

Neighborhoods Used: 00003.LAKE ACCESS SOUTH

4357 15TH

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



4356 14TH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
51 140 123 00	08/02/2022 00003	401	275,000	108,627
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	69	166,373	241,367
				0.689



4360 4TH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
51 140 034 00	06/10/2022 00003	401	310,000	165,798
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	73	144,202	222,456
				0.648



4360 5TH

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



4TH

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



Neighborhoods Used: 00003.LAKE ACCESS SOUTH

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<<<<<<<<<<      Single Family Computed Costs by Manual      >>>>>>>>>>
* Style *         91..100    81..90    71..80    61..70    51..60    0..50
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          0        512,129   532,593    0         0
BI-LEVEL       0          0         0         0         0         0
TRI-LEVEL      0          0         0         0         0         0
  
```

Total Single Family Costs by Manual : 1,225,929
 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

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<<<<<<<<<<      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          0        381,934   430,869    0         0
BI-LEVEL       0          0         0         0         0         0
TRI-LEVEL      0          0         0         0         0         0
  
```

Total Single Family Sale Residual Values : 982,514
 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 # Invalid   Coefficient of   Coefficient of   Price Related
Cases Sales      Dispersion (%)   Variation (%)    Differential
5       3          7.36            8.41             1.005
After Application of E.C.F.s  6.03            6.88             1.010
  
```

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<<<<<<<      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)  1.000( 0)  0.746( 2)  0.809( 2)  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)
  
```

Single Family E.C.F. : 0.801 (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
Infl. Adj. Sale Prices:
Neighborhood(s): 00003 - LAKE ACCESS SOUTH
  
```

Neighborhoods Used: 00003.LAKE ACCESS SOUTH

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 9:41 AM

Parcel:	51 140 034 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	WAKEMAN NEIL & POWERS CAROLINE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	4360 4TH LUNA PIER, MI 48157	Taxable Status	TAXABLE
Liber/Page:	2023R09792	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:
WAKEMAN NEIL & POWERS CAROLINE (LE) 4360 4TH BOX 227 LUNA PIER MI 48157	1077-69 4360 4TH ST LAKEWOOD REPLAT LOTS 34 & 35

Most Recent Sale Information

Sold on 06/10/2022 for 310,000 by WAKEMAN GRAHAM & COVEY JENNA.

Terms of Sale:	03-ARM'S LENGTH	Liber/Page:	2022R13355
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Most Recent Permit Information

Permit PB190046 on 08/07/2019 for \$7,853 category Res, Alteration.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	137,900	2023 Taxable:	137,900	Acreage:	0.19
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	93.0
ARE:	100.000	Land Impr. Value:	Tentative	Average Depth:	90.5

Improvement Data

of Residential Buildings: 1
Year Built: 1915
Occupancy: Single Family
Class: C+10
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 73
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 2
Full Baths: 1 Half Baths: 1
Floor Area: 1,858
Ground Area: 1,055
Garage Area: 672
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/09/2023 9:41 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: / /
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.

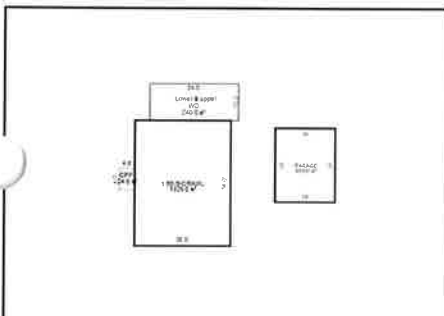
Physical Property Characteristics

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 9:41 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.

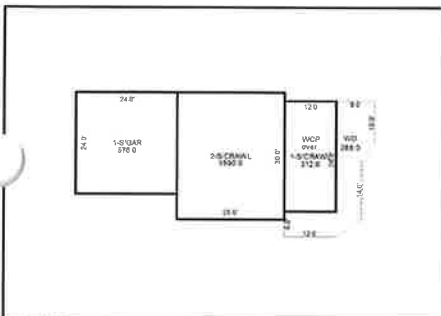
Physical Property Characteristics

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 9:41 AM

Parcel: 51 140 123 00
Owner's Name: BUSSE JERRY P & JENNIFER L
Property Address: 4356 14TH
LUNA PIER, MI 48157
Liber/Page: 2022R16608
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: 00003 LAKE ACCESS SOUTH

Mailing Address: BUSSE JERRY P & JENNIFER L
11651 COUNTY RD 12
WAUSEON OH 43567
Description: 1027-68 1109-692 LAKEWOOD REPLAT LOTS 140 TO 142 INCL.

Most Recent Sale Information

Sold on 08/02/2022 for 275,000 by GRODI RYAN & PHILLIPS COURTNEY.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 2022R16608

Most Recent Permit Information

Permit PB210043 on 09/22/2021 for \$1,500 category Deck.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	123,200	2023 Taxable:	123,200	Acreage:	0.18
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	45.0
ARE:	0.000	Land Impr. Value:	Tentative	Average Depth:	172.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C+5
Style: 2 STY
Exterior: Alum., Vinyl
% Good (Physical): 69
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 4
Full Baths: 1 Half Baths: 1
Floor Area: 2,097
Ground Area: 1,204
Garage Area: 672
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/09/2023 9:41 AM

Parcel:	51 145 001 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SCHNITKEY DOUGLAS M & CONSTAN	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
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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
PRE:	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 Access South ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
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
51 145 001 00	4357 15TH	12/01/22	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$119,300	29.83

Totals: \$1,655,400 \$1,655,400 \$548,600

Sale. Ratio => 33.14
Std. Dev. => 3.67

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$328,191	\$165,798	\$144,202	\$222,456	0.648	1,858	\$77.61	00003	15.2371
\$233,070	\$100,789	\$169,711	\$181,207	0.937	1,326	\$127.99	00003	13.5962
\$373,729	\$162,268	\$237,732	\$289,673	0.821	2,388	\$99.55	00003	2.0094
\$284,825	\$108,627	\$166,373	\$241,367	0.689	2,097	\$79.34	00003	11.1303
\$347,999	\$135,404	\$264,496	\$291,226	0.908	2,569	\$102.96	00003	10.7618
\$1,567,814		\$982,514	\$1,225,929			\$97.49		0.0847
			E.C.F. =>	0.801		Std. Deviation=>	0.1285266	
			Ave. E.C.F. =>	0.801		Ave. Variance=>	10.5470	Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
2 STY		\$160,900	No	/ /		LAKE ACCESS SOUTH	401	73
1 1/2 STY		\$100,039	No	/ /		LAKE ACCESS SOUTH	401	83
2 STY		\$160,207	No	/ /		LAKE ACCESS SOUTH	401	79
2 STY		\$107,331	No	/ /		LAKE ACCESS SOUTH	401	69
2 STY		\$133,501	No	/ /		LAKE ACCESS SOUTH	401	69

13.17387358

Lake Access South Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
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
51 140 061 00	4358 7TH	03/02/23	\$399,500	WD	03-ARM'S LENGTH	\$399,500	\$176,200	44.11
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:			\$2,264,800			\$2,264,800	\$796,400	35.16
								Std. Dev. => 5.31

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$284,774	\$142,709	\$117,483	102.2	90.5	0.19	0.19	\$1,397	\$739,425	\$16.97
\$206,075	\$137,469	\$73,044	63.5	45.0	0.09	0.09	\$2,164	\$1,617,282	\$37.13
\$330,499	\$186,478	\$116,977	101.7	97.5	0.20	0.20	\$1,833	\$927,751	\$21.30
\$422,629	\$137,923	\$161,052	140.0	81.2	0.25	0.25	\$985	\$543,004	\$12.47
\$255,863	\$97,506	\$78,369	68.1	172.0	0.18	0.18	\$1,431	\$547,787	\$12.58
\$78,369	\$100,000	\$78,369	68.1	172.0	0.18	0.18	\$1,467	\$561,798	\$12.90
\$78,369	\$109,900	\$78,369	68.1	172.0	0.18	0.18	\$1,613	\$617,416	\$14.17
\$311,975	\$185,402	\$97,477	84.8	266.1	0.28	0.28	\$2,187	\$674,189	\$15.48
\$1,968,553	\$1,097,387	\$801,140	696.6		1.54	1.54			
Average			Average		Average		Average		
per FF=>			per Net Acre=>		per SqFt=>				
			\$1,575		711,664.72		\$16.34		

Actual Front	ECF Area	Liber/Page	Land Table	Class	Rate Group 1	Rate Group 2
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
136.00	00003	2023R02953	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	