

Neighborhoods Used: 00001.BACKLOTS

4348 5TH
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
51 120 048 00 03/15/2023 00001 401 150,000 13,792
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STY 81 136,208 123,621 1.102



10753 ELLEN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
51 065 009 00 12/30/2022 00001 401 177,000 28,280
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 STY 84 148,720 153,344 0.970



4345 7TH
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
51 120 090 00 11/07/2022 00001 401 90,000 21,222
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 69 68,778 82,704 0.832



10718 MAPLE LANE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
51 115 020 00 10/05/2022 00001 401 192,500 26,039
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STY 74 166,461 192,907 0.863



4355 ELMHURST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
51 080 015 00 08/05/2022 00001 401 260,000 23,969
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STY 75 236,031 263,790 0.895



4350 12TH
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
51 140 114 00 07/15/2022 00001 401 95,000 11,664
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STY 74 83,336 79,449 1.049



10755 ELLEN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
51 065 010 00 07/08/2022 00001 401 205,500 49,101
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 79 156,399 175,947 0.889



10716 ELMHURST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
51 080 022 00 05/02/2022 00001 401 144,900 36,991
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 48 107,909 78,521 1.374



Neighborhoods Used: 00001.BACKLOTS

4344 14TH
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
51 135 012 00 04/19/2022 00001 401 160,000 30,731
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STY 75 129,269 122,630 1.054



4562 N 1ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
51 085 041 00 03/01/2022 00001 401 110,000 23,624
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STY 66 86,376 91,829 0.941



10147 LA POINTE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
51 035 008 00 02/11/2022 00001 401 253,549 109,699
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STY 70 143,850 99,349 1.448
!!MULTI-PARCEL SALE!!



4423 BUCKEYE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
51 055 017 00 10/19/2021 00001 401 75,000 18,499
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STY 45 56,501 63,757 0.886



BUCKEYE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
51 055 021 00 10/13/2021 00001 401 60,000 14,614
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 STY 45 45,386 34,975 1.298



4343 1ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
51 120 002 00 08/11/2021 00001 401 115,000 11,568
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STY 48 103,432 96,190 1.075



4532 GROVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
51 105 013 00 05/25/2021 00001 401 221,000 31,485
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STY 73 189,515 185,511 1.022



Neighborhoods Used: 00001.BACKLOTS

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

10/09/2023 9:10 AM

Parcel: 51 035 008 00
Owner's Name: LARROW PETER D & KELLY D
Property Address: 10147 LA POINTE
LUNA PIER, MI 48157
Liber/Page: 2022R03952
Split: // **Created:** // **Active:** Active
Public Impr.: Paved Road, Water, Sewer, Electric, Gas
Topography: Level

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 1 CITY OF LUNA PIER
MAP #
School: 58090 MASON CONS SCHOOL DISTRICT
Neighborhood: 00001 BACKLOTS

Mailing Address:

LARROW PETER D & KELLY D
4350 S 6TH ST PO BOX 77
LUNA PIER MI 48157

Description:

LP-12-16 ASSESSORS PLAT NO 5 LOTS 12 TO 16 & LOT 21, 22, & 23 EXC N 120 FT THEREOF
10147 LAPOINTE

Most Recent Sale Information

Sold on 02/11/2022 for 253,549 by DEAL TODD J & ROBIN S.

Terms of Sale: 19-MULTI PARCEL ARM'S LENGTH

Liber/Page: 2022R03952

Most Recent Permit Information

Permit PB230017 on 05/12/2023 for \$1,000 category Fence.

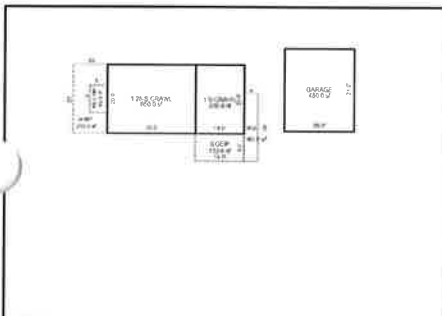
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	66,700	2023 Taxable:	66,700	Acreage:	0.44
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	123.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	170.0

Improvement Data

of Residential Buildings: 1
Year Built: 1930
Occupancy: Single Family
Class: CD
Style: 1 1/2 STY
Exterior: Alum., Vinyl
% Good (Physical): 70
Heating System: Space Heater
Electric - Amps Service: 60
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 930
Ground Area: 800
Garage Area: 480
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/09/2023 9:10 AM

Parcel: 51 055 017 00
Owner's Name: OLEY STEVEN E
Property Address: 4423 BUCKEYE
LUNA PIER, MI 48157
Liber/Page: 2021R27237 **Created:** //
Split: // **Active:** Active
Public Impr.: Paved Road, Water, Sewer, Electric, Gas
Topography: Level

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 1 CITY OF LUNA PIER
MAP #:
School: 58090 MASON CONS SCHOOL DISTRICT
Neighborhood: 00001 BACKLOTS

Mailing Address:

OLEY STEVEN E
3200 NORTH MONROE ST APT #210
MONROE MI 48162

Description:

4423 BUCKEYE ST COUSINO SUBDIVISION LOT 16 TO 17 INCL.

Most Recent Sale Information

Sold on 10/19/2021 for 75,000 by ANSEL-PAFFORD TARA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2021R27237

Most Recent Permit Information

* Permit PE190012 on 10/30/2019 for \$0 category Electrical.

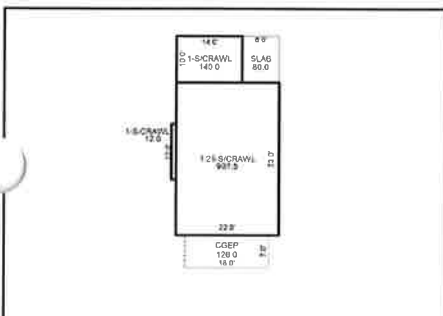
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	36,600	2023 Taxable:	34,965	Acreage:	0.13
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	70.0
ARE:	0.000	Land Impr. Value:	Tentative	Average Depth:	80.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 1 STY
Exterior: Alum., Vinyl
% Good (Physical): 45
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,060
Ground Area: 866
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/09/2023 9:10 AM

Parcel: 51 055 021 00
Owner's Name: OLEY STEVEN E
Property Address: 4438 BUCKEYE
LUNA PIER, MI 48157
Liber/Page: 2021R27236
Split: / /
Public Impr.: Paved Road, Water, Sewer, Electric, Gas
Topography: Level

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 1 CITY OF LUNA PIER
MAP #:
School: 58090 MASON CONS SCHOOL DISTRICT
Neighborhood: 00001 BACKLOTS

Mailing Address:

OLEY STEVEN E
3200 NORTH MONROE ST APT #210
MONROE MI 48162

Description:

1002-947 & 948 4438 BUCKEYE ST COUSINO'S SUBDIVISION PT OF LOT 21 COM AT SE COR TH W 20 FT TH N 60 FT TH E 47 FT TH SW'LY 64.8 FT TO POB & W 10 FT OF LOT 21 ALSO E 15 FT OF LOT 22.

Most Recent Sale Information

Sold on 10/13/2021 for 60,000 by ANSEL-PAFFORD TARA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2021R27236

Most Recent Permit Information

Permit PB150053 on 09/16/2015 for \$1,800 category Res, Alteration.

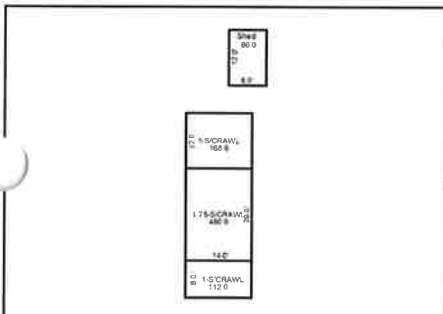
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	22,600	2023 Taxable:	22,155	Acreage:	0.09
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	54.0
ARE:	0.000	Land Impr. Value:	Tentative	Average Depth:	69.3

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 1 3/4 STY
Exterior: Alum., Vinyl
% Good (Physical): 45
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 560
Ground Area: 560
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/09/2023 9:10 AM

Parcel: 51 065 009 00
Owner's Name: SCULLY EDWARD G & BARBARA A
Property Address: 10753 ELLEN
LUNA PIER, MI 48157
Liber/Page: 2023R00756
Split: // **Created:** // **Active:** Active
Public Impr.: Paved Road, Water, Sewer, Electric, Gas
Topography: Level

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 1 CITY OF LUNA PIER
MAP #:
School: 58090 MASON CONS SCHOOL DISTRICT
Neighborhood: 00001 BACKLOTS

Mailing Address: SCULLY EDWARD G & BARBARA A
10753 ELLEN
LUNA PIER MI 48157
Description: 1366-994 ELLEN PLAT LOT 13 TO 15 INCL.

Most Recent Sale Information

Sold on 12/30/2022 for 177,000 by KLOCEK MICHAEL T.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 2023R00756

Most Recent Permit Information

Permit PB030093 on 11/26/2003 for \$0 category Demolition.

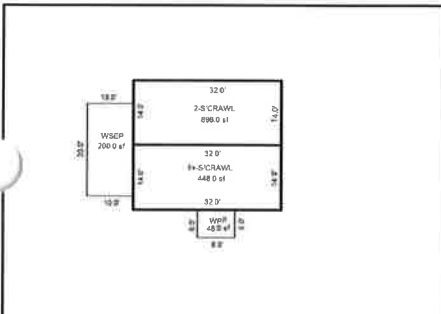
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	78,900	2023 Taxable:	78,900	Acreage:	0.20
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	109.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	79.0

Improvement Data

of Residential Buildings: 1
Year Built: 2004
Occupancy: Single Family
Class: CD
Style: 1 3/4 STY
Exterior: Wood Siding
% Good (Physical): 84
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 200
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,456
Ground Area: 896
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/09/2023 9:10 AM

Parcel: 51 080 015 00
Owner's Name: GILES ALLEN M & ASHLEY R
Property Address: 10735 ELMHURST
LUNA PIER, MI 48157
Liber/Page: 2022R16476
Split: //
Public Impr.: Paved Road, Water, Sewer, Electric, Gas
Topography: Level

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 1 CITY OF LUNA PIER
MAP #:
School: 58090 MASON CONS SCHOOL DISTRICT
Neighborhood: 00001 BACKLOTS

Mailing Address:

GILES ALLEN M & ASHLEY R
10735 ELMHURST
LUNA PIER MI 48157

Description:

936-289 ELMHURST LOTS N 5 FT OF LOT 42 AND ALL OF LOTS 43 TO 45 INCL.

Most Recent Sale Information

Sold on 08/05/2022 for 260,000 by WELTON DERRICK S & AMANDA S.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R16476

Most Recent Permit Information

Permit PB160074 on 10/26/2016 for \$8,570 category Res, Alteration.

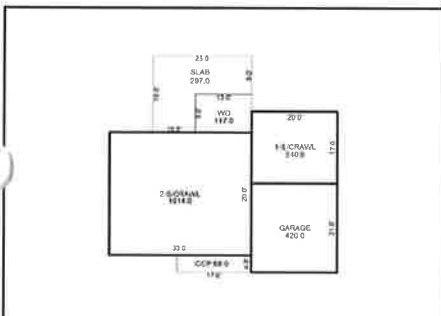
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	120,800	2023 Taxable:	120,800	Acreage:	0.15
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	90.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	70.0

Improvement Data

of Residential Buildings: 1
Year Built: 1999
Occupancy: Single Family
Class: C+5
Style: 2 STY
Exterior: Alum., Vinyl
% Good (Physical): 75
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 2,254
Ground Area: 1,297
Garage Area: 420
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/09/2023 9:10 AM

Parcel: 51 085 041 00
Owner's Name: FINCH HANNAH
Property Address: 4562 N 1ST
LUNA PIER, MI 48157
Liber/Page: 2022R04701
Split: / /
Public Impr.: Paved Road, Water, Sewer, Electric, Gas
Topography: Level

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 1 CITY OF LUNA PIER
MAP #:
School: 58090 MASON CONS SCHOOL DISTRICT
Neighborhood: 00001 BACKLOTS

Mailing Address:

FINCH HANNAH
4562 N 1ST
LUNA PIER MI 48157

Description:

LP-89-90 4962 N 1ST ST ERIE GROVE LOTS 88,89 & 90

Most Recent Sale Information

Sold on 03/01/2022 for 110,000 by ALINA'S LLC.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R04701

Most Recent Permit Information

Permit PM200003 on 01/22/2020 for \$0 category Mechanical.

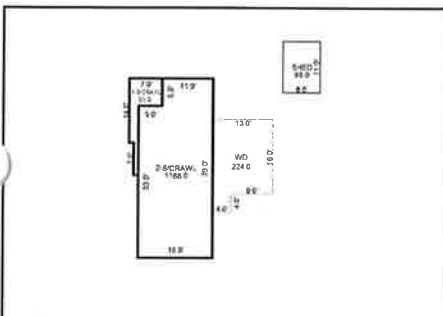
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	41,900	2023 Taxable:	41,900	Acreage:	0.16
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	90.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	75.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: D
Style: 2 STY
Exterior: Alum., Vinyl
% Good (Physical): 66
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 60
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,253
Ground Area: 659
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/09/2023 9:10 AM

Parcel: 51 115 020 00
Owner's Name: ARCHIBALD JORDAN & ALEXANDRA
Property Address: 10718 MAPLE LANE
LUNA PIER, MI 48157
Liber/Page: 2022R20428
Split: //
Public Impr.: Paved Road, Water, Sewer, Electric, Gas
Topography: Level

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 1 CITY OF LUNA PIER
MAP #:
School: 58090 MASON CONS SCHOOL DISTRICT
Neighborhood: 00001 BACKLOTS

Mailing Address:

ARCHIBALD JORDAN & ALEXANDRA
PO BOX 806
CANANDAIGUA NY 14424

Description:

1102-657 & 658 1196-78 1231-537 HOCHRADEL PLAT LOTS 30 & 31

Most Recent Sale Information

Sold on 10/05/2022 for 192,500 by BALLARD TROY & SUSAN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R20428

Most Recent Permit Information

Permit PM190012 on 09/11/2019 for \$0 category Mechanical.

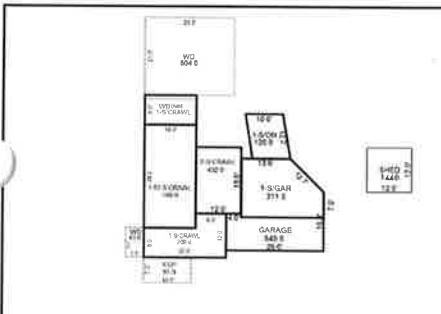
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	93,400	2023 Taxable:	93,400	Acreage:	0.17
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	92.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	81.4

Improvement Data

of Residential Buildings: 1
Year Built: 1915
Occupancy: Single Family
Class: C-5
Style: 2 STY
Exterior: Alum., Vinyl
% Good (Physical): 74
Heating System: Forced Heat & Cool
Electric - Amps Service: 220
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,771
Ground Area: 928
Garage Area: 549
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/09/2023 9:10 AM

Parcel: 51 120 002 00
Owner's Name: MASSMAN KENNETH & MARGARET L
Property Address: 4343 1ST
LUNA PIER, MI 48157

Liber/Page: 2021R22461 **Created:** //
Split: // **Active:** Active

Public Impr.: Paved Road, Water, Sewer, Electric, Gas
Topography: Level

Mailing Address:

MASSMAN KENNETH & MARGARET L
4343 1ST ST PO BOX 93
LUNA PIER MI 48157

Description:

809-677 1248-34 BURNS ADDITION TO LAKEWOOD LOT 302.

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE

Prev. Taxable Stat: TAXABLE

Gov. Unit: 1 CITY OF LUNA PIER
MAP #:
School: 58090 MASON CONS SCHOOL DISTRICT
Neighborhood: 00001 BACKLOTS

Most Recent Sale Information

Sold on 08/11/2021 for 115,000 by JEWELL GARY & BETTY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2021R22461

Most Recent Permit Information

Permit PB991607 on 08/16/1999 for \$500 category Res, Alteration.

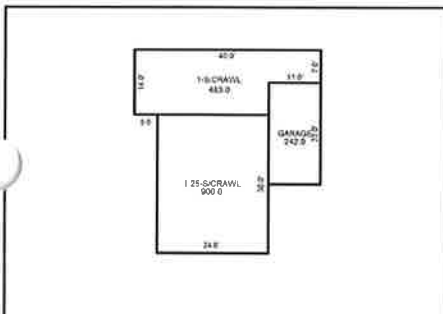
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	46,100	2023 Taxable:	42,105	Acreage:	0.06
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	50.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	55.0

Improvement Data

of Residential Buildings: 1
Year Built: 1926
Occupancy: Single Family
Class: CD
Style: 1 1/2 STY
Exterior: Alum., Vinyl
% Good (Physical): 48
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 4
Full Baths: 1 Half Baths: 0
Floor Area: 1,608
Ground Area: 1,383
Garage Area: 242
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/09/2023 9:10 AM

Parcel: 51 120 048 00
Owner's Name: GARCIA REYES A
Property Address: 4348 5TH
LUNA PIER, MI 48157
Liber/Page: 2023R03603
Split: / /
Public Impr.: Paved Road, Water, Sewer, Electric, Gas
Topography: Level

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 1 CITY OF LUNA PIER
MAP #
School: 58090 MASON CONS SCHOOL DISTRICT
Neighborhood: 00001 BACKLOTS

Mailing Address:

GARCIA REYES A
4348 5TH
LUNA PIER MI 48157

Description:

949-714 4348 5TH ST BURNS ADDITION TO LAKEWOOD LOTS 358 & 359.

Most Recent Sale Information

Sold on 03/15/2023 for 150,000 by MEADOWS JEFFERY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2023R03603

Most Recent Permit Information

Permit PB160062 on 09/30/2016 for \$0 category Res, Alteration.

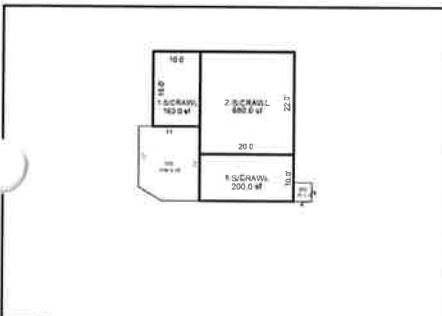
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	58,200	2023 Taxable:	37,816	Acreage:	0.10
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	50.0
RE:	0.000	Land Impr. Value:	Tentative	Average Depth:	90.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 81
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,240
Ground Area: 800
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/09/2023 9:10 AM

Parcel: 51 120 090 00
Owner's Name: FLATAU MICHAEL
Property Address: 4345 7TH
LUNA PIER, MI 48157
Liber/Page: 2022R21601
Split: // **Created:** // **Active:** Active
Public Impr.: Paved Road, Water, Sewer, Electric, Gas
Topography: Level

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 1 CITY OF LUNA PIER
MAP #:
School: 58090 MASON CONS SCHOOL DISTRICT
Neighborhood: 00001 BACKLOTS

Mailing Address:

FLATAU MICHAEL
11735 NW WINTER PARK TERRACE #302
PORTLAND OR 97229

Description:

PER DEED BURNS ADDITION TO LAKEWOOD LOTS 427 & 428.

Most Recent Sale Information

Sold on 11/07/2022 for 90,000 by BALL JENNA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R21601

Most Recent Permit Information

Permit PM230023 on 04/19/2023 for \$0 category Mechanical.

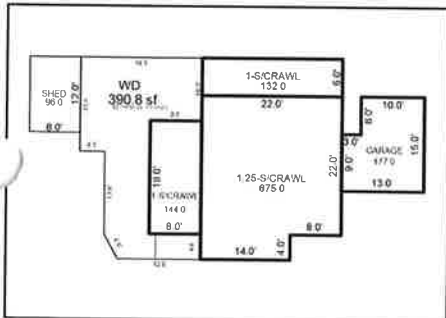
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	46,200	2023 Taxable:	46,200	Acreage:	0.11
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	104.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	45.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 1 STY
Exterior: Alum., Vinyl
% Good (Physical): 69
Heating System: Wall/Floor Furnace
Electric - Amps Service: 100
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 816
Ground Area: 816
Garage Area: 177
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/09/2023 9:10 AM

Parcel: 51 135 012 00
Owner's Name: BUSHROE AUSTIN
Property Address: 4344 14TH
LUNA PIER, MI 48157
Liber/Page: 2022R09420 **Created:** / /
Split: / / **Active:** Active
Public Impr.: Paved Road, Water, Sewer, Electric, Gas
Topography: Level

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 1 CITY OF LUNA PIER
MAP #:
School: 58090 MASON CONS SCHOOL DISTRICT
Neighborhood: 00001 BACKLOTS

Mailing Address:

BUSHROE AUSTIN
4344 14TH PO BOX 303
LUNA PIER MI 48157

Description:

920-864 931-641 955-62 1129-482 RENO'S ADDITION TO LAKEWOOD LOT 28 & 29 AND LOTS 22 & 23 AND THE ADJACENT ABANDONED 13TH STREET AS RECORDED IN 2731/179.

Most Recent Sale Information

Sold on 04/19/2022 for 160,000 by HARVEY CATHY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R09420

Most Recent Permit Information

Permit PB180048 on 08/16/2018 for \$2,500 category Res, Alteration.

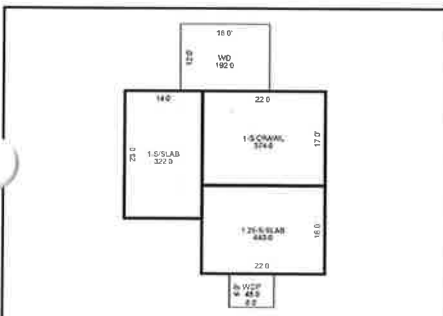
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	67,900	2023 Taxable:	67,900	Acreage:	0.23
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	100.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	100.0

Improvement Data

of Residential Buildings: 1
Year Built: 1930
Occupancy: Single Family
Class: C
Style: 2 STY
Exterior: Alum., Vinyl
% Good (Physical): 75
Heating System: Electric Baseboard
Electric - Amps Service: 200
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,136
Ground Area: 1,048
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/09/2023 9:10 AM

Parcel: 51 140 114 00
Owner's Name: POTCOVA RICHARD T (LE)
Property Address: 4350 12TH
LUNA PIER, MI 48157
Liber/Page: 2023R02737 **Created:** //
Split: // **Active:** Active
Public Impr.: Paved Road, Water, Sewer, Electric, Gas
Topography: Level

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 1 CITY OF LUNA PIER
MAP #:
School: 58090 MASON CONS SCHOOL DISTRICT
Neighborhood: 00001 BACKLOTS

Mailing Address: POTCOVA RICHARD T (LE)
4350 12TH
LUNA PIER MI 48157
Description: 1079-404 1365-449 LAKEWOOD REPLAT LOT 124.

Most Recent Sale Information

Sold on 07/15/2022 for 95,000 by DUTTON RODGER & CAROLYN.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 2022R15593

Most Recent Permit Information

Permit PE220002 on 03/04/2022 for \$0 category Electrical.

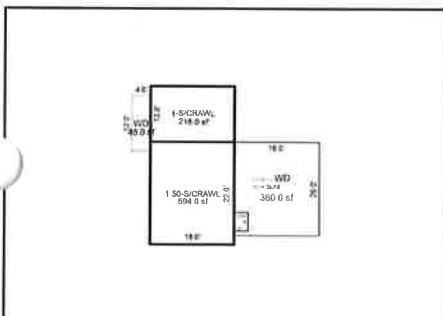
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	38,900	2023 Taxable:	38,900	Acreage:	0.05
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	50.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	45.0

Improvement Data

of Residential Buildings: 1
Year Built: 1927
Occupancy: Single Family
Class: CD
Style: 1 1/2 STY
Exterior: Alum., Vinyl
% Good (Physical): 74
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 810
Ground Area: 612
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Back Lot ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
51 035 008 00	10147 LA POINTE	02/11/22	\$253,549	WD	19-MULTI PARCEL ARMI'S LENGTH	\$253,549	\$95,600
51 055 017 00	4423 BUCKEYE	10/19/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$33,400
51 055 021 00	4438 BUCKEYE	10/13/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$20,900
51 065 009 00	10753 ELLEN	12/30/22	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$66,600
51 065 010 00	10755 ELLEN	07/08/22	\$205,500	WD	03-ARM'S LENGTH	\$205,500	\$72,200
51 080 015 00	10735 ELMHURST	08/05/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$103,200
51 080 022 00	10716 ELMHURST	05/02/22	\$144,900	WD	03-ARM'S LENGTH	\$144,900	\$51,800
51 085 041 00	4562 N 1ST	03/01/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$37,300
51 105 013 00	4532 GROVE	05/25/21	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$80,700
51 115 020 00	10718 MAPLE LANE	10/05/22	\$192,500	WD	03-ARM'S LENGTH	\$192,500	\$77,100
51 120 002 00	4343 1ST	08/11/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$41,000
51 120 048 00	4348 5TH	03/15/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$50,300
51 120 090 00	4345 7TH	11/07/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$33,400
51 135 012 00	4344 14TH	04/19/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$61,500
51 140 114 00	4350 12TH	07/15/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$33,800
Totals:			\$2,309,449			\$2,309,449	\$858,800

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
37.70	\$260,612	\$109,699	\$143,850	\$99,349	1.448	930	\$154.68	00001
44.53	\$73,011	\$18,499	\$56,501	\$63,757	0.886	1,060	\$53.30	00001
34.83	\$44,518	\$14,614	\$45,386	\$34,975	1.298	560	\$81.05	00001
37.63	\$159,389	\$28,280	\$148,720	\$153,344	0.970	1,456	\$102.14	00001
35.13	\$199,536	\$49,101	\$156,399	\$175,947	0.889	1,576	\$99.24	00001
39.69	\$249,509	\$23,969	\$236,031	\$263,789	0.895	2,254	\$104.72	00001
35.75	\$104,126	\$36,991	\$107,909	\$78,520	1.374	1,160	\$93.03	00001
33.91	\$102,138	\$23,624	\$86,376	\$91,829	0.941	1,253	\$68.94	00001
36.52	\$190,097	\$31,485	\$189,515	\$185,511	1.022	1,634	\$115.98	00001
40.05	\$190,974	\$26,039	\$166,461	\$192,906	0.863	1,771	\$93.99	00001
35.65	\$93,810	\$11,568	\$103,432	\$96,189	1.075	1,608	\$64.32	00001
33.53	\$119,488	\$13,792	\$136,208	\$123,621	1.102	1,240	\$109.85	00001
37.11	\$91,934	\$21,222	\$68,778	\$82,704	0.832	816	\$84.29	00001
38.44	\$135,579	\$30,731	\$129,269	\$122,629	1.054	1,136	\$113.79	00001
35.58	\$79,593	\$11,664	\$83,336	\$79,449	1.049	810	\$102.88	00001
	\$2,094,314		\$1,858,171	\$1,844,522			\$96.15	
37.19				E.C.F. =>	1.007		Std. Deviation=>	0.19025644
2.82				Ave. E.C.F. =>	1.046		Ave. Variance=>	90.6908

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
144.7933	1 1/2 STY	\$109,199	51 035 010 00, 51 155 052 00	BACKLOTS	401	70
88.6197	1 STY	\$17,844		BACKLOTS	401	45
129.7654	1 3/4 STY	\$12,775		BACKLOTS	401	45
96.9846	1 3/4 STY	\$27,611		BACKLOTS	401	84
88.8896	1 STY	\$46,863		BACKLOTS	401	79
89.4770	2 STY	\$21,460		BACKLOTS	401	75
137.4279	1 STY	\$35,071		BACKLOTS	401	48
94.0615	2 STY	\$22,214		BACKLOTS	401	66
102.1583	2 STY	\$24,334		BACKLOTS	401	73
86.2911	2 STY	\$23,567		BACKLOTS	401	74
107.5294	1 1/2 STY	\$10,568		BACKLOTS	401	48
110.1819	2 STY	\$13,519		BACKLOTS	401	81
83.1615	1 STY	\$19,883		BACKLOTS	401	69
0.7713	2 STY	\$28,500		BACKLOTS	401	75
0.2491	1 1/2 STY	\$9,559		BACKLOTS	401	74
3.9032						

Coefficient of Var=> 86.66666667

Back Lots Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
51 035 008 00	10147 LA POINTE	02/11/22	\$253,549	WD	19-MULTI PARCEL ARMI'S LENGTH	\$253,549	\$95,600
51 055 017 00	4423 BUCKEYE	10/19/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$33,400
51 055 021 00	4438 BUCKEYE	10/13/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$20,900
51 065 009 00	10753 ELLEN	12/30/22	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$66,600
51 065 010 00	10755 ELLEN	07/08/22	\$205,500	WD	03-ARM'S LENGTH	\$205,500	\$72,200
51 080 015 00	10735 ELMHURST	08/05/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$103,200
51 080 022 00	10716 ELMHURST	05/02/22	\$144,900	WD	03-ARM'S LENGTH	\$144,900	\$51,800
51 085 041 00	4562 N 1ST	03/01/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$37,300
51 090 002 00	4551 N 6TH	11/16/22	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$41,200
51 105 013 00	4532 GROVE	05/25/21	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$80,700
51 115 020 00	10718 MAPLE LANE	10/05/22	\$192,500	WD	03-ARM'S LENGTH	\$192,500	\$77,100
51 120 002 00	4343 1ST	08/11/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$41,000
51 120 021 00	4342 3RD ST	10/19/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$23,800
51 120 040 00	4331 4TH	03/31/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$88,000
51 120 048 00	4348 5TH	03/15/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$50,300
51 120 049 00	4346 5TH	05/18/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$36,200
51 120 057 00	4333 5TH	10/26/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$52,900
51 120 090 00	4345 7TH	11/07/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$33,400
51 120 125 00	4342 10TH	11/24/21	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$30,900
51 130 005 00	10721 ELLEN	05/14/21	\$130,000	WD	19-MULTI PARCEL ARMI'S LENGTH	\$130,000	\$70,300
51 135 011 00	4346 14TH	12/14/21	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$33,100
51 135 012 00	4344 14TH	04/19/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$61,500
51 140 114 00	4350 12TH	07/15/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$33,800
51 001 007 10	11305 HAROLD	06/16/21	\$154,900	WD	03-ARM'S LENGTH	\$154,900	\$75,100
51 075 001 20	10545 S HAROLD	03/07/23	\$88,550	WD	03-ARM'S LENGTH	\$88,550	\$56,100

Totals: \$3,397,899

\$3,397,899

\$1,366,400

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
37.70	\$259,158	\$168,106	\$118,300	283.6	238.0	0.69	0.44	\$593	\$243,279
44.53	\$76,767	\$19,833	\$21,600	62.6	80.0	0.13	0.13	\$317	\$153,744
34.83	\$47,207	\$28,257	\$15,464	44.8	69.3	0.09	0.09	\$630	\$328,570
37.63	\$165,202	\$45,222	\$33,424	96.9	79.0	0.20	0.20	\$467	\$228,394
35.13	\$209,402	\$52,827	\$56,729	164.4	79.0	0.34	0.34	\$321	\$157,223
39.69	\$254,027	\$31,951	\$25,978	75.3	70.0	0.15	0.15	\$424	\$220,352
35.75	\$111,509	\$75,845	\$42,454	123.1	140.0	0.33	0.33	\$616	\$227,081
33.91	\$106,814	\$30,076	\$26,890	77.9	75.0	0.16	0.16	\$386	\$194,039
52.82	\$94,849	\$19,004	\$35,853	103.9	75.0	0.21	0.21	\$183	\$91,807
36.52	\$195,220	\$55,237	\$29,457	85.4	90.0	0.19	0.19	\$647	\$296,973
40.05	\$195,935	\$25,093	\$28,528	82.7	81.4	0.17	0.17	\$303	\$145,890
35.65	\$96,035	\$31,758	\$12,793	37.1	55.0	0.06	0.06	\$856	\$504,095
52.89	\$54,906	\$1,666	\$11,572	33.5	45.0	0.05	0.05	\$50	\$32,038
47.57	\$221,015	\$40,701	\$54,792	158.8	185.0	0.31	0.21	\$256	\$132,146
33.53	\$122,334	\$44,031	\$16,365	47.4	90.0	0.10	0.10	\$928	\$427,485
36.20	\$109,590	\$6,775	\$16,365	47.4	90.0	0.10	0.10	\$143	\$65,777
58.78	\$119,244	\$15,785	\$45,029	130.5	39.0	0.19	0.19	\$121	\$83,963
37.11	\$96,120	\$17,949	\$24,069	69.8	45.0	0.11	0.11	\$257	\$167,748
53.28	\$70,108	\$4,911	\$17,019	49.3	90.0	0.11	0.11	\$100	\$45,897
54.08	\$205,659	\$28,176	\$71,280	206.6	126.0	0.38	0.26	\$136	\$73,375
20.82	\$155,902	\$14,670	\$11,572	33.5	45.0	0.05	0.05	\$437	\$282,115
38.44	\$141,579	\$52,921	\$34,500	100.0	100.0	0.23	0.23	\$529	\$230,091
35.58	\$81,606	\$24,966	\$11,572	33.5	45.0	0.05	0.05	\$744	\$480,115
48.48	\$178,171	\$7,432	\$30,703	136.5	80.0	0.23	0.23	\$54	\$32,885
63.35	\$115,919	\$6,663	\$34,032	272.3	126.6	0.35	0.35	\$24	\$18,929
40.21	\$3,484,278	\$849,855	\$826,340	2,557.0		4.97	4.49		
9.74			Average	\$332		Average		Average	
			per FF=>			per Net Acre=>	171,134.72		per SqFt=>

Dollars/Sqft	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	Rate Group 2
\$5.58	283.00	00001	2022R03952	51 035 010 00, 51 155 052 00	BACKLOTS	401	A' FRONTAGE	
\$3.53	70.00	00001	2021R27237		BACKLOTS	401	A' FRONTAGE	
\$7.54	54.00	00001	2021R27236		BACKLOTS	401	A' FRONTAGE	A' FRONTAGE
\$5.24	109.00	00001	2023R00756		BACKLOTS	401	A' FRONTAGE	
\$3.61	185.00	00001	2022R15574		BACKLOTS	401	A' FRONTAGE	
\$5.06	90.00	00001	2022R16476		BACKLOTS	401	A' FRONTAGE	
\$5.21	104.00	00001	2022R12344		BACKLOTS	401	A' FRONTAGE	
\$4.45	90.00	00001	2022R04701		BACKLOTS	401	A' FRONTAGE	
\$2.11	120.00	00001	2023R00790		BACKLOTS	401	A' FRONTAGE	
\$6.82	90.00	00001	2021R16004		BACKLOTS	401	A' FRONTAGE	
\$3.35	92.00	00001	2022R20428		BACKLOTS	401	A' FRONTAGE	A' FRONTAGE
\$11.57	50.00	00001	2021R22461		BACKLOTS	401	A' FRONTAGE	
\$0.74	50.00	00001	2022R21395		BACKLOTS	401	A' FRONTAGE	
\$3.03	193.00	00001	2022R08564	51 120 039 00, 51 120 056 00	BACKLOTS	401	A' FRONTAGE	
\$9.81	50.00	00001	2023R03603		BACKLOTS	401	A' FRONTAGE	
\$1.51	50.00	00001	2021R14386		BACKLOTS	401	A' FRONTAGE	
\$1.93	210.50	00001	2021R28569		BACKLOTS	401	A' FRONTAGE	A' FRONTAGE
\$3.85	104.00	00001	2022R21601		BACKLOTS	401	A' FRONTAGE	
\$1.05	52.00	00001	2021R30990		BACKLOTS	401	A' FRONTAGE	
\$1.68	260.00	00001	2021R13541	51 080 040 00	BACKLOTS	401	A' FRONTAGE	
\$6.48	50.00	00001	2021R32503		BACKLOTS	401	A' FRONTAGE	
\$5.28	100.00	00001	2022R09420		BACKLOTS	401	A' FRONTAGE	
\$11.02	50.00	00001	2022R15593		BACKLOTS	401	A' FRONTAGE	
\$0.75	123.00	00001	2021R17737		BACKLOTS	401	C' FRONTAGE	
\$0.43	121.00	00001	2023R03516		BACKLOTS	401	D' FRONTAGE	

\$3.93

Rate Group 3

