

Neighborhoods Used: 00003 - LAKE ACCESS SOUTH, 00002 - LAKEFRONT

4357 15TH
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 51 145 001 00 12/01/2022 00003 401 399,900 135,404
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STY 69 264,496 291,226 0.908



4360 5TH
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 51 140 046 00 05/17/2022 00003 401 400,000 162,268
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STY 79 237,732 289,673 0.821



4361 4TH
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 51 140 045 00 09/16/2021 00003 401 270,500 100,789
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 1/2 STY 83 169,711 181,207 0.937



10900 HAROLD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 51 115 001 10 06/14/2021 00002 401 498,000 93,621
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STY 83 404,379 528,099 0.766



10904 HAROLD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 51 020 007 10 05/04/2021 00002 401 78,000 54,725
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STY 23 23,275 27,733 0.839



Neighborhoods Used: 00003 - LAKE ACCESS SOUTH, 00002 - LAKEFRONT

<<<<<<<<<<< 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
2 STY	0	181,207	0	0	0	0
1 3/4 STY	0	0	0	0	0	0
1 STY	0	0	0	0	0	0
2 STY	0	528,099	289,673	291,226	0	27,733
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 : 1,317,938
 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	169,711	0	0	0	0
1 3/4 STY	0	0	0	0	0	0
1 STY	0	0	0	0	0	0
2 STY	0	404,379	237,732	264,496	0	23,275
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 : 1,099,593
 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 >>>>>>>>>>>>

Mid # Invalid Res Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
5 7	5.22	7.82	0.979
After Application of E.C.F.s	0.00	0.00	1.000

<<<<<<< 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)	0.937(1)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 3/4 STY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 STY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2 STY	1.000(0)	0.766(1)	0.821(1)	0.908(1)	1.000(0)	0.839(1)
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. : 0.834 (5)
 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: 04/01/2021

Ending Date: 03/31/2023

Terms Selected: 4

Analyze by Style:

Analyze by %Good: X

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals: X

Show Infl. Adj. Sale Prices:

Neighborhood(s): 00003 - LAKE ACCESS SOUTH, 00002 - LAKEFRONT

Neighborhoods Used: 00003 - LAKE ACCESS SOUTH, 00002 - LAKEFRONT

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 9:32 AM

Parcel: 51 020 007 10
Owner's Name: MDS HOMES LLC
Property Address: 10954 HAROLD LUNA PIER, MI 48157
Liber/Page: 2021R12250
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: 00002 LAKEFRONT

Mailing Address:

MDS HOMES LLC
544 N TELEGRAPH RD
DEARBORN MI 48128

Description:

771-191 947-970 1165-537 TO 539 1290-807 & 808 1334-440 & 441 ASSESSORS PLAT NO 2 PT OF LOT 8 COM 298.24 FT N 36 DEG 38'E FR SW COR OF ASSESSORS PLAT NO 2 TH N 36 DEG 38'E 34.25 FT TH S 55 DEG 24'E 94.79 FT TH S 33 DEG 29'W 32 FT TH N 56 DEG 43'W 96.66 FT TO POB

Most Recent Sale Information

Sold on 05/04/2021 for 78,000 by ALDRICH JENNIFER LYNN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2021R12250

Most Recent Permit Information

Permit PB220001 on 12/20/2021 for \$0 category Res, Alteration.

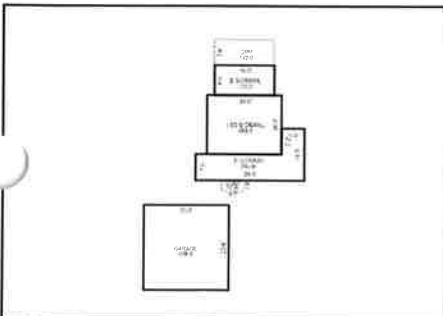
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	46,000	2023 Taxable:	46,000	Acreage:	0.09
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	35.0
ARE:	0.000 (Cond. 1st)	Land Impr. Value:	Tentative	Average Depth:	113.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 2 STY
Exterior: Alum., Vinyl
% Good (Physical): 23
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 1
Floor Area: 693
Ground Area: 693
Garage Area: 529
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/09/2023 9:32 AM

Parcel: 51 115 001 10
Owner's Name: SMITH KAREN
Property Address: 10900 HAROLD
LUNA PIER, MI 48157
Liber/Page: 2021R15910
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: 00002 LAKEFRONT

Mailing Address:

SMITH KAREN
10900 HAROLD
LUNA PIER MI 48157

Description:

871-434 1071-601 HOCHRADEL PLAT & PT OF ASSESSORS PLAT 2 LOT 1 HOCHRADEL PLAT EXC NE'LY TRI PAR 17.25 FT ON E'LY SIDE & N 10.75 FT OF LOT 2 HOCHRADEL PLAT

Most Recent Sale Information

Sold on 06/14/2021 for 498,000 by LOPES FRANCISCO P & SUSAN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2021R15910

Most Recent Permit Information

Permit PB190051 on 08/23/2019 for \$3,700 category Deck.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	263,800	2023 Taxable:	263,800	Acreage:	0.19
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	59.5
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	137.0

Improvement Data

of Residential Buildings: 1
Year Built: 1992
Occupancy: Single Family
Class: B-10
Style: 2 STY
Exterior: Stucco
% Good (Physical): 83
Heating System: Forced Heat & Cool
Electric - Amps Service: 250
of Bedrooms: 2
Full Baths: 3 Half Baths: 1
Floor Area: 3,336
Ground Area: 1,744
Garage Area: 552
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/09/2023 9:32 AM

Parcel: 51 140 045 00
Owner's Name: STRADER DOUGLAS J & LISA D
Property Address: 4361 4TH
LUNA PIER, MI 48157
Liber/Page: 2021R24335
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: 00003 LAKE ACCESS SOUTH

Mailing Address: STRADER DOUGLAS J & LISA D
4361 4TH ST PO BOX 531
LUNA PIER MI 48157
Description: 4361 4TH ST LAKEWOOD REPLAT LOT 46.

Most Recent Sale Information

Sold on 09/16/2021 for 270,500 by ARTHUR FAMILY LIVING TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2021R24335

Most Recent Permit Information

Permit PB180016 on 05/11/2018 for \$4,372 category Res, Alteration.

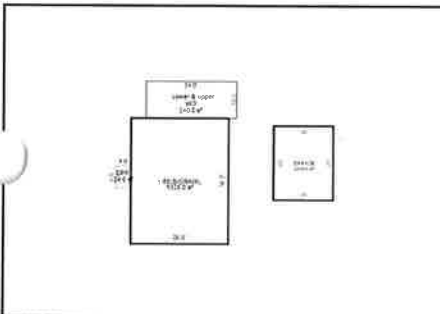
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	99,300	2023 Taxable:	92,085	Acreage:	0.09
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	82.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	45.0

Improvement Data

of Residential Buildings: 1
Year Built: 1996
Occupancy: Single Family
Class: C
Style: 1 1/2 STY
Exterior: Alum., Vinyl
% Good (Physical): 83
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,326
Ground Area: 884
Garage Area: 320
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/09/2023 9:32 AM

Parcel: 51 140 046 00
Owner's Name: FOSTER MARILYN & JAMES
Property Address: 4360 5TH
LUNA PIER, MI 48157
Liber/Page: // **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: 00003 LAKE ACCESS SOUTH

Mailing Address: FOSTER MARILYN & JAMES
4360 5TH PO BOX 341
LUNA PIER MI 48157
Description: 1287-540 LAKEWOOD REPLAT LOTS 47 48 & 58

Most Recent Sale Information

Sold on 05/17/2022 for 400,000 by ANSTADT KATHRYN & MICHAEL.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R11220

Most Recent Permit Information

Permit PB190004 on 02/27/2019 for \$2,000 category Res, Alteration.

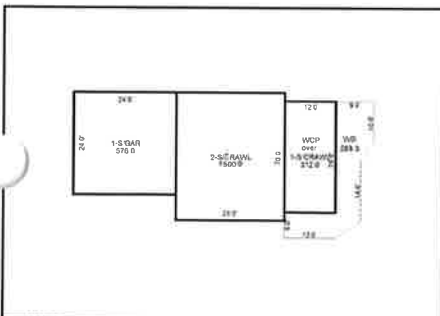
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	159,400	2023 Taxable:	159,400	Acreage:	0.20
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	90.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	97.5

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C+5
Style: 2 STY
Exterior: Brick/Siding
% Good (Physical): 79
Heating System: Forced Heat & Cool
Electric - Amps Service: 150
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 2,388
Ground Area: 1,062
Garage Area: 576
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/09/2023 9:32 AM

Parcel:	51 145 001 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SCHNITKEY DOUGLAS M & CONSTANCE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	4357 15TH LUNA PIER, MI 48157	Taxable Status:	TAXABLE
Liber/Page:	2022R22921	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:	00003 LAKE ACCESS SOUTH

Mailing Address:	Description:
SCHNITKEY DOUGLAS M & CONSTANCE K 4357 15TH LUNA PIER MI 48157	1010-440 TYPHA ADDITION TO LAKEWOOD LOT 1

Most Recent Sale Information

Sold on 12/01/2022 for 399,900 by MOORE GARY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R22921

Most Recent Permit Information

Permit PB230012 on 04/19/2023 for \$4,345 category Res, Alteration.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	150,300	2023 Taxable:	150,300	Acreage:	0.28
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	45.0
AREA:	100.000	Land Impr. Value:	Tentative	Average Depth:	266.1

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C+10
Style: 2 STY
Exterior: Alum., Vinyl
% Good (Physical): 69
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 5
Full Baths: 2 Half Baths: 0
Floor Area: 2,569
Ground Area: 1,354
Garage Area: 594
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Lake Front ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
51 020 007 10	10954 HAROLD	05/04/21	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$50,400	64.62
51 115 001 10	10900 HAROLD	06/14/21	\$498,000	WD	03-ARM'S LENGTH	\$498,000	\$190,700	38.29
51 140 045 00	4361 4TH	09/16/21	\$270,500	WD	03-ARM'S LENGTH	\$270,500	\$95,700	35.38
51 140 046 00	4360 5TH	05/17/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$121,500	30.38
51 145 001 00	4357 15TH	12/01/22	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$119,300	29.83
Totals:			\$1,646,400			\$1,646,400	\$577,600	
								35.08
								Std. Dev. =>
								14.37

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$77,882	\$54,725	\$23,275	\$27,733	0.839	693	\$33.59	00002	1.4834
\$534,584	\$93,621	\$404,379	\$528,099	0.766	3,336	\$121.22	00002	8.8364
\$245,936	\$100,789	\$169,711	\$181,207	0.937	1,326	\$127.99	00003	8.2469
\$394,296	\$162,268	\$237,732	\$289,673	0.821	2,388	\$99.55	00003	3.3398
\$368,676	\$135,404	\$264,496	\$291,226	0.908	2,569	\$102.96	00003	5.4127
\$1,621,374		\$1,099,593	\$1,317,938			\$97.06		1.9761
				E.C.F. =>	0.834	Std. Deviation=>	0.06869204	
				Ave. E.C.F. =>	0.854	Ave. Variance=>	5.4638	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
2 STY	\$53,725	LAKEFRONT	401	23
2 STY	\$91,333	LAKEFRONT	401	83
1 1/2 STY	\$100,039	LAKE ACCESS SOUTH	401	83
2 STY	\$160,207	LAKE ACCESS SOUTH	401	79
2 STY	\$133,501	LAKE ACCESS SOUTH	401	69

6.397246787

Luna Pier Vacant Land Study Subs

04/01/2021 to 03/31/2023

Parcel Number	Date of Sale	Sale Price	Frontage	Cost Per Front Foot	
51-140-128-00	4/1/22	\$100,000	45	\$2,222.22	Waterfront 14th Street Lake Access south
51-140-129-00	3/1/22	\$109,900	45	\$2,442.22	Waterfront 15th street Lake Access South Same owner purchased lot above
51-010-035-00	6/10/2021	\$60,000	44	\$1,363.64	Allens Cove Purchased by neighbor
51-040-032-00	9/21/2021	\$100,000	104	\$961.54	Harold Lake front
Total Cost:		\$369,900			With Allens Cove
Total FF:			238		
Ave P/FF				\$1,554.20	

Without Allens Cove

Parcel Number	Date of Sale	Sale Price	Frontage	Cost Per Front Foot	
51-140-128-00	4/1/22	\$100,000	45	\$2,222.22	Waterfront 14th Street Lake Access south
51-140-129-00	3/1/22	\$109,900	45	\$2,442.22	Waterfront 15th street Lake Access South Same owner purchased lot above
51-040-032-00	9/21/2021	\$100,000	104	\$961.54	Harold Lake front
Total Cost:		\$309,900			With Allens Cove
Total FF:			194		
Ave P/FF				\$1,597.42	

Lakefront Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
51 020 007 10	10954 HAROLD	05/04/21	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$50,400	64.62	
51 040 032 00	11309 HAROLD	09/21/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$59,700	59.70	
51 115 001 10	10900 HAROLD	06/14/21	\$498,000	WD	03-ARM'S LENGTH	\$498,000	\$190,700	38.29	
51 140 034 00	4360 4TH	06/10/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$120,000	38.71	
51 140 045 00	4361 4TH	09/16/21	\$270,500	WD	03-ARM'S LENGTH	\$270,500	\$95,700	35.38	
51 140 046 00	4360 5TH	05/17/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$121,500	30.38	
51 140 123 00	4356 14TH	08/02/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$92,100	33.49	
51 140 128 00	14TH	04/01/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$29,000	29.00	
51 140 129 00	4356 15TH	03/01/22	\$109,900	WD	03-ARM'S LENGTH	\$109,900	\$42,600	38.76	
51 145 001 00	4357 15TH	12/01/22	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$119,300	29.83	
Totals:			\$2,541,300			\$2,541,300	\$921,000	36.24	
								Std. Dev. =>	12.39

Due to lack of sales in the Lake Front Neighborhood, the use of sales in Lake Access South incorporated to determine 2024 lake front land value.

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	
\$80,157	\$53,843	\$56,000	35.0	113.0	0.09	0.09	\$1,538	\$591,681	\$13.58	
\$130,846	\$100,000	\$130,846	107.7	181.4	0.43	0.43	\$929	\$230,947	\$5.30	
\$538,451	\$54,749	\$95,200	59.5	137.0	0.19	0.19	\$920	\$292,775	\$6.72	
\$328,858	\$142,042	\$160,900	102.2	90.5	0.19	0.19	\$1,390	\$735,969	\$16.90	
\$233,614	\$136,925	\$100,039	63.5	45.0	0.09	0.09	\$2,156	\$1,610,882	\$36.98	
\$374,598	\$185,609	\$160,207	101.7	97.5	0.20	0.20	\$1,825	\$923,428	\$21.20	
\$285,549	\$96,782	\$107,331	68.1	172.0	0.18	0.18	\$1,420	\$543,719	\$12.48	
\$107,331	\$100,000	\$107,331	68.1	172.0	0.18	0.18	\$1,467	\$561,798	\$12.90	
\$107,331	\$109,900	\$107,331	68.1	172.0	0.18	0.18	\$1,613	\$617,416	\$14.17	
\$348,873	\$184,528	\$133,501	84.8	266.1	0.28	0.28	\$2,177	\$671,011	\$15.40	
\$2,535,608	\$1,164,378	\$1,158,686	758.8		2.00	2.00				
Average		Average		Average		Average		Average		
per FF=>		\$1,535		per Net Acre=>		582,480.24		per SqFt=>		\$13.37

Actual Front	ECF Area	Libert/Page	Land Table	Class	Rate Group 1	Rate Group 2
35.00	00002	2021R12250	LAKEFRONT	401	A FRONTAGE	
104.00	00002	2021R24469	LAKEFRONT	402	A FRONTAGE	CANAL FRONTAGE
59.50	00002	2021R15910	LAKEFRONT	401	A FRONTAGE	
93.00	00003	2022R13355	LAKE ACCESS SOUTH	401	A FRONTAGE	
82.00	00003	2021R24335	LAKE ACCESS SOUTH	401	A FRONTAGE	
90.00	00003	2022R11220	LAKE ACCESS SOUTH	401	A FRONTAGE	A FRONTAGE
45.00	00003	2022R16608	LAKE ACCESS SOUTH	401	A FRONTAGE	
45.00	00003	2022R09112	LAKE ACCESS SOUTH	402	A FRONTAGE	
45.00	00003	2022R04660	LAKE ACCESS SOUTH	402	A FRONTAGE	
45.00	00003	2022R22921	LAKE ACCESS SOUTH	401	A FRONTAGE	