

6

Neighborhoods Used: 00003.LAKE ACCESS SOUTH

4361 4TH
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 51 140 045 00 09/16/2021 00003 408 270,500 73,794
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 1/2 STY 84 196,706 171,068 1.150



4358 7TH
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 51 140 061 00 12/31/2020 00003 408 334,900 163,052
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STY 74 171,848 327,579 0.525



4360 4TH
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 51 140 034 00 08/21/2020 00003 408 270,000 122,232
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STY 74 147,768 210,351 0.702



Neighborhoods Used: 00003.LAKE ACCESS SOUTH

Single Family Computed Costs by Manual

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 + STY	0	0	0	0	0	0
1 STY	0	171,068	0	0	0	0
1 3/4 STY	0	0	0	0	0	0
1 STY	0	0	0	0	0	0
2 STY	0	0	537,930	0	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 : 708,997
 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
1 + STY	0	0	0	0	0	0
1 1/2 STY	0	196,706	0	0	0	0
1 3/4 STY	0	0	0	0	0	0
1 STY	0	0	0	0	0	0
2 STY	0	0	319,616	0	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 : 516,322
 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

# Res	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
3	1	15.15	19.30	0.984
After Application of E.C.F.s		5.08	6.29	0.995

Economic Condition Factor Estimates (# of data points)

* 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)	1.150(1)	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)	1.000(0)
1 STY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2 STY	1.000(0)	1.000(0)	0.594(2)	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)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.728 (3)
 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 :	
Opw Costs and Residuals:	
Infl. Adj. Sale Prices:	
Neighborhood(s):	00003 - LAKE ACCESS SOUTH

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

08/29/2022 11:25 AM

Parcel:	51 140 034 00	Current Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Owner's Name:	WAKEMAN NEIL & POWERS CAROLINE	Previous Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Property Address:	4360 4TH 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:	00003 LAKE ACCESS SOUTH

Mailing Address:	Description:
WAKEMAN NEIL & POWERS CAROLINE 4360 4TH BOX 227 LUNA PIER MI 48157	1077-69 4360 4TH ST LAKEWOOD REPLAT LOTS 34 & 35

Most Recent Sale Information

Sold on 06/10/2022 for 310,000 by WAKEMAN GRAHAM & COVEY JENNA.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:**

Most Recent Permit Information

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

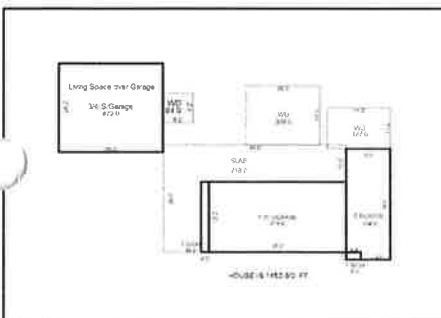
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	120,000	2022 Taxable:	120,000	Acreage:	0.19
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	93.0
ARE:	100.000	Land Impr. Value:	Tentative	Average Depth:	90.5

Improvement Data

of Residential Buildings: 1
Year Built: 1915
Occupancy: Single Family
Class: C+10
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 74
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

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/29/2022 11:25 AM

Parcel:	51 140 045 00	Current Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Owner's Name:	STRADER DOUGLAS J & LISA D	Previous Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Property Address:	4361 4TH LUNA PIER, MI 48157	Taxable Status	TAXABLE
Liber/Page:	2021R24335	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:	00003 LAKE ACCESS SOUTH

Mailing Address:	Description:
STRADER DOUGLAS J & LISA D 4361 4TH LUNA PIER MI 48157	4361 4TH ST LAKEWOOD REPLAT LOT 46.

Most Recent Sale Information

Sold on 09/16/2021 for 270,500 by ARTHUR FAMILY LIVING TRUST.

Terms of Sale:	03-ARM'S LENGTH	Liber/Page:	2021R24335
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Most Recent Permit Information

Permit PB180016 on 05/11/2018 for \$4,372 category Res, Alteration.

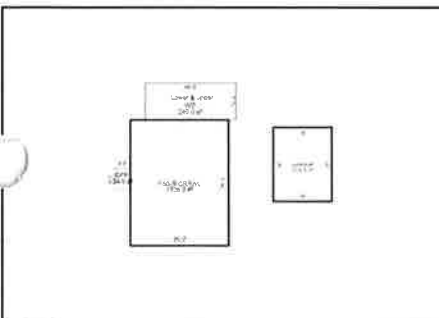
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	87,700	2022 Taxable:	87,700	Acres:	0.09
 zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	82.0
RE:	100.000	Land Impr. Value:	Tentative	Average Depth:	45.0

Improvement Data

of Residential Buildings: 1
Year Built: 1996
Occupancy: Single Family
Class: C
Style: 1 1/2 STY
Exterior: Alum., Vinyl
% Good (Physical): 84
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,326
Ground Area: 884
Garage Area: 320
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/29/2022 11:25 AM

Parcel:	51 140 061 00	Current Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Owner's Name:	STRICKLAND JAMES & BOLEY KATIE L	Previous Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Property Address:	4358 7TH LUNA PIER, MI 48157	Taxable Status	TAXABLE
Libers/Page:	2021R00704	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:	00003 LAKE ACCESS SOUTH

Mailing Address:	Description:
STRICKLAND JAMES & BOLEY KATIE L 4358 7TH LUNA PIER MI 48157	1336-517 1459-542 LAKEWOOD REPLAT LOT 69 70 & 71

Most Recent Sale Information

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

Terms of Sale:	03-ARM'S LENGTH	Libers/Page:	2021R00704
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Most Recent Permit Information

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

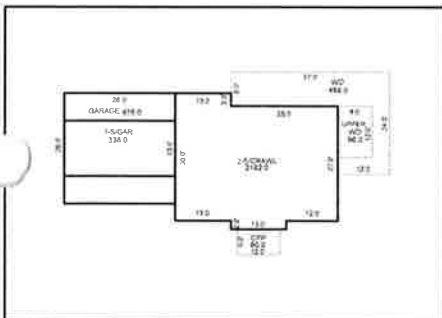
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	176,200	2022 Taxable:	176,200	Acres:	0.25
Finishing:	R-2 (*)	Land Value:	Tentative	Frontage:	136.0
AREA:	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): 74
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

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	Cur. Appraisal
51 140 034 00	4360 4TH	08/21/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$141,400	52.37	\$283,992
51 140 045 00	4361 4TH	09/16/21	\$270,500	WD	03-ARM'S LENGTH	\$270,500	\$95,700	35.38	\$205,345
51 140 061 00	4358 7TH	12/31/20	\$334,900	WD	03-ARM'S LENGTH	\$334,900	\$215,000	64.20	\$414,960
Totals:			\$875,400			\$875,400	\$452,100		\$904,297
Sale. Ratio => 51.64 Std. Dev. => 14.49									

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$122,232	\$147,768	\$210,351	0.702	1,858	\$79.53	00003	8.9836	2 STY
\$73,794	\$196,706	\$171,068	1.150	1,326	\$148.35	00003	35.7554	1 1/2 STY
\$163,052	\$171,848	\$327,579	0.525	2,520	\$68.19	00003	26.7718	2 STY
	\$516,322	\$708,997			\$98.69		6.4076	
	E.C.F. =>		0.728		Std. Deviation=>	0.32217104		
	Ave. E.C.F. =>		0.792		Ave. Variance=>	23.8369	Coefficient of Var=>	30.08503798

ECF Used 0.730 rounded

Land Value	Land Table	Property Class	Building	Depr.
\$117,483	LAKE ACCESS SOUTH	408		74
\$73,044	LAKE ACCESS SOUTH	408		84
\$161,052	LAKE ACCESS SOUTH	408		74

C

O

D

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	Cur. Appraisal
51 140 034 00	4360 4TH	08/21/20	\$270,000	WD	03-ARMS LENGTH	\$270,000	\$141,400	52.37	\$253,344
51 140 045 00	4361 4TH	09/16/21	\$270,500	WD	03-ARMS LENGTH	\$270,500	\$95,700	35.38	\$186,290
51 140 061 00	4358 7TH	12/31/20	\$334,900	WD	03-ARMS LENGTH	\$334,900	\$215,000	64.20	\$372,946
51 140 129 00	4356 15TH	03/01/22	\$109,900	WD	03-ARMS LENGTH	\$109,900	\$42,600	38.76	\$57,925
Totals:			\$985,300			\$985,300	\$494,700		\$870,505

Sale. Ratio =>

50.21

Std. Dev. =>

13.24

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
\$103,491	\$86,835	102.2	90.5	0.19	0.19	\$1,013	\$536,223	\$12.31	93.00
\$138,199	\$53,989	63.5	45.0	0.09	0.09	\$2,176	\$1,625,871	\$37.32	82.00
\$80,992	\$119,038	140.0	81.2	0.25	0.25	\$578	\$318,866	\$7.32	136.00
\$109,900	\$57,925	68.1	172.0	0.18	0.18	\$1,613	\$617,416	\$14.17	45.00
\$432,582	\$317,787	373.9		0.71	0.71				
Average				Average		Average		Average	
per FF=>		\$1,157		per Net Acre=>	609,270.42		per SqFt=>	\$13.99	

ECF Area	Liber/Page	Land Table	Class	Rate Group 1	Rate Group 2	Rate Group 3
00003	2020R17906	LAKE ACCESS SOUTH	408	A' FRONTAGE		
00003	2021R24335	LAKE ACCESS SOUTH	408	A' FRONTAGE		
00003	2021R00704	LAKE ACCESS SOUTH	408	A' FRONTAGE	A' FRONTAGE	
00003	2022R04660	LAKE ACCESS SOUTH	409	A' FRONTAGE		