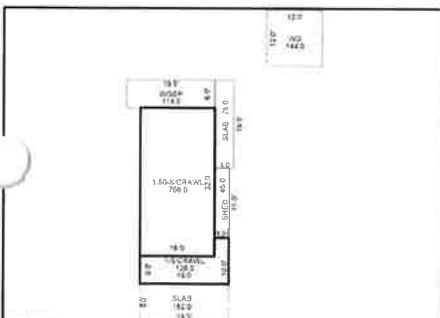
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	56,200	2022 Taxable:	48,447	Acreeage:	0.07
 zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	25.0
RE:	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): 59
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

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/29/2022 11:14 AM

Parcel:	51 040 018 00	Current Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Owner's Name:	WOODS DANIEL J & CHERYL CARR-WG	Previous Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Property Address:	11230 HAROLD LUNA PIER, MI 48157	Taxable Status	TAXABLE
Liber/Page:	2020R13017	Prev. Taxable Stat	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 29667 MAGNOLIA DR FLAT ROCK MI 48134	1077-836 1317-861 BAY VIEW PLAT LOT 25.

Most Recent Sale Information

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

Terms of Sale:	03-ARM'S LENGTH	Liber/Page:	2020R13017
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Most Recent Permit Information

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

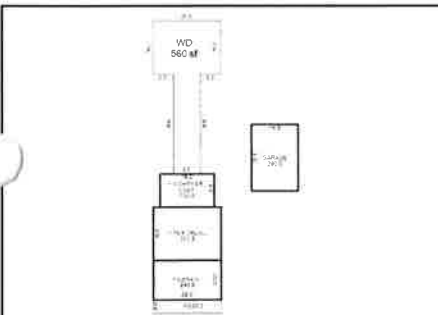
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	70,100	2022 Taxable:	59,611	Acreage:	0.09
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	25.0
IRE:	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): 74
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

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/29/2022 11:14 AM

Parcel: 51 040 031 00
Owner's Name: GREEN LARRY
Property Address: 11292 HAROLD
LUNA PIER, MI 48157
Liber/Page: 2020R23499 **Created:** / /
Split: / / **Active:** Active
Public Impr.: Paved Road, Water, Sewer, Electric, Gas
Topography: Level

Current Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Previous Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 1 CITY OF LUNA PIER
MAP #:
School: 58090 MASON CONS SCHOOL DISTRICT
Neighborhood: 00002 LAKEFRONT

Mailing Address:

GREEN LARRY
11292 HAROLD
LUNA PIER MI 48157

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/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

Liber/Page: 2020R23499

Most Recent Permit Information

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

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	131,800	2022 Taxable:	109,911	Acreage:	0.12
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	25.0
ARE:	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): 69
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

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/29/2022 11:14 AM

Parcel:	51 055 007 00	Current Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Owner's Name:	AUMAUGHER BARRY K & COLE CONNIE	Previous Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Property Address:	10644 LAKESIDE LUNA PIER, MI 48157	Taxable Status:	TAXABLE
Liber/Page:		Prev. Taxable Stat:	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:

AUMAUGHER BARRY K & COLE CONNIE J
10644 LAKESIDE
LUNA PIER MI 48157

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

Liber/Page:

Most Recent Permit Information

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

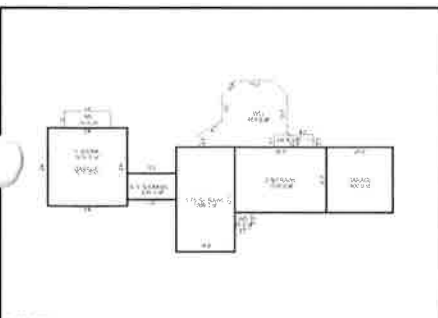
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	196,700	2022 Taxable:	196,700	Acres:	0.14
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	78.5
ARE:	100.000	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): 71
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

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/29/2022 11:14 AM

Parcel:	51 115 001 10	Current Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Owner's Name:	SMITH KAREN	Previous Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Property Address:	10900 HAROLD LUNA PIER, MI 48157	Taxable Status	TAXABLE
Liber/Page:	2021R15910	Prev. Taxable Stat	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:

SMITH KAREN
10900 HAROLD
LUNA PIER MI 48157

Description:

871-434 1071-601 HOCHRADEL PLAT & PT OF ASSESSORS PLAT 2 LOT 1 HOCHRADEL PLAT EXC NE'LY TRI PAR 17.25 FT ON E'LY SIDE & N 10.75 FT OF LOT 2 HOCHRADEL PLAT

Most Recent Sale Information

Sold on 06/14/2021 for 498,000 by LOPES FRANCISCO P & SUSAN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2021R15910

Most Recent Permit Information

Permit PB190051 on 08/23/2019 for \$3,700 category Deck.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	294,800	2022 Taxable:	294,800	Acreeage:	0.19
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	59.5
AREA:	100.000	Land Impr. Value:	Tentative	Average Depth:	137.0

Improvement Data

of Residential Buildings: 1
Year Built: 1992
Occupancy: Single Family
Class: B-10
Style: 2 STY
Exterior: Stucco
% Good (Physical): 84
Heating System: Forced Heat & Cool
Electric - Amps Service: 250
of Bedrooms: 2
Full Baths: 3 Half Baths: 1
Floor Area: 3,336
Ground Area: 1,744
Garage Area: 552
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Lakefront ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
51 003 001 00	10190 LAKEWOOD	03/07/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$182,600	50.03
51 020 005 00	10950 HAROLD	02/11/21	\$126,800	WD	03-ARM'S LENGTH	\$126,800	\$50,000	39.43
51 020 006 00	10952 HAROLD	10/23/20	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$45,500	37.30
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
51 115 001 10	10900 HAROLD	06/14/21	\$498,000	WD	03-ARM'S LENGTH	\$498,000	\$190,700	38.29
Totals:			\$2,004,700			\$2,000,150	\$814,500	
								40.72
								Std. Dev. => 5.79

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)
\$434,168	\$256,487	\$108,513	\$219,630	0.494	2,688	\$40.37	00002	39.6115
\$117,914	\$52,181	\$74,619	\$81,252	0.918	1,264	\$59.03	00002	2.8178
\$108,744	\$51,815	\$70,185	\$70,370	0.997	894	\$78.51	00002	10.7191
\$131,623	\$50,750	\$129,150	\$99,967	1.292	960	\$134.53	00002	40.1746
\$232,963	\$51,000	\$220,000	\$224,923	0.978	2,360	\$93.22	00002	8.7925
\$507,737	\$224,674	\$212,776	\$267,428	0.796	2,824	\$75.35	00002	9.4546
\$524,519	\$121,201	\$376,799	\$498,539	0.756	3,336	\$112.95	00002	13.4379
\$2,057,668		\$1,192,042	\$1,462,109			\$84.85		7.4896
			E.C.F. =>	0.815		Std. Deviation=>	0.24675151	
			Ave. E.C.F. =>	0.890		Ave. Variance=>	17.8583	Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
2 STY		\$254,000	No	/ /		LAKEFRONT	408	54
1 3/4 STY		\$50,000	No	/ /		LAKEFRONT	408	54
1 1/2 STY		\$50,000	No	/ /		LAKEFRONT	408	59
1 3/4 STY		\$50,000	No	/ /		LAKEFRONT	408	74
2 STY		\$50,000	No	/ /		LAKEFRONT	408	69
2 STY		\$223,674	No	/ /	51 055 010 00, 51 055 022 00	LAKEFRONT	408	71
2 STY		\$119,000	No	/ /		LAKEFRONT	408	84

20.06130177

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/29/2022 11:14 AM

Parcel: 51 003 001 00	Owner's Name: MCCLLOUD ROBERT M & NANETTE D	Property Address: 10190 LAKEWOOD LUNA PIER, MI 48157	Parcel: 51 003 001 00
Public Impr.: Paved Road, Water, Sewer, Electric, Gas	Topography: Level	Mailing Address: 10190 LAKEWOOD LUNA PIER MI 48157	Description: BEG AT THE CENTER OF SAID SEC 11; LOT 3 AND PARTS OFF 2 AND 4 OF ASSESSORS PLAT NO 5 DESCRIBED AS; TH DUE E 238.38FT TO A POINT "A"; TH CONT DUE E 51 +/- FT TO THE WATERS EDGE OF LAKE ERIE; TH SWERLY 120 +/- FEET ALONG SAID WATERS EDGE; TH S 89 DEG 58' 44" W 51 +/- FT TO A PT "B" SAID POINT "B" BEING S 05 DEG 57' 43" W 120.5 FT FROM PT "A"; TH CONT S 89DEG 58' 44" W 239.79FT
Split: / /	Active: Active	Gov. Unit: I CITY OF LUNA PIER	FT TO THE POB. .94AC. SUB TO ANY EASEMENTS OR ROW'S OF RECORD.
Librer/Page: 2022R05652	Created: / /	MAP # 58090 MASON CONS SCHOOL DISTRICT	
Prev. Taxable Stat TAXABLE	Current Class: 408.RESIDENTIAL-IMPROVED WATERFRONT	Neighborhood: 00002 LAKEFRONT	
Prev. Class: 408.RESIDENTIAL-IMPROVED WATERFRONT	Taxable Status TAXABLE		

Most Recent Sale Information

Sold on 03/07/2022 for 365,000 by MARKEY ROBIN.

Most Recent Permit Information

Permit PB170045 on 11/22/2017 for \$8,999 category Res, Alteration.

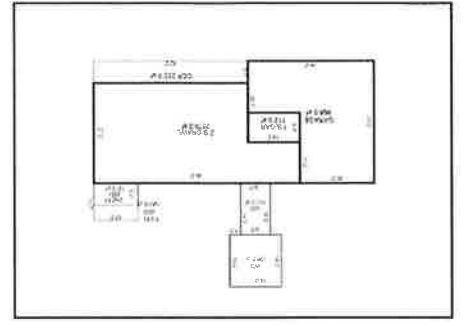
Physical Property Characteristics

2023 S.E.V.: Tentative	2022 Taxable: 150,653	2023 Taxable: Tentative	2023 S.E.V.: Tentative
2022 S.E.V.: 214,900	2022 Taxable: 150,653	2022 Taxable: 150,653	2022 S.E.V.: 214,900
Zoning: R-2 (*)	Land Value: Tentative	Land Impr. Value: Tentative	PRE: 0.000
Improvement Data	Frontage: 184.0	Average Depth: 184.3	Lot Dimensions: 0.78

Improvement Data

of Residential Buildings: 1
 Year Built: 1978
 Occupancy: Single Family
 Class: C+5
 Style: 2 STY
 Exterior: Alum, Vinyl
 % Good (Physical): 54
 Heating System: Forced Hot Water
 Electric - Amps Service: 100
 # of Bedrooms: 4
 Full Baths: 3 Half Baths: 1
 Floor Area: 2,688
 Ground Area: 1,288
 Garage Area: 968
 Basement Area: 0
 Basement Walls:
 Estimated TCV: Tentative

Sketch



Lake Front Land Value Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
51 003 001 00	10190 LAKEWOOD	03/07/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$182,600	50.03
51 020 006 00	10952 HAROLD	10/23/20	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$45,500	37.30
51 020 007 10	10954 HAROLD	05/06/20	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$48,600	81.00
51 020 007 10	10954 HAROLD	05/04/21	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$50,400	64.62
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
51 040 032 00	11309 HAROLD	09/21/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$59,700	59.70
51 055 007 00	10644 LAKESIDE	02/25/21	\$442,000	WD	03-ARM'S LENGTH	\$437,450	\$186,000	42.52
51 115 014 00	10754 LAKESIDE	10/30/20	\$129,000	OTH	03-ARM'S LENGTH	\$129,000	\$73,300	56.82
Totals:			\$1,746,900			\$1,742,350	\$805,800	

Sale. Ratio => 46.25
 Std. Dev. => 15.88

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$448,092	\$127,508	\$210,600	184.0	184.3	0.78	0.78	\$693	\$163,682	\$3.76
\$118,360	\$44,890	\$41,250	25.0	115.0	0.07	0.07	\$1,796	\$680,152	\$15.61
\$114,120	\$3,630	\$57,750	35.0	113.0	0.09	0.09	\$104	\$39,890	\$0.92
\$114,120	\$21,630	\$57,750	35.0	113.0	0.09	0.09	\$618	\$237,692	\$5.46
\$148,964	\$72,186	\$41,250	25.0	152.0	0.09	0.09	\$2,887	\$829,724	\$19.05
\$282,918	\$29,332	\$41,250	25.0	207.0	0.12	0.12	\$1,173	\$246,487	\$5.66
\$130,200	\$100,000	\$130,200	107.7	181.4	0.43	0.43	\$929	\$230,947	\$5.30
\$550,068	\$150,302	\$196,206	145.9	209.0	0.27	0.14	\$1,031	\$567,177	\$13.02
\$226,541	\$31,159	\$128,700	78.0	175.0	0.31	0.31	\$399	\$99,550	\$2.29
\$2,133,383	\$580,637	\$904,956	660.5		2.24	2.12			
Average									
per FF=>			\$879			per Net Acre=>	258,750.89		Average
								per SqFt=>	\$5.94

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
184.00	00002	2022R05652		LAKEFRONT	0	1	6/8/2022		408
25.00	00002	2020R25136		LAKEFRONT	0	1	12/27/2021		408
35.00	00002	2020R11034		LAKEFRONT	0	1	6/8/2022		408
35.00	00002	2021R12250		LAKEFRONT	0	1	6/8/2022		408
25.00	00002	2020R13017		LAKEFRONT	0	1	12/27/2021		408
25.00	00002	2020R23499		LAKEFRONT	0	1	6/15/2021		408
104.00	00002	2021R24469		LAKEFRONT	0	1	6/15/2021		409
152.15	00002		51 055 010 00, 51 055 022 00	LAKEFRONT	0	1	6/8/2022		408
78.00	00002	2021R00183		LAKEFRONT	0	1	12/27/2021		408