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Neighborhoods Used: 00004.CANAL

4343 BELVEDERE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
51 155 030 00	12/03/2021 00004	408	190,000	48,124	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	84	141,876	116,700	1.216



4340 BELVEDERE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
51 155 025 00	03/12/2021 00004	408	147,000	44,841	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	49	102,159	140,612	0.727



Neighborhoods Used: 00004.CANAL

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 11:41 AM

Parcel:	51 155 025 00	Current Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Owner's Name:	ANTANOVICH JOSHUA & AYERS MELANIE	Previous Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Property Address:	4340 BELVEDERE LUNA PIER, MI 48157	Taxable Status:	TAXABLE
Liber/Page:	2021R06865	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:	00004 CANAL

Mailing Address:	Description:
ANTANOVICH JOSHUA & AYERS MELANIE 4340 BELVEDERE LUNA PIER MI 48157	VENICE LOTS 65 TO 69 INCL

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
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Most Recent Permit Information

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

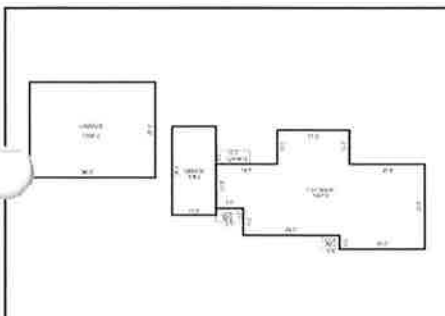
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	73,500	2022 Taxable:	73,500	Acreage:	0.29
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	62.0
RE:	0.000	Land Impr. Value:	Tentative	Average Depth:	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): 49
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

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/29/2022 11:41 AM

Parcel:	51 155 030 00	Current Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Owner's Name:	DOIG STEVE T & MCLINDEN KARIN G	Previous Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Property Address:	4343 BELVEDERE LUNA PIER, MI 48157	Taxable Status	TAXABLE
Liber/Page:	2021R32479	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:	00004 CANAL

Mailing Address:	Description:
DOIG STEVE T & MCLINDEN KARIN G 4343 BELVEDERE LUNA PIER MI 48157	VENICE LOTS 77 78 & 79

Most Recent Sale Information

Sold on 06/02/2011 for 146,584 by BONDIE CHARLES & MELISSA.

Terms of Sale: 10-FORECLOSURE

Liber/Page: 2011R11240

Most Recent Permit Information

Permit PB090004 on 02/09/2009 for \$11,763 category Res, Alteration.

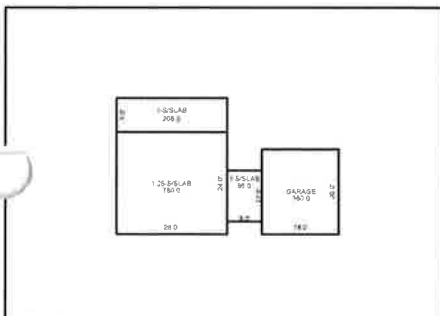
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	65,200	2022 Taxable:	65,200	Acreeage:	0.17
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	120.0
RE:	100.000	Land Impr. Value:	Tentative	Average Depth:	63.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 1 STY
Exterior: Vinyl
% Good (Physical): 84
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 200
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,084
Ground Area: 928
Garage Area: 360
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

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
51 155 025 00	4340 BELVEDERE	03/12/21	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$62,700	42.65	\$162,814
51 155 030 00	4343 BELVEDERE	12/03/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$48,000	25.26	\$146,035
Totals:						\$337,000			\$308,849
							\$110,700		
							Sale. Ratio =>	32.85	
							Std. Dev. =>	12.30	

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Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$44,841	\$102,159	\$140,611	0.727	1,527	\$66.90	00004	24.4601	1 STY
\$48,124	\$141,876	\$116,700	1.216	1,084	\$130.88	00004	24.4601	1 STY
	\$244,035	\$257,311			\$98.89		2.2731	
	E.C.F. =>	0.948		Std. Deviation=>	0.34591828			
	Ave. E.C.F. =>	0.971		Ave. Variance=>	24.4601	Coefficient of Var=>	25.18713697	

Land Value	Land Table	Property Class	Building	Depr.
\$43,841	CANAL	408		49
\$47,624	CANAL	408		84

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Canal Land Value Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
51 155 025 00	4340 BELVEDERE	03/12/21	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$62,700	42.65	\$147,031
51 155 030 00	4343 BELVEDERE	12/03/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$48,000	25.26	\$128,890
51 155 037 00	4346 NAPLES	12/15/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$35,300	26.15	\$144,957
Totals:						\$472,000	\$472,000	\$146,000	\$420,878
						Sale. Ratio =>		30.93	
						Std. Dev. =>		9.79	

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Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
\$28,027	\$28,058	87.7	200.0	0.29	0.29	\$320	\$98,340	\$2.26	62.00
\$91,589	\$30,479	95.2	63.0	0.17	0.17	\$962	\$526,374	\$12.08	120.00
\$20,279	\$30,236	94.5	62.0	0.17	0.17	\$215	\$118,591	\$2.72	120.00
\$139,895	\$88,773	277.4		0.63	0.63				
Average		Average		Average		Average		Average	
per FF=>		\$504		per Net Acre=>		222,055.56		per SqFt=>	
								\$5.10	

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ECF Area	Liber/Page	Land Table	Class	Rate Group	1
00004	2021R06865	CANAL	408	A' FRONTAGE	
00004	2021R32479	CANAL	408	A' FRONTAGE	
00004	2020R27244	CANAL	408	A' FRONTAGE	

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