

City of Luna Pier Industrial ECF Analysis

Parcel Number	Address	Date of Sale	Sale Price	Inst.	Terms	Adj. Sale Price	Land & Yard	Bldg. Residual	Cost Manual	ECF	Occupancy
41 035 001 00	1106 MONROE ST	12/30/2021	\$ 250,000	WD	03-ARM'S LENGTH	\$ 250,000	\$ 62,900	\$ 187,100	\$ 339,500		0.551 Office - First Insurance Corp.
41 170 012 00	12750 MAXWELL RD	3/10/2022	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 17,500	\$ 42,500	\$ 59,100		0.719 Groomer - Fur Paws Pet Salon
46 090 019 00	RAISIN ST VACANT	5/28/2021	\$ 200,000	WD	03-ARM'S LENGTH	\$ 200,000	\$ 67,300	\$ 132,700	\$ 284,600		0.466 Garage - Unknown Name
51 003 005 10	10550 EVANS	12/29/2021	\$ 155,000	WD	03-ARM'S LENGTH	\$ 155,000	\$ 47,700	\$ 107,300	\$ 171,400		0.626 Car Wash - Luna Pier Auto Wash
02 142 021 00	7380 EXPRESS	4/21/2021	\$328,000	WD	03-ARM'S LENGTH	\$ 328,000	\$ 76,810	\$ 251,190	\$302,096		0.831 Tool & Dye Burrow Industries
Total								\$ 720,790	\$ 1,156,696	0.62	

Due to a lack of improved Industrial sales in the City of Luna Pier, sales from outside townships/cities/villages were utilized to develop the 2024 Industrial ECF. The sale in the City of Luna Pier carries more weight than sales from outside of the city, however the developed ECF is the same ECF as the one sale within the city. The 2024 301 ECF: 0.62.

City of Luna Pier Industrial Land Analysis

Parcel Number	Address	Date of Sale	Sale Price	Inst.	Adj. Sale Price	Land Residual	Net Acres	Total Acres	Price/Acre	Price/SF	Document #	Sheds & Warehouse
51 004 001 10	4525 ERIE	12/29/2022	\$ 3,700,000	WD	\$ 3,700,000	\$ 2,822,572	248.29	173	\$ 11,368.05	\$ 0.26	2023R00205	05 015 040 20 Sheds & Warehouse
01 005 007 10	1071 OAKVILLE WALTZ RD	4/5/2021	\$ 159,000	WD	\$ 159,000	\$ 159,000	32.958	32.958	\$ 4,824.32	\$ 0.11	2021R12828	
01 013 012 00	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	TELEGRAPH RD	11/11/2022	\$ 60,000	WD	\$ 60,000	\$ 60,000	4.089	4.089	\$ 14,673.51	\$ 0.34	2022R22266	
42 040 497 01	ROOSEVELT ST - VACANT	5/19/2022	\$ 60,000	WD	\$ 60,000	\$ 60,000	4.212	4.212	\$ 14,245.01	\$ 0.33	2022R11158	

Total Sale Price: \$ 4,049,000

Total Acres: 294.549

Price/Acre: \$ 13,746.44

Due to lack of 301 sales in the City of Luna Pier, vacant land sales from outside of the city were utilized to develop the 2024 Industrial land valuation. The most influential sale in the study is in the City therefore carries the most weight. Industrial land value of \$10,500 per acre was utilized for the 2024 assessments.