

8

Neighborhoods Used: 00005.ALLENS COVE

4617 ALLEN COVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
51 010 017 00	08/20/2021 00005	408	240,000	54,966	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 STY	79	185,034	125,070	1.479



4913 ALLEN COVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
51 010 062 00	08/10/2021 00005	408	264,000	34,690	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	80	229,310	188,287	1.218



4627 ALLEN COVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
51 010 019 00	08/06/2021 00005	408	269,000	60,013	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 STY	84	208,987	114,742	1.821



4747 ALLEN COVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
51 010 041 00	04/26/2021 00005	408	180,000	53,274	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 STY	74	126,726	97,468	1.300



4 ALLEN COVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
51 010 015 00	04/22/2021 00005	408	550,000	109,250	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	76	440,750	389,124	1.133



4555 ALLEN COVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
51 010 001 00	03/01/2021 00005	408	490,000	105,095	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	84	384,905	326,162	1.180



4845 ALLEN COVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
51 010 051 00	11/20/2020 00005	408	298,000	80,784	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	74	217,216	240,131	0.905



4661 ALLEN COVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
51 010 028 00	10/27/2020 00005	408	210,500	50,150	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	79	160,350	137,760	1.164



Neighborhoods Used: 00005.ALLENS COVE

4635 ALLEN COVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
51 010 021 00	09/02/2020 00005	408	246,000	53,244	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	78	192,756	171,462	1.124



4727 ALLEN COVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
51 010 037 00	07/07/2020 00005	408	265,000	54,509	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	65	210,491	207,199	1.016



4839 ALLEN COVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
51 010 050 00	07/01/2020 00005	408	304,000	76,273	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	79	227,727	204,405	1.114



4723 ALLEN COVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
51 010 036 00	05/06/2020 00005	408	225,000	66,385	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	74	158,615	137,513	1.153



Neighborhoods Used: 00005.ALLENS COVE

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 1/2 STY	0	0	0	0	0	0
1 3/4 STY	0	114,742	222,538	0	0	0
1 STY	0	0	137,513	0	0	0
2 STY	0	326,162	1,331,170	207,199	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 : 2,339,324  
 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	0	0	0	0	0
1 3/4 STY	0	208,987	311,760	0	0	0
1 STY	0	0	158,615	0	0	0
2 STY	0	384,905	1,468,109	210,491	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 : 2,742,867  
 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 Res Sales	12	0			
Coefficient of Dispersion (%)	7.90				
Coefficient of Variation (%)	12.07				
Price Related Differential	0.994				
After Application of E.C.F.s	3.51		5.71		1.001

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)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
1 3/4 STY	1.000( 0)	1.821( 1)	1.401( 2)	1.000( 0)	1.000( 0)	1.000( 0)
1 STY	1.000( 0)	1.000( 0)	1.153( 1)	1.000( 0)	1.000( 0)	1.000( 0)
2 STY	1.000( 0)	1.180( 1)	1.103( 6)	1.016( 1)	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. : 1.173 (12)  
 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
Enfl. Adj. Sale Prices:	
Neighborhood(s):	00005 - ALLENS COVE

Neighborhoods Used: 00005.ALLENS COVE

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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 11:54 AM

**Parcel:** 51 010 001 00  
**Owner's Name:** STANGE KIMBERLY A  
**Property Address:** 4555 ALLEN COVE  
LUNA PIER, MI 48157  
**Liber/Page:** 2021R05921 **Created:** //  
**Split:** // **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 Stat:** TAXABLE  
**Gov. Unit:** 1 CITY OF LUNA PIER  
**MAP #:**  
**School:** 58090 MASON CONS SCHOOL DISTRICT  
**Neighborhood:** 00005 ALLENS COVE

## Mailing Address:

STANGE KIMBERLY A  
4555 ALLEN COVE  
LUNA PIER MI 48157

## Description:

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

<b>2023 S.E.V.:</b> Tentative	<b>2023 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2022 S.E.V.:</b> 237,300	<b>2022 Taxable:</b> 237,300	<b>Acres:</b> 0.23
<b>Zoning:</b> R-2 (*)	<b>Land Value:</b> Tentative	<b>Frontage:</b> 78.0
<b>ARE:</b> 100.000	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 130.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: C  
Style: 2 STY  
Exterior: Alum., Vinyl  
% Good (Physical): 84  
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

## Sketch



# Real Estate Summary Sheet

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

08/29/2022 11:54 AM

**Parcel:** 51 010 015 00  
**Owner's Name:** ARAR HABEEB H & ALI BUSHRA K  
**Property Address:** 4607 ALLEN COVE  
LUNA PIER, MI 48157  
**Liber/Page:** 2021R11597 **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:** 00005 ALLENS COVE

## Mailing Address:

ARAR HABEEB H & ALI BUSHRA K  
4607 ALLEN COVE  
LUNA PIER MI 48157

## Description:

1223-510 ALLEN'S COVE LOT 9 ALSO THAT PT OF LOT 61 WHICH LIES OPPOSITE & N'LY OF LOT 9 BEING BETWEEN THE E'LY & S'LY LINES OF LOT 9 ALSO S 1/2 OF LOT 10& THAT PT OF LOT 61 LYING BETWEEN E & W LINES OF S 1/2 OF LOT 10 EXT ALSO INCLUDING PARCEL NUMBER 51-010-014-00 DES AS ALLEN'S COVE NE 1/2 OF LOT 10 ALSO PAR DESC AS BEING E'LY 1/2 OF THAT PART OF LOT 61 ALLENS COVE PLAT WHICH LIES OPPOSITE AND N'LY OF LOT 10 OFSD PLAT AND BEING BETW THE E'LY & S'LY LINES OF SD LOT 10 EXT ACROSS LOT 61 TO MUDDY CREEK BEING PART OF SUBDIVISION 1 2 3 & 4 OF SEC 1 T8E

## Most Recent Sale Information

Sold on 04/22/2021 for 550,000 by HARRIS LANCE & LADONNA.

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

**Liber/Page:** 2021R11597

## Most Recent Permit Information

Permit PB201818 on 11/01/2018 for \$0 category Deck.

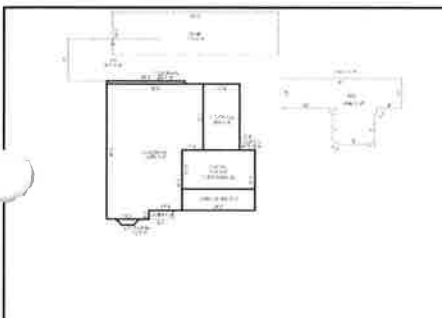
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	273,200	<b>2022 Taxable:</b>	273,200	<b>Acres:</b>	0.17
<b>Zoning:</b>	R-2 (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	79.0
<b>RE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	93.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1989  
Occupancy: Single Family  
Class: BC  
Style: 2 STY  
Exterior: Brick  
% Good (Physical): 76  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 200  
# of Bedrooms: 0  
Full Baths: 2 Half Baths: 1  
Floor Area: 3,106  
Ground Area: 1,536  
Garage Area: 480  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

08/29/2022 11:54 AM

**Parcel:** 51 010 017 00  
**Owner's Name:** SWEETWATER ROOMS, LLC  
**Property Address:** 4617 ALLEN COVE  
LUNA PIER, MI 48157  
**Liber/Page:** 2021R22891 **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:** 00005 ALLENS COVE

## Mailing Address:

SWEETWATER ROOMS, LLC  
3131 MORIN POINT  
ERIE MI 48133

## Description:

824-384 1181-659 ALLEN'S COVE LOT 12 ALSO THAT PART OF LOT 61 LYING N'LY OF LOT 12 BETWEEN THE E'LY & W'LY LI  
OF LOT 12 EXT TO MUDDY CREEK.

## Most Recent Sale Information

Sold on 08/20/2021 for 240,000 by ZALUCKI ANTHONY.

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

**Liber/Page:** 2021R22891

## Most Recent Permit Information

Permit PB220007 on 03/30/2022 for \$1,200 category Deck.

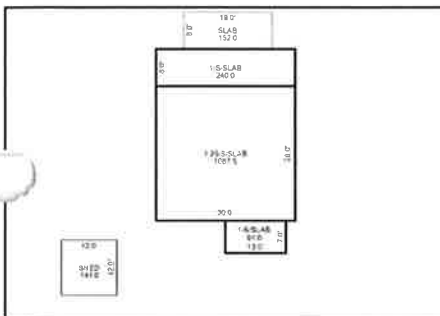
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	99,800	<b>2022 Taxable:</b>	99,800	<b>Acrage:</b>	0.09
<b>Zoning:</b>	R-2 (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	40.0
<b>RE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	100.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: CD  
Style: 1 3/4 STY  
Exterior: Alum., Vinyl  
% Good (Physical): 79  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 100  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,418  
Ground Area: 1,201  
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 11:54 AM

**Parcel:** 51 010 019 00  
**Owner's Name:** SIMO KERRI A TRUST  
**Property Address:** 4627 ALLEN COVE  
LUNA PIER, MI 48157  
**Liber/Page:** 2021R29333 **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:** 00005 ALLENS COVE

## Mailing Address:

SIMO KERRI A TRUST  
4806 TOW PATH LANE  
SYLVANIA OH 43560

## Description:

887-961 1086-818 4627 ALLEN COVE ALLEN'S COVE LOT 14 ALSO THAT PART OF LOT 61 LYING OPP & N'LY OF LOT 14 BETWEEN THE E'LY & W'LY LI OF LOT 14 EXT TO MUDDY CREEK.

## Most Recent Sale Information

Sold on 08/06/2021 for 269,000 by CUSUMANO JULIE.

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

**Liber/Page:** 2021R20998

## Most Recent Permit Information

Permit PB222111 on 08/15/2022 for \$0 category Deck.

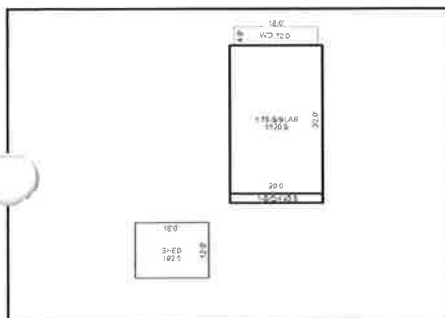
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	97,200	<b>2022 Taxable:</b>	97,200	<b>Acres:</b>	0.11
<b>Zoning:</b>	R-2 (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	43.0
<b>RE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	110.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: CD  
Style: 1 3/4 STY  
Exterior: Alum., Vinyl  
% Good (Physical): 84  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 200  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,160  
Ground Area: 640  
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 11:54 AM

<b>Parcel:</b>	51 010 021 00	<b>Current Class:</b>	408.RESIDENTIAL-IMPROVED WATERFRONT
<b>Owner's Name:</b>	LOWERS KEITH	<b>Previous Class:</b>	408.RESIDENTIAL-IMPROVED WATERFRONT
<b>Property Address:</b>	4635 ALLEN COVE LUNA PIER, MI 48157	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2020R18920	<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>	00005 ALLENS COVE
<b>Mailing Address:</b>		<b>Description:</b>	
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

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	123,700	<b>2022 Taxable:</b>	123,700	<b>Acreeage:</b>	0.10
<b>Zoning:</b>	R-2 (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	40.0
<b>ARE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	105.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: CD  
Style: 2 STY  
Exterior: Alum., Vinyl  
% Good (Physical): 78  
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

## Sketch



# Real Estate Summary Sheet

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

08/29/2022 11:54 AM

**Parcel:** 51 010 028 00  
**Owner's Name:** SWEETWATER ROOMS LLC,  
**Property Address:** 4661 ALLEN COVE  
LUNA PIER, MI 48157  
**Liber/Page:** 2021R22415 **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:** 00005 ALLENS COVE

## Mailing Address:

SWEETWATER ROOMS LLC,  
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 PM210017 on 11/24/2021 for \$0 category Mechanical.

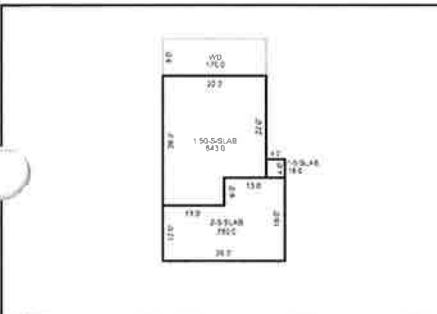
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	88,300	<b>2022 Taxable:</b>	88,300	<b>Acreeage:</b>	0.25
<b>Zoning:</b>	R-2 (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	38.0
<b>RE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	290.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: D  
Style: 2 STY  
Exterior: Block  
% Good (Physical): 79  
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

## Sketch



# Real Estate Summary Sheet

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

08/29/2022 11:54 AM

<b>Parcel:</b>	51 010 036 00	<b>Current Class:</b>	408.RESIDENTIAL-IMPROVED WATERFRONT
<b>Owner's Name:</b>	BURCHETT CHRISTINA (LE)	<b>Previous Class:</b>	408.RESIDENTIAL-IMPROVED WATERFRONT
<b>Property Address:</b>	4723 ALLEN COVE LUNA PIER, MI 48157	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2022R02165	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	1 CITY OF LUNA PIER
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb	<b>MAP #</b>	
<b>Topography:</b>	Level	<b>School:</b>	58090 MASON CONS SCHOOL DISTRICT
		<b>Neighborhood:</b>	00005 ALLENS COVE

<b>Mailing Address:</b>	<b>Description:</b>
BURCHETT CHRISTINA (LE) 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 EXT'D 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 PM210019 on 12/15/2021 for \$0 category Mechanical.

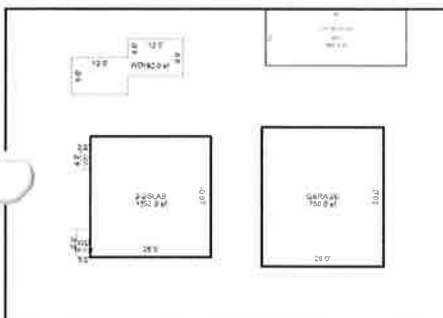
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	105,000	<b>2022 Taxable:</b>	105,000	<b>Acreege:</b>	0.20
<b>Zoning:</b>	R-2 (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	94.0
<b>RE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	94.6

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1914  
Occupancy: Single Family  
Class: D  
Style: 1 STY  
Exterior: Wood Siding  
% Good (Physical): 74  
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

## Sketch



# Real Estate Summary Sheet

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

08/29/2022 11:54 AM

<b>Parcel:</b>	51 010 037 00	<b>Current Class:</b>	408.RESIDENTIAL-IMPROVED WATERFRONT
<b>Owner's Name:</b>	SANNER PAMELA	<b>Previous Class:</b>	408.RESIDENTIAL-IMPROVED WATERFRONT
<b>Property Address:</b>	4727 ALLEN COVE LUNA PIER, MI 48157	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2021R24285	<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, Waterfront	<b>School:</b>	58090 MASON CONS SCHOOL DISTRICT
		<b>Neighborhood:</b>	00005 ALLENS COVE

## Mailing Address:

SANNER 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/W LYING BETWEEN 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.

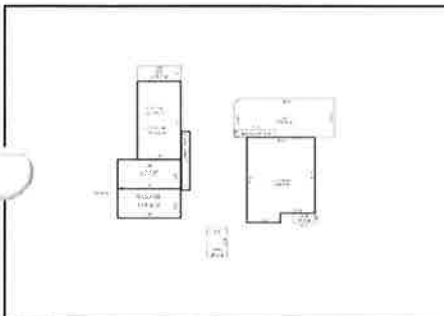
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	143,400	<b>2022 Taxable:</b>	143,380	<b>Acrage:</b>	0.06
<b>Zoning:</b>	R-2 (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	40.0
<b>RE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	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): 65  
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

## Sketch



# Real Estate Summary Sheet

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

08/29/2022 11:54 AM

<b>Parcel:</b>	51 010 041 00	<b>Current Class:</b>	408.RESIDENTIAL-IMPROVED WATERFRONT
<b>Owner's Name:</b>	RENDINA JOSEPH J	<b>Previous Class:</b>	408.RESIDENTIAL-IMPROVED WATERFRONT
<b>Property Address:</b>	4747 ALLEN COVE LUNA PIER, MI 48157	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2021R11970	<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>	00005 ALLENS COVE

## Mailing Address:

RENDINA JOSEPH J  
4747 ALLEN COVE  
LUNA PIER MI 48157

## Description:

ALLEN'S COVE N 3 FT OF LOT 35 & ALL OF LOT 36 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 NE'LY 3 FT OF LOT 35 AND ALL OF LOT 36 ALLEN'S COVE PLAT EXTD N'LY TO THE N LI OF SD R/W. 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 THE N 3 FT OF LOT 35 AND LOT 36, AND ALSO A PARCEL OF LAND BEING PART OF SEC 1 T8S R8E COM AT THE NW COR OF ALLENS COVE TH N 00 DEG 49' 00" W 83.51 FT; TH S 72 DEG 30' 00" W 949.06 FT TO POB; TH S 72 DEG 30' W 91.13 FT; TH N 18 DEG 24' 40" W 74.14 FT; TH S 68 DEG 44' 00" E 118.39 FT TO POB

## Most Recent Sale Information

Sold on 04/26/2021 for 180,000 by LEHMANN EDWARD.

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

**Liber/Page:** 2021R11970

## Most Recent Permit Information

Permit PB210063 on 11/24/2021 for \$12,636 category Res, Alteration.

## 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>	85,500	<b>2022 Taxable:</b>	85,500	<b>Acreeage:</b>	0.25
<b>Zoning:</b>	R-2 (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	40.0
<b>RE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	270.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1915  
Occupancy: Single Family  
Class: D  
Style: 1 3/4 STY  
Exterior: Block  
% Good (Physical): 74  
Heating System: Space Heater  
Electric - Amps Service: 60  
# of Bedrooms: 1  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,327  
Ground Area: 820  
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 11:54 AM

<b>Parcel:</b>	51 010 050 00	<b>Current Class:</b>	408.RESIDENTIAL-IMPROVED WATERFRONT
<b>Owner's Name:</b>	KUEHNLEIN JOSEPH & STIEFEL BREANNA	<b>Previous Class:</b>	408.RESIDENTIAL-IMPROVED WATERFRONT
<b>Property Address:</b>	4839 ALLEN COVE LUNA PIER, MI 48157	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2020R13093	<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>	00005 ALLENS COVE

## Mailing Address:

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

## Description:

ALLEN'S 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 ALLEN'S 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

**Liber/Page:** 2020R13093

## Most Recent Permit Information

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

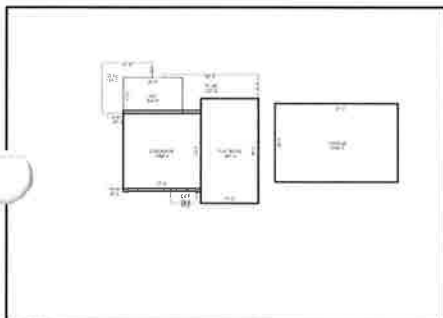
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	141,600	<b>2022 Taxable:</b>	141,600	<b>Acres:</b>	0.41
<b>Zoning:</b>	R-2 (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	57.0
<b>RE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	313.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1971  
Occupancy: Single Family  
Class: CD  
Style: 2 STY  
Exterior: Wood Siding  
% Good (Physical): 79  
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

## Sketch



# Real Estate Summary Sheet

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

08/29/2022 11:54 AM

**Parcel:** 51 010 051 00  
**Owner's Name:** ALDRICH JENNIFER  
**Property Address:** 4845 ALLEN COVE  
LUNA PIER, MI 48157  
**Liber/Page:** 2020R26396 **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:** 00005 ALLENS COVE

## 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/W WHICH LIE BETWN 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 PB210069 on 12/29/2021 for \$50,293 category Res, Alteration.

## 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>	177,000	<b>2022 Taxable:</b>	177,000	<b>Acreage:</b>	0.15
<b>Zoning:</b>	R-2 (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	60.0
<b>RE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	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): 74  
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

## Sketch





# Real Estate Summary Sheet

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

08/29/2022 11:54 AM

<b>Parcel:</b>	51 010 052 00	<b>Current Class:</b>	408.RESIDENTIAL-IMPROVED WATERFRONT
<b>Owner's Name:</b>	WELLS CLARK & KAREN	<b>Previous Class:</b>	408.RESIDENTIAL-IMPROVED WATERFRONT
<b>Property Address:</b>	4849 ALLEN COVE 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, Storm Sewer, 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:

WELLS CLARK & KAREN  
4849 ALLEN COVE  
LUNA PIER MI 48157

## Description:

758-699 1042-530 1065-671 ALLEN'S COVE LOT 50 ALSO TH PT OF FORMER ROW OF T O B & N R R ROW LYING BETW THE LOT LINES OF LOT 50 ALLEN'S COVE PLAT EXT'D N'LY TO SD ROW 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 50, ALLENS COVE A DISTANCE OF 200 FEET.

## Most Recent Sale Information

None Found

## Most Recent Permit Information

Permit PM200017 on 11/10/2020 for \$0 category Mechanical.

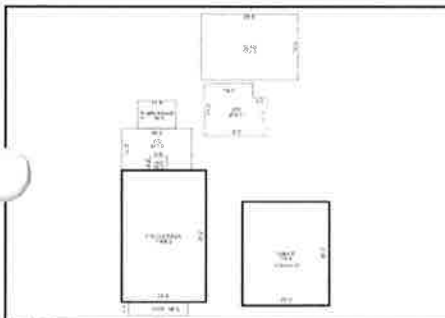
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	108,800	<b>2022 Taxable:</b>	76,372	<b>Acreage:</b>	0.30
<b>Zoning:</b>	R-2 (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	40.0
<b>RE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	326.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: CD  
Style: 1 1/2 STY  
Exterior: Alum., Vinyl  
% Good (Physical): 74  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 4  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,368  
Ground Area: 912  
Garage Area: 750  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## 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-ARMS LENGTH	\$490,000	\$185,600	37.88	
51 010 015 00	4607 ALLEN COVE	04/22/21	\$550,000	WD	03-ARMS LENGTH	\$550,000	\$247,300	44.96	
51 010 017 00	4617 ALLEN COVE	08/20/21	\$240,000	WD	03-ARMS LENGTH	\$240,000	\$86,500	36.04	
51 010 019 00	4627 ALLEN COVE	08/06/21	\$269,000	WD	03-ARMS LENGTH	\$269,000	\$91,800	34.13	
51 010 021 00	4635 ALLEN COVE	09/02/20	\$246,000	WD	03-ARMS LENGTH	\$246,000	\$116,800	47.48	
51 010 028 00	4661 ALLEN COVE	10/27/20	\$210,500	WD	03-ARMS LENGTH	\$210,500	\$78,300	37.20	
51 010 036 00	4723 ALLEN COVE	05/06/20	\$225,000	WD	03-ARMS LENGTH	\$225,000	\$100,700	44.76	
51 010 037 00	4727 ALLEN COVE	07/07/20	\$265,000	WD	03-ARMS LENGTH	\$265,000	\$124,700	47.06	
51 010 041 00	4747 ALLEN COVE	04/26/21	\$180,000	WD	03-ARMS LENGTH	\$180,000	\$66,600	37.00	
51 010 050 00	4839 ALLEN COVE	07/01/20	\$304,000	WD	03-ARMS LENGTH	\$304,000	\$135,500	44.57	
51 010 051 00	4845 ALLEN COVE	11/20/20	\$298,000	WD	03-ARMS LENGTH	\$298,000	\$167,700	56.28	
51 010 062 00	4913 ALLEN COVE	08/10/21	\$264,000	WD	03-ARMS LENGTH	\$264,000	\$98,500	37.31	
<b>Totals:</b>			<b>\$3,541,500</b>			<b>\$3,541,500</b>	<b>\$1,500,000</b>		
								<b>Sale. Ratio =&gt;</b>	<b>42.35</b>
								<b>Std. Dev. =&gt;</b>	<b>6.51</b>

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$483,443	\$105,095	\$384,905	\$326,162	1.180	3,076	\$125.13	00005	3.7214
\$560,634	\$109,250	\$440,750	\$389,124	1.133	3,106	\$141.90	00005	8.4646
\$200,047	\$54,966	\$185,034	\$125,070	1.479	1,418	\$130.49	00005	26.2128
\$193,114	\$60,013	\$208,987	\$114,742	1.821	1,160	\$180.16	00005	60.4043
\$252,140	\$53,244	\$192,756	\$171,462	1.124	1,672	\$115.28	00005	9.3128
\$209,952	\$50,150	\$160,350	\$137,760	1.164	1,639	\$97.83	00005	5.3340
\$225,900	\$66,385	\$158,615	\$137,513	1.153	1,352	\$117.32	00005	6.3863
\$294,860	\$54,509	\$210,491	\$207,199	1.016	2,736	\$76.93	00005	20.1430
\$166,337	\$53,274	\$126,726	\$97,468	1.300	1,327	\$95.50	00005	8.2861
\$313,383	\$76,273	\$227,727	\$204,405	1.114	2,017	\$112.90	00005	10.3222
\$359,336	\$80,784	\$217,216	\$240,131	0.905	2,050	\$105.96	00005	31.2745
\$253,103	\$34,690	\$229,310	\$188,287	1.218	1,874	\$122.36	00005	0.0557
<b>\$3,512,249</b>		<b>\$2,742,867</b>	<b>\$2,339,324</b>			<b>\$118.48</b>		<b>4.4814</b>
			<b>E.C.F. =&gt;</b>	<b>1.173</b>		<b>Std. Deviation=&gt;</b>	<b>0.23618742</b>	
			<b>Ave. E.C.F. =&gt;</b>	<b>1.217</b>		<b>Ave. Variance=&gt;</b>	<b>15.8265</b>	<b>Coefficient of Var=&gt;</b>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
2 STY		\$101,400	No	/ /		ALLENS COVE	408	84
2 STY		\$102,700	No	/ /		ALLENS COVE	408	76
1 3/4 STY		\$52,000	No	/ /		ALLENS COVE	408	79
1 3/4 STY		\$55,900	No	/ /		ALLENS COVE	408	84
2 STY		\$52,000	No	/ /		ALLENS COVE	408	78
2 STY		\$49,400	No	/ /		ALLENS COVE	408	79
1 STY		\$65,885	No	/ /		ALLENS COVE	408	74
2 STY		\$52,000	No	/ /		ALLENS COVE	408	65
1 3/4 STY		\$52,000	No	/ /		ALLENS COVE	408	74
2 STY		\$74,100	No	/ /		ALLENS COVE	408	79
2 STY		\$78,000	No	/ /		ALLENS COVE	408	74
2 STY		\$32,500	No	/ /		ALLENS COVE	408	80

13.00109719

Allens Cove Land Value 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-ARM'S LENGTH	\$490,000	\$185,600	37.88
51 010 015 00	4607 ALLEN COVE	04/22/21	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$247,300	44.96
51 010 017 00	4617 ALLEN COVE	08/20/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$86,500	36.04
51 010 019 00	4627 ALLEN COVE	08/06/21	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$91,800	34.13
51 010 021 00	4635 ALLEN COVE	09/02/20	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$116,800	47.48
51 010 028 00	4661 ALLEN COVE	10/27/20	\$210,500	WD	03-ARM'S LENGTH	\$210,500	\$78,300	37.20
51 010 035 00	4719 ALLEN COVE	06/10/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$39,100	65.17
51 010 036 00	4723 ALLEN COVE	05/06/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$100,700	44.76
51 010 037 00	4727 ALLEN COVE	07/07/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$124,700	47.06
51 010 041 00	4747 ALLEN COVE	04/26/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$66,600	37.00
51 010 050 00	4839 ALLEN COVE	07/01/20	\$304,000	WD	03-ARM'S LENGTH	\$304,000	\$135,500	44.57
51 010 051 00	4845 ALLEN COVE	11/20/20	\$298,000	WD	03-ARM'S LENGTH	\$298,000	\$167,700	56.28
51 010 062 00	4913 ALLEN COVE	08/10/21	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$98,500	37.31
<b>Totals:</b>			<b>\$3,601,500</b>			<b>\$3,601,500</b>	<b>\$1,539,100</b>	

Sale. Ratio => 42.73

Std. Dev. => 8.94

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$506,063	\$107,957	\$124,020	78.0	130.0	0.23	0.23	\$1,384	\$463,335	\$10.64
\$583,544	\$92,066	\$125,610	79.0	93.0	0.17	0.17	\$1,165	\$544,769	\$12.51
\$211,647	\$91,953	\$63,600	40.0	100.0	0.09	0.09	\$2,299	\$999,489	\$22.95
\$205,584	\$131,786	\$68,370	43.0	110.0	0.11	0.11	\$3,065	\$1,209,046	\$27.76
\$263,740	\$45,860	\$63,600	40.0	105.0	0.10	0.10	\$1,147	\$477,708	\$10.97
\$220,972	\$49,948	\$60,420	38.0	290.0	0.25	0.25	\$1,314	\$197,423	\$4.53
\$69,960	\$60,000	\$69,960	44.0	62.0	0.06	0.06	\$1,364	\$952,381	\$21.86
\$238,660	\$64,985	\$78,645	87.4	94.6	0.20	0.20	\$743	\$318,554	\$7.31
\$306,460	\$22,140	\$63,600	40.0	65.0	0.06	0.06	\$554	\$369,000	\$8.47
\$178,717	\$65,663	\$64,380	40.0	200.0	0.26	0.26	\$1,642	\$250,622	\$5.75
\$329,913	\$64,717	\$90,630	57.0	313.0	0.41	0.41	\$1,135	\$157,846	\$3.62
\$376,736	\$16,664	\$95,400	60.0	106.0	0.15	0.15	\$278	\$114,137	\$2.62
\$260,353	\$43,397	\$39,750	25.0	288.0	0.17	0.17	\$1,736	\$263,012	\$6.04
<b>\$3,752,349</b>	<b>\$857,136</b>	<b>\$1,007,985</b>	<b>671.4</b>		<b>2.26</b>	<b>2.26</b>			
Average		Average		Average		Average		Average	
per FF=>		\$1,277		per Net Acre=>		378,928.38		per SqFt=>	
								\$8.70	

Actual Front	ECF Area	Liber/Page	Land Table	Class	Rate Group 1	Rate Group 2
78.00	00005	2021R05921	ALLENS COVE	408	A FRONTAGE	
79.00	00005	2021R11597	ALLENS COVE	408	A FRONTAGE	
40.00	00005	2021R22891	ALLENS COVE	408	A FRONTAGE	
43.00	00005	2021R20998	ALLENS COVE	408	A FRONTAGE	
40.00	00005	2020R18920	ALLENS COVE	408	A FRONTAGE	
38.00	00005	2020R26996	ALLENS COVE	408	A FRONTAGE	
44.00	00005	2021R16433	ALLENS COVE	409	A FRONTAGE	
94.00	00005		ALLENS COVE	408	A FRONTAGE	EXTRA BACKLOT
40.00	00005	2020R13604	ALLENS COVE	408	A FRONTAGE	
40.00	00005	2021R11970	ALLENS COVE	408	A FRONTAGE	
57.00	00005	2020R13093	ALLENS COVE	408	A FRONTAGE	
60.00	00005	2020R26396	ALLENS COVE	408	A FRONTAGE	
25.00	00005	2021R19202	ALLENS COVE	408	A FRONTAGE	

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