

Neighborhoods Used: 00005.ALLENS COVE

4617 ALLEN COVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
51 010 017 00	08/20/2021 00005	401	240,000	57,091	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 STY	78	182,909	138,633	1.319



4913 ALLEN COVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
51 010 062 00	08/10/2021 00005	401	264,000	36,012	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	79	227,988	199,300	1.144



4627 ALLEN COVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
51 010 019 00	08/06/2021 00005	401	269,000	65,160	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 STY	83	203,840	122,964	1.658



4747 ALLEN COVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
51 010 041 00	04/26/2021 00005	401	180,000	55,347	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 STY	73	124,653	103,817	1.201



Neighborhoods Used: 00005.ALLENS COVE

<<<<<<<<<<<< Single Family Computed Costs by Manual >>>>>>>>>>>>

Table with 7 columns: Style, 91.100, 81.90, 71.80, 61.70, 51.60, 0.50. Rows include 1 STY, 2 STY, 1 3/4 STY, 1 STY, 2 STY, BI-LEVEL, TRI-LEVEL.

Total Single Family Costs by Manual : 564,715
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 >>>>>>>>>>>>

Table with 7 columns: Style, 91.100, 81.90, 71.80, 61.70, 51.60, 0.50. Rows include 1 + STY, 1 1/2 STY, 1 3/4 STY, 1 STY, 2 STY, BI-LEVEL, TRI-LEVEL.

Total Single Family Sale Residual Values : 739,390
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 >>>>>>>>>>>>

Table with 4 columns: Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Rows for 4 sales and After Application of E.C.F.s.

<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>

Table with 7 columns: Style, 91.100, 81.90, 71.80, 61.70, 51.60, 0.50. Rows include 1 + STY, 1 1/2 STY, 1 3/4 STY, 1 STY, 2 STY, BI-LEVEL, TRI-LEVEL.

Single Family E.C.F. : 1.309 (4)
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): 00005 - ALLENS COVE

Neighborhoods Used: 00005.ALLENS COVE

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 10:01 AM

Parcel: 51 010 017 00
Owner's Name: ZEBARI CHASE
Property Address: 4617 ALLEN COVE
LUNA PIER, MI 48157
Liber/Page: 2023R11975 **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: 00005 ALLENS COVE

Mailing Address:

ZEBARI CHASE
36255 MEADOWBROOK ST
LIVONIA MI 48154

Description:

824-384 1181-659 ALLEN'S COVE LOT 12 ALSO THAT PART OF LOT 61 LYING N'LY OF LOT 12 BETWEEN THE E'LY & W'LY LI
OF LOT 12 EXT TO MUDDY CREEK.

Most Recent Sale Information

Sold on 08/08/2023 for 295,000 by SWEETWATER ROOMS, LLC.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2023R11975

Most Recent Permit Information

Permit PB220007 on 03/30/2022 for \$1,200 category Deck.

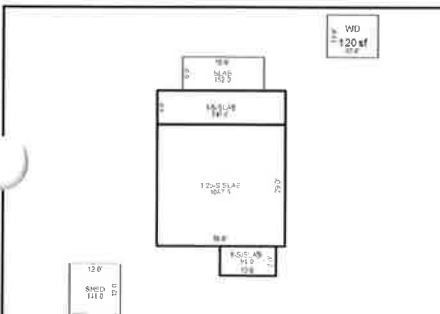
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	104,300	2023 Taxable:	104,300	Acreage:	0.09
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	40.0
AREA:	0.000	Land Impr. Value:	Tentative	Average Depth:	100.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 1 3/4 STY
Exterior: Alum., Vinyl
% Good (Physical): 78
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,418
Ground Area: 1,201
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 10:01 AM

Parcel: 51 010 019 00
Owner's Name: SIMO KERRI A TRUST
Property Address: 4627 ALLEN COVE
LUNA PIER, MI 48157
Liber/Page: 2021R29333 **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: 00005 ALLENS COVE

Mailing Address:

SIMO KERRI A TRUST
4806 TOW PATH LANE
SYLVANIA OH 43560

Description:

887-961 1086-818 4627 ALLEN COVE ALLEN'S COVE LOT 14 ALSO THAT PART OF LOT 61 LYING OPP & N'LY OF LOT 14 BETWEEN THE E'LY & W'LY LI OF LOT 14 EXT TO MUDDY CREEK.

Most Recent Sale Information

Sold on 08/06/2021 for 269,000 by CUSUMANO JULIE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2021R20998

Most Recent Permit Information

Permit PB230007 on 03/29/2023 for \$30,000 category Deck.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	99,400	2023 Taxable:	99,400	Acreage:	0.11
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	43.0
AREA:	0.000	Land Impr. Value:	Tentative	Average Depth:	110.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 1 3/4 STY
Exterior: Alum., Vinyl
% Good (Physical): 83
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,160
Ground Area: 640
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 10:01 AM

Parcel: 51 010 041 00
Owner's Name: RENDINA JOSEPH J
Property Address: 4747 ALLEN COVE
LUNA PIER, MI 48157
Liber/Page: 2021R11970 **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: 00005 ALLENS COVE

Mailing Address:

RENDINA JOSEPH J
4747 ALLEN COVE
LUNA PIER MI 48157

Description:

ALLEN'S COVE N 3 FT OF LOT 35 & ALL OF LOT 36 THAT PT OF SEC 1 T8S R8E DESC AS ALL THAT PT OF FORMER T O B & N R R R/W LYING BETW THE E'LY & W'LY LOT LINES OF NE'LY 3 FT OF LOT 35 AND ALL OF LOT 36 ALLEN'S COVE PLAT EXTD N'LY TO THE N LI OF SD R/W. AND THAT PORTION OF THE FOLL DESC PROPERTY THAT IS CREATED BY THE EXTENTION OF THE N & S LOT LINES IN A W'LY DIRECTION OF THE N 3 FT OF LOT 35 AND LOT 36, AND ALSO A PARCEL OF LAND BEING PART OF SEC 1 T8S R8E COM AT THE NW COR OF ALLENS COVE TH N 00 DEG 49' 00" W 83.51 FT; TH S 72 DEG 30' 00" W 949.06 FT TO POB; TH S 72 DEG 30' W 91.13 FT; TH N 18 DEG 24' 40" W 74.14 FT; TH S 68 DEG 44' 00" E 118.39 FT TO POB

Most Recent Sale Information

Sold on 04/26/2021 for 180,000 by LEHMANN EDWARD.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2021R11970

Most Recent Permit Information

Permit PB210063 on 11/24/2021 for \$12,636 category Res, Alteration.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	83,800	2023 Taxable:	83,800	Acreeage:	0.25
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	40.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	270.0

Improvement Data

of Residential Buildings: 1
Year Built: 1915
Occupancy: Single Family
Class: D
Style: 1 3/4 STY
Exterior: Block
% Good (Physical): 73
Heating System: Space Heater
Electric - Amps Service: 60
of Bedrooms: 1
Full Baths: 1 Half Baths: 0
Floor Area: 1,327
Ground Area: 820
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 10:01 AM

Parcel: 51 010 062 00
Owner's Name: ARPS SHAHNA
Property Address: 4913 ALLEN COVE
LUNA PIER, MI 48157
Liber/Page: 2021R19202
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: 00005 ALLENS COVE

Mailing Address:

ARPS SHAHNA
4913 ALLEN COVE
LUNA PIER MI 48157

Description:

THE WESTERLY 25 FEET OF LOT 59, ALLEN'S COVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 1 OF PLATS, PAGE 44, MONROE COUNTY RECORDS AND ALL THAT PART OF SECTION 1, TOWN 8 SOUTH, RANGE 8 EAST, DESCRIBED AS: THAT PART OF THE FORMER TOLEDO, OTTAWA BEACH AND NORTHERN RAILROAD RIGHT OF WAY WHICH LIES BETWEEN THE EASTERLY AND WESTERLY BOUNDARY LINE OF THE WESTERLY 25 FEET OF LOT 59, ALLEN'S COVE, EXTENDED NORTHERLY ACROSS SAID RIGHT OF WAY EXCEPTING THEREFROM THE 16 FOOT ROADWAY AS NOW CONSTRUCTED, WHICH IS RESERVED FOR THE USE OF THE LOT OWNERS IN ALLEN'S COVE. AND THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY THAT IS CREATED BY THE EXTENSION OF THE NORTH & SOUTH LOT LINES IN A WESTERLY DIRECTION OF THE SOUTHWESTERLY 25 FEET OF LOT 59, ALLEN'S COVE, A DISTANCE OF 200 FEET.

Most Recent Sale Information

Sold on 08/10/2021 for 264,000 by WALDRON LYNNE L.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2021R19202

Most Recent Permit Information

Permit PE180015 on 09/26/2018 for \$0 category Electrical.

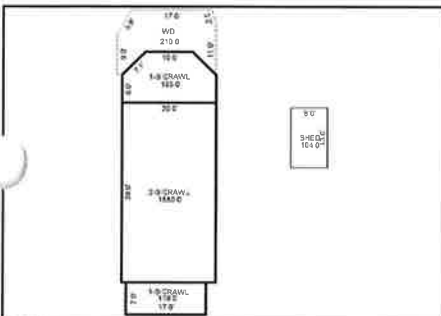
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	110,000	2023 Taxable:	110,000	Acreage:	0.17
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	25.0
AREA:	0.000	Land Impr. Value:	Tentative	Average Depth:	288.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C
Style: 2 STY
Exterior: Alum., Vinyl
% Good (Physical): 79
Heating System: Forced Heat & Cool
Electric - Amps Service: 60
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,874
Ground Area: 1,094
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Allens Cove ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
51 010 017 00	4617 ALLEN COVE	08/20/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$86,500	36.04
51 010 019 00	4627 ALLEN COVE	08/06/21	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$91,800	34.13
51 010 041 00	4747 ALLEN COVE	04/26/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$66,600	37.00
51 010 062 00	4913 ALLEN COVE	08/10/21	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$98,500	37.31

Totals: \$953,000

\$953,000

\$343,400

Sale. Ratio => 36.03

Std. Dev. => 1.43

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$225,669	\$57,091	\$182,909	\$138,633	1.319	1,418	\$128.99	00005	1.1060
\$214,684	\$65,160	\$203,840	\$122,964	1.658	1,160	\$175.72	00005	32.7290
\$181,589	\$55,347	\$124,653	\$103,817	1.201	1,327	\$93.94	00005	12.9739
\$278,361	\$36,012	\$227,988	\$199,300	1.144	1,874	\$121.66	00005	18.6491
\$900,303		\$739,390	\$564,715			\$130.08		2.1117

E.C.F. => 1.309 Std. Deviation=> 0.2301102
Ave. E.C.F. => 1.330 Ave. Variance=> 16.3645 Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
1 3/4 STY	\$54,000	ALLENS COVE	401	78
1 3/4 STY	\$58,050	ALLENS COVE	401	83
1 3/4 STY	\$54,000	ALLENS COVE	401	73
2 STY	\$33,750	ALLENS COVE	401	79

12.30012472

Allens Cove Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
51 010 015 00	4607 ALLEN COVE	04/22/21	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$247,300	44.96
51 010 017 00	4617 ALLEN COVE	08/20/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$86,500	36.04
51 010 019 00	4627 ALLEN COVE	08/06/21	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$91,800	34.13
51 010 035 00	4719 ALLEN COVE	06/10/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$39,100	65.17
51 010 041 00	4747 ALLEN COVE	04/26/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$66,600	37.00
51 010 062 00	4913 ALLEN COVE	08/10/21	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$98,500	37.31
Totals:						\$1,563,000	\$629,800	
								40.29
								11.74

Sale. Ratio =>

Std. Dev. =>

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$610,058	\$42,642	\$102,700	79.0	93.0	0.17	0.17	\$540	\$252,320	\$5.79
\$223,669	\$68,331	\$52,000	40.0	100.0	0.09	0.09	\$1,708	\$742,728	\$17.05
\$212,534	\$112,366	\$55,900	43.0	110.0	0.11	0.11	\$2,613	\$1,030,881	\$23.67
\$57,200	\$60,000	\$57,200	44.0	62.0	0.06	0.06	\$1,364	\$952,381	\$21.86
\$179,589	\$52,411	\$52,000	40.0	270.0	0.25	0.25	\$1,310	\$211,335	\$4.85
\$277,111	\$19,389	\$32,500	25.0	288.0	0.17	0.17	\$776	\$117,509	\$2.70
\$1,560,161	\$355,139	\$352,300	271.0		0.85	0.85			
	Average	Average	Average	Average	Average	Average	Average	Average	Average
	per FF=>	\$1,310	per Net Acre=>	419,786.05	per SqFt=>	\$9.64			

Actual Front	ECF Area	Liber/Page	Land Table	Class	Rate Group 1
79.00	00005	2021R11597	ALLENS COVE	401	A FRONTAGE
40.00	00005	2021R22891	ALLENS COVE	401	A FRONTAGE
43.00	00005	2021R20998	ALLENS COVE	401	A FRONTAGE
44.00	00005	2021R16433	ALLENS COVE	402	A FRONTAGE
40.00	00005	2021R11970	ALLENS COVE	401	A FRONTAGE
25.00	00005	2021R19202	ALLENS COVE	401	A FRONTAGE