

City of Luna Pier Commercial ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Land & Yard
Column1	Column2	Column3	Column4	Column5	Column6	Column7	Column8
41 035 001 00	1106 MONROE ST	12/30/2021	\$ 250,000	WD	03-ARM'S LENGTH	\$ 250,000	\$ 62,900
41 100 010 00	830 MONROE ST	10/14/2021	\$ 112,750	WD	03-ARM'S LENGTH	\$ 112,750	\$ 40,000
41 170 012 00	12750 MAXWELL RD	3/10/2022	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 17,500
46 080 007 00	7525 BLUEBUSH RD	1/26/2022	\$ 200,000	LC	03-ARM'S LENGTH	\$ 200,000	\$ 88,000
46 090 004 00	9029 RAISIN ST	8/10/2022	\$ 170,000	WD	03-ARM'S LENGTH	\$ 170,000	\$ 11,000
46 090 019 00	RAISIN ST VACANT	5/28/2021	\$ 200,000	WD	03-ARM'S LENGTH	\$ 200,000	\$ 67,300
51 003 005 10	10550 EVANS	12/29/2021	\$ 155,000	WD	03-ARM'S LENGTH	\$ 155,000	\$ 47,700
Total							

Due to only 1 improved Commercial Sale in the City of Luna Pier, sales from other small villages/cities (Carleton, Maybee) were used to develop the 2024 ECF for the Commercial class. Final ECF used for 2024: 0.735.

Bldg: Residual	Cost Manual	ECF	Occupancy	Other - Parcels in Sale
Column9	Column10	Column11	Column12	Column13
\$ 187,100	\$ 339,500	0.551	Office - First Insurance Corp.	41 035 002 00
\$ 72,750	\$ 32,900	2.211	Snack Restaurant - Twist & Shake Shop	
\$ 42,500	\$ 59,100	0.719	Groomer - Fur Paws Pet Salon	
\$ 112,000	\$ 55,500	2.018	Warehouse - Unknown Name	
\$ 159,000	\$ 163,000	0.975	Retail / Upstairs Res - Unknown Name	
\$ 132,700	\$ 284,600	0.466	Garage - Unknown Name	46 090 020 00, 46 090 021 00, 46 090 022 00
\$ 107,300	\$ 171,400	0.626	Car Wash - Luna Pier Auto Wash	
\$ 813,350	\$ 1,106,000	0.735		

Parcel Number	Township	Address	Date of Sale	Sale Price	Inst	Adj. Sale Price	Land Residual	Net Acres	Total Acres	Price/Acre	Price/SF	Document
01 013 012 00	01	TELEGRAPH RD	5/28/2021	\$ 70,000	WD	\$ 70,000	\$ 70,000	5.000	5.000	\$ 14,000.00	\$ 0.32	2021R14787
01 013 026 20	01	TELEGRAPH RD	11/11/2022	\$ 60,000	WD	\$ 60,000	\$ 60,000	4.089	4.089	\$ 14,673.51	\$ 0.34	2022R22266
01 026 006 00	01	10970 TELEGRAPH RD	6/15/2021	\$ 180,000	WD	\$ 180,000	\$ 180,000	7.903	7.903	\$ 22,776.16	\$ 0.52	2021R15909
01 026 013 00	01	10570 TELEGRAPH RD	9/23/2022	\$ 400,000	WD	\$ 400,000	\$ 400,000	17.000	17.000	\$ 23,529.41	\$ 0.54	2022R18930
01 034 012 10	01	9535 TELEGRAPH RD	12/22/2022	\$ 690,000	WD	\$ 690,000	\$ 690,000	25.27	25.27	\$ 27,305.10	\$ 0.63	2022R23915
01 034 030 00	01	TELEGRAPH RD	10/14/2022	\$ 510,250	WD	\$ 510,250	\$ 510,250	20.410	20.410	\$ 25,000.00	\$ 0.57	2022R20558
04 015 004 00	04	TECUMSEH RD	11/18/2022	\$ 99,000	WD	\$ 99,000	\$ 99,000	2.706	2.706	\$ 36,585.37	\$ 0.84	2022R22101
42 040 497 01	04	ROOSEVELT ST - VACANT	5/19/2022	\$ 60,000	WD	\$ 60,000	\$ 60,000	4.212	4.212	\$ 14,245.01	\$ 0.33	2022R11158
07 353 015 01	07	N MONROE	11/3/2021	\$ 400,000	WD	\$ 400,000	\$ 400,000	10.600	10.600	\$ 37,735.85	\$ 0.87	2021R28940
12 010 216 30	12	6521 E ALBAIN	3/7/2023	\$ 857,000	WD	\$ 857,000	\$ 857,000	16.944	16.944	\$ 50,578.38	\$ 1.16	2023R03279
12 020 260 22	12	LAPLAISANCE	4/28/2022	\$ 411,200	WD	\$ 411,200	\$ 411,200	12.850	12.850	\$ 32,000.00	\$ 0.73	2022R09801

\$ 0.62

Due to a lack of vacant commercial land sales in the City of Luna Pier and only having 1 improved commercial sale, vacant land sales from outside of the city were utilized to develop the 2024 commercial land value.
Price per square foot utilized in the 2024 year: \$0.65

City of Luna Pier Commercial Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
51 003 005 10	10550 EVANS	12/29/21	\$155,000	WD	03-ARMS LENGTH	\$155,000	\$67,300	43.42
Totals:			\$155,000			\$155,000	\$67,300	43.42
							Sale. Ratio =>	43.42

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page
\$147,301	\$15,312	\$7,613	0.50	0.50	\$30,685	\$0.70	00099	2021R33048
\$147,301	\$15,312	\$7,613	0.50	0.50				
			Average		Average			
			per Net Acre=>		30,685.37 per SqFt=>		\$0.70	

