

Neighborhoods Used: 00004.CANAL

4336 GENOA

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
51 155 014 00	06/06/2022 00004	401	250,000	48,374	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 STY	69	201,626	153,445	1.314



4343 BELVEDERE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
51 155 030 00	12/03/2021 00004	401	190,000	48,124	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	83	141,876	123,605	1.148





Neighborhoods Used: 00004.CANAL

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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 9:48 AM

<b>Parcel:</b>	51 155 014 00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	VOIGHT GREGORY T & BOYCE CHARLES D	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	4336 GENOA LUNA PIER, MI 48157	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2022R12396	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	1 CITY OF LUNA PIER
<b>Public Impr.:</b>	Paved Road, Water, Sewer, Electric, Gas	<b>MAP #</b>	
<b>Topography:</b>	Level	<b>School:</b>	58090 MASON CONS SCHOOL DISTRICT
		<b>Neighborhood:</b>	00004 CANAL

<b>Mailing Address:</b>	<b>Description:</b>
VOIGHT GREGORY T & BOYCE CHARLES D 4336 GENOA LUNA PIER MI 48157	955-831 VENICE LOTS 42 TO 44 INCL.

## Most Recent Sale Information

Sold on 06/06/2022 for 250,000 by WAKEMAN NEIL B.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2022R12396

## Most Recent Permit Information

Permit PE230008 on 06/28/2023 for \$0 category Electrical.

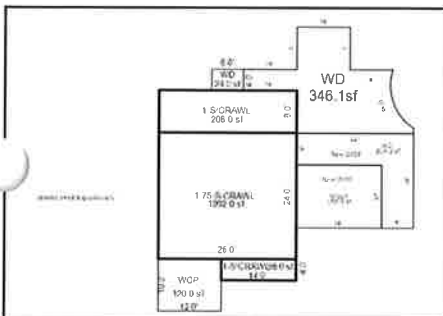
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	93,000	<b>2023 Taxable:</b>	93,000	<b>Acreage:</b>	0.17
<b>Zoning:</b>	R-2 (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	120.0
<b>ARE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	63.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1920  
Occupancy: Single Family  
Class: C  
Style: 1 3/4 STY  
Exterior: Alum., Vinyl  
% Good (Physical): 69  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,356  
Ground Area: 888  
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 9:48 AM

<b>Parcel:</b>	51 155 030 00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	DOIG STEVE T & MCLINDEN KARIN G	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	4343 BELVEDERE LUNA PIER, MI 48157	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2021R32479	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	1 CITY OF LUNA PIER
<b>Public Impr.:</b>	Paved Road, Water, Sewer, Electric, Gas	<b>MAP #</b>	
<b>Topography:</b>	Level	<b>School:</b>	58090 MASON CONS SCHOOL DISTRICT
		<b>Neighborhood:</b>	00004 CANAL

<b>Mailing Address:</b>	<b>Description:</b>
DOIG STEVE T & MCLINDEN KARIN G 4343 BELVEDERE LUNA PIER MI 48157	VENICE LOTS 77 78 & 79

## Most Recent Sale Information

Sold on 12/03/2021 for 190,000 by BURNETT BRUCE & DEBRA.

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	2021R32479
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## Most Recent Permit Information

Permit PB090004 on 02/09/2009 for \$11,763 category Res, Alteration.

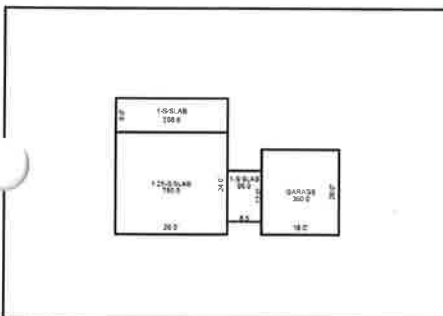
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	79,400	<b>2023 Taxable:</b>	68,460	<b>Acreage:</b>	0.17
<b>Zoning:</b>	R-2 (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	120.0
<b>ARE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	63.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: CD  
Style: 1 STY  
Exterior: Vinyl  
% Good (Physical): 83  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 200  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,084  
Ground Area: 928  
Garage Area: 360  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



Canal ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
51 155 014 00	4336 GENOA	06/06/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$66,100	26.44
51 155 030 00	4343 BELVEDERE	12/03/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$48,000	25.26
<b>Totals:</b>						<b>\$440,000</b>	<b>\$114,100</b>	
						<b>Sale. Ratio =&gt;</b>		<b>25.93</b>
						<b>Std. Dev. =&gt;</b>		<b>0.83</b>

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$193,840	\$48,374	\$201,626	\$153,445	1.314	1,356	\$148.69	00004	8.3090
\$165,302	\$48,124	\$141,876	\$123,605	1.148	1,084	\$130.88	00004	8.3090
<b>\$359,142</b>		<b>\$343,502</b>	<b>\$277,051</b>			<b>\$139.79</b>		<b>0.8949</b>
				<b>E.C.F. =&gt;</b>	<b>1.240</b>	<b>Std. Deviation=&gt;</b>	<b>0.11750764</b>	
				<b>Ave. E.C.F. =&gt;</b>	<b>1.231</b>	<b>Ave. Variance=&gt;</b>	<b>8.3090</b>	<b>Coefficient of Var=&gt;</b>

Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
1 3/4 STY	\$47,624		CANAL	401	69
1 STY	\$47,624		CANAL	401	83

**6.750361784**



Canal Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
51 155 014 00	4336 GENOA	06/06/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$66,100
51 155 030 00	4343 BELVEDERE	12/03/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$48,000
<b>Totals:</b>						<b>\$440,000</b>	<b>\$114,100</b>
						<b>Sale. Ratio =&gt;</b>	
						<b>Std. Dev. =&gt;</b>	

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
26.44	\$222,994	\$74,630	\$47,624	95.2	63.0	0.17	0.17	\$784	\$428,908
25.26	\$188,786	\$48,838	\$47,624	95.2	63.0	0.17	0.17	\$513	\$280,678
<b>25.93</b>	<b>\$411,780</b>	<b>\$123,468</b>	<b>\$95,248</b>	<b>190.5</b>		<b>0.35</b>	<b>0.35</b>		
<b>0.83</b>		<b>Average</b>	<b>Average</b>	<b>Average</b>		<b>Average</b>	<b>Average</b>	<b>Average</b>	<b>Average</b>
		<b>per FF=&gt;</b>	<b>per FF=&gt;</b>	<b>\$648</b>		<b>per Net Acre=&gt;</b>	<b>354,793.10</b>	<b>per SqFt=&gt;</b>	

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
\$9.85	120.00	00004	2022R12396	CANAL	401	A' FRONTAGE	
\$6.44	120.00	00004	2021R32479	CANAL	401	A' FRONTAGE	

**\$8.14**