

Neighborhoods Used: 0006.EVANS LANDING

218 BEACHWALK TRAIL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
51 170 218 00	01/13/2023 0006	407	164,000	46,250	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	84	117,750	83,780	1.405



811 CATALINA COVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
51 170 811 00	10/07/2022 0006	407	160,000	46,250	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	80	113,750	79,790	1.426



218 BEACHWALK TRAIL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
51 170 218 00	08/05/2022 0006	407	162,500	46,250	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	84	116,250	83,780	1.388



106 BEACHWALK TRAIL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
51 170 106 00	08/03/2022 0006	407	149,900	46,250	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	80	103,650	79,412	1.305



MACKINAW TRAIL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
51 170 511 00	07/27/2022 0006	407	150,000	46,250	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	78	103,750	76,986	1.348



206 BEACHWALK TRAIL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
51 170 206 00	07/26/2022 0006	407	160,000	46,250	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	84	113,750	83,384	1.364



806 CATALINA COVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
51 170 806 00	05/06/2022 0006	407	151,000	46,250	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	79	104,750	78,421	1.336



310 BEACHWALK TRAIL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
51 170 310 00	05/03/2022 0006	407	151,500	46,250	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	78	105,250	77,430	1.359



Neighborhoods Used: 0006.EVANS LANDING

808 CATALINA COVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
51 170 808 00	03/08/2022 0006	407	145,000	46,250	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	84	98,750	83,384	1.184



503 MACKINAW TRAIL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
51 170 503 00	02/23/2022 0006	407	135,000	46,250	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	78	88,750	76,986	1.153



208 BEACHWALK TRAIL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
51 170 208 00	10/22/2021 0006	407	140,000	46,250	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	78	93,750	77,430	1.211



803 CATALINA COVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
51 170 803 00	09/17/2021 0006	407	165,000	46,250	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	89	118,750	88,346	1.344



Neighborhoods Used: 0006.EVANS LANDING

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 10:12 AM

Parcel: 51 170 106 00
Owner's Name: ELLIOTT GARY L & AMANDA
Property Address: 106 BEACHWALK TRAIL
LUNA PIER, MI 48157
Liber/Page: 2022R15838
Split: / /
Public Impr.: None
Topography: None

Current Class: 407.RESIDENTIAL CONDOMINIUMS
Previous Class: 407.RESIDENTIAL CONDOMINIUMS
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 1 CITY OF LUNA PIER
MAP #:
School: 58090 MASON CONS SCHOOL DISTRICT
Neighborhood: 0006 EVANS LANDING

Mailing Address:

ELLIOTT GARY L & AMANDA
106 BEACHWALK TRAIL
LUNA PIER MI 48157

Description:

UNIT NUMBER (106) IN EVANS LANDING CONDOMINIUM, SUBJECT TO AND ACCORDING TO THE MASTER DEED, TOGETHER WITH THE CONDOMINIUM BYLAWS AND CONDOMINIUM SUBDIVISION PLAN AS RECORDED IN LIBER 2666, PAGES 55 THRU 91, MONROE COUNTY REGISTER OF DEEDS AND AS MONROE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 49

Most Recent Sale Information

Sold on 08/03/2022 for 149,900 by GRAMZA DAWN D.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R15838

Most Recent Permit Information

None Found

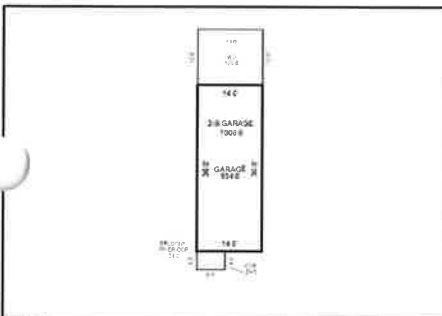
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	61,900	2023 Taxable:	61,900	Acreage:	0.00
Zoning:	RM (*)	Land Value:	Tentative	Frontage:	0.0
AREA:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2004
Occupancy: Single Family
Class: C+10
Style: 2 STY
Exterior: Composition
% Good (Physical): 80
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 150
of Bedrooms: 2
Full Baths: 1 Half Baths: 1
Floor Area: 1,008
Ground Area: 504
Garage Area: 1,080
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/09/2023 10:12 AM

Parcel: 51 170 206 00
Owner's Name: BURNS BRIAN
Property Address: 206 BEACHWALK TRAIL
LUNA PIER, MI 48157

Current Class: 407.RESIDENTIAL CONDOMINIUMS
Previous Class: 407.RESIDENTIAL CONDOMINIUMS
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 1 CITY OF LUNA PIER
MAP #:
School: 58090 MASON CONS SCHOOL DISTRICT
Neighborhood: 0006 EVANS LANDING

Liber/Page: // **Created:** //
Split: // **Active:** Active
Public Impr.: None
Topography: None

Mailing Address:

BURNS BRIAN
5829 E DUNBAR RD
MONROE MI 48161

Description:

UNIT NUMBER (206) IN EVANS LANDING CONDOMINIUM, SUBJECT TO AND ACCORDING TO THE MASTER DEED, TOGETHER WITH THE CONDOMINIUM BYLAWS AND CONDOMINIUM SUBDIVISION PLAN AS RECORDED IN LIBER 2666, PAGES 55 THRU 91, MONROE COUNTY REGISTER OF DEEDS AND AS MONROE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 49

Most Recent Sale Information

Sold on 09/15/2023 for 160,500 by GUTEKUNST CHERYL.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page:

Most Recent Permit Information

None Found

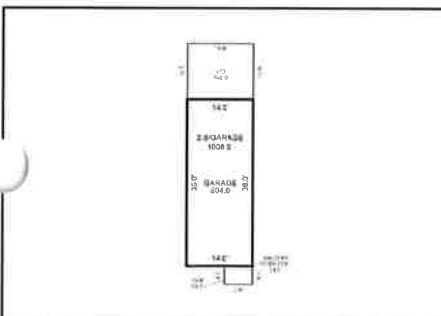
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	63,800	2023 Taxable:	63,800	Acreage:	0.00
Zoning:	RM (*)	Land Value:	Tentative	Frontage:	0.0
AREA:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2004
Occupancy: Single Family
Class: C+10
Style: 2 STY
Exterior: Composition
% Good (Physical): 84
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 150
of Bedrooms: 2
Full Baths: 1 Half Baths: 1
Floor Area: 1,008
Ground Area: 504
Garage Area: 1,080
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/09/2023 10:12 AM

Parcel: 51 170 208 00
Owner's Name: PERKINS BRYAN C & KRUMN BREA R
Property Address: 208 BEACHWALK TRAIL
LUNA PIER, MI 48157
Liber/Page: 2021R28492
Split: / /
Public Impr.: None
Topography: None

Current Class: 407.RESIDENTIAL CONDOMINIUMS
Previous Class: 407.RESIDENTIAL CONDOMINIUMS
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 1 CITY OF LUNA PIER
MAP #:
School: 58090 MASON CONS SCHOOL DISTRICT
Neighborhood: 0006 EVANS LANDING

Mailing Address:

PERKINS BRYAN C & KRUMN BREA R
208 BEACHWALK TRAIL
LUNA PIER MI 48157

Description:

UNIT NUMBER (208) IN EVANS LANDING CONDOMINIUM, SUBJECT TO AND ACCORDING TO THE MASTER DEED, TOGETHER WITH THE CONDOMINIUM BYLAWS AND CONDOMINIUM SUBDIVISION PLAN AS RECORDED IN LIBER 2666, PAGES 55 THRU 91, MONROE COUNTY REGISTER OF DEEDS AND AS MONROE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 49

Most Recent Sale Information

Sold on 10/22/2021 for 140,000 by NAVARRE DANIEL J & KAREN J.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2021R28492

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 60,900

2023 Taxable: 58,275

Acreage: 0.00

Zoning: RM (*)

Land Value: Tentative

Frontage: 0.0

AREA: 100.000

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 2004

Occupancy: Single Family

Class: C+10

Style: 2 STY

Exterior: Composition

% Good (Physical): 78

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 150

of Bedrooms: 2

Full Baths: 1 Half Baths: 1

Floor Area: 1,008

Ground Area: 504

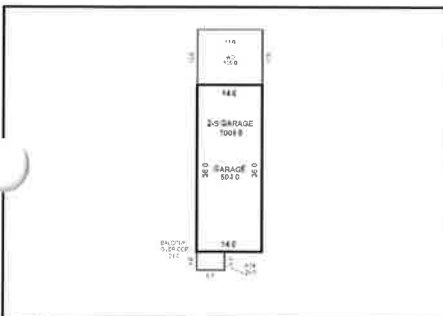
Garage Area: 1,080

Basement Area: 0

Basement Walls:

Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/09/2023 10:12 AM

Parcel:	51 170 218 00	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	DUVALL DEBRA D & NIELSEN CHARLES	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	218 BEACHWALK TRAIL LUNA PIER, MI 48157	Taxable Status	TAXABLE
Liber/Page:	2023R00775	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	1 CITY OF LUNA PIER
Public Impr.:	None	MAP #	
Topography:	None	School:	58090 MASON CONS SCHOOL DISTRICT
		Neighborhood:	0006 EVANS LANDING

Mailing Address:

DUVALL DEBRA D & NIELSEN CHARLES E
5517 SUNRISE DR
FORT MYERS FL 33919

Description:

UNIT NUMBER (218) IN EVANS LANDING CONDOMINIUM, SUBJECT TO AND ACCORDING TO THE MASTER DEED, TOGETHER WITH THE CONDOMINIUM BYLAWS AND CONDOMINIUM SUBDIVISION PLAN AS RECORDED IN LIBER 2666, PAGES 55 THRU 91, MONROE COUNTY REGISTER OF DEEDS AND AS MONROE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 49

Most Recent Sale Information

Sold on 01/13/2023 for 164,000 by ORT NICHOLAS A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2023R00775

Most Recent Permit Information

None Found

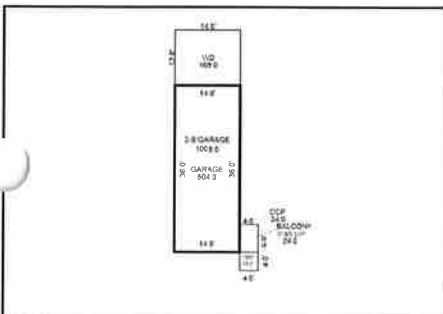
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	64,000	2023 Taxable:	64,000	Acreage:	0.00
Zoning:	RM (*)	Land Value:	Tentative	Frontage:	0.0
RE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2004
Occupancy: Single Family
Class: C+10
Style: 2 STY
Exterior: Composition
% Good (Physical): 84
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 150
of Bedrooms: 2
Full Baths: 1 Half Baths: 1
Floor Area: 1,008
Ground Area: 504
Garage Area: 1,080
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/09/2023 10:12 AM

Parcel: 51 170 310 00
Owner's Name: TAYLOR AUSTIN
Property Address: 310 BEACHWALK TRAIL
LUNA PIER, MI 48157
Liber/Page: 2022R11117
Split: / /
Public Impr.: None
Topography: None

Current Class: 407.RESIDENTIAL CONDOMINIUMS
Previous Class: 407.RESIDENTIAL CONDOMINIUMS
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 1 CITY OF LUNA PIER
MAP #:
School: 58090 MASON CONS SCHOOL DISTRICT
Neighborhood: 0006 EVANS LANDING

Mailing Address:

TAYLOR AUSTIN
310 BEACHWALK TRAIL
LUNA PIER MI 48157

Description:

UNIT NUMBER (310) IN EVANS LANDING CONDOMINIUM, SUBJECT TO AND ACCORDING TO THE MASTER DEED, TOGETHER WITH THE CONDOMINIUM BYLAWS AND CONDOMINIUM SUBDIVISION PLAN AS RECORDED IN LIBER 2666, PAGES 55 THRU 91, MONROE COUNTY REGISTER OF DEEDS AND AS MONROE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 49

Most Recent Sale Information

Sold on 05/03/2022 for 151,500 by DUSSIA LISA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R11117

Most Recent Permit Information

None Found

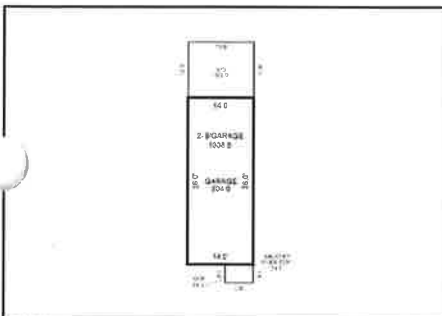
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	60,900	2023 Taxable:	60,900	Acreage:	0.00
Zoning:	RM (*)	Land Value:	Tentative	Frontage:	0.0
AREA:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2004
Occupancy: Single Family
Class: C+10
Style: 2 STY
Exterior: Composition
% Good (Physical): 78
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 150
of Bedrooms: 2
Full Baths: 1 Half Baths: 1
Floor Area: 1,008
Ground Area: 504
Garage Area: 1,080
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/09/2023 10:12 AM

Parcel:	51 170 503 00	Current Class:	407.RESIDENTIAL CONDOMINIUMS		
Owner's Name:	HOLTZ LANCE D	Previous Class:	407.RESIDENTIAL CONDOMINIUMS		
Property Address:	503 MACKINAW TRAIL LUNA PIER, MI 48157	Taxable Status	TAXABLE		
Liber/Page:	2022R04651	Created:	//	Prev. Taxable Stat	TAXABLE
Split:	//	Active:	Active	Gov. Unit:	1 CITY OF LUNA PIER
Public Impr.:	None	MAP #		School:	58090 MASON CONS SCHOOL DISTRICT
Topography:	None	Neighborhood:			0006 EVANS LANDING

Mailing Address:

HOLTZ LANCE D
503 MACKINAW TRAIL
LUNA PIER MI 48157

Description:

UNIT NUMBER (503) IN EVANS LANDING CONDOMINIUM, SUBJECT TO AND ACCORDING TO THE MASTER DEED, TOGETHER WITH THE CONDOMINIUM BYLAWS AND CONDOMINIUM SUBDIVISION PLAN AS RECORDED IN LIBER 2666, PAGES 55 THRU 91, MONROE COUNTY REGISTER OF DEEDS AND AS MONROE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 49

Most Recent Sale Information

Sold on 02/23/2022 for 135,000 by BENORE RONALD JR.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R04651

Most Recent Permit Information

None Found

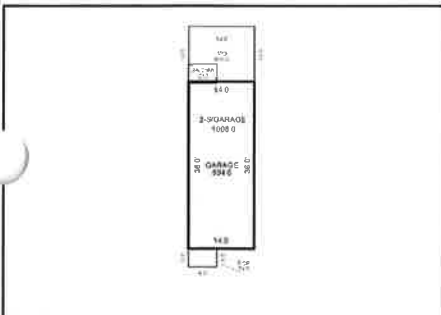
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	60,700	2023 Taxable:	60,700	Acreage:	0.00
Zoning:	RM (*)	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2004
Occupancy: Single Family
Class: C+10
Style: 2 STY
Exterior: Composition
% Good (Physical): 78
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 150
of Bedrooms: 2
Full Baths: 1 Half Baths: 1
Floor Area: 1,008
Ground Area: 504
Garage Area: 1,080
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/09/2023 10:12 AM

Parcel: 51 170 511 00
Owner's Name: NAULT WAYNE R
Property Address: 511 MACKINAW TRAIL
LUNA PIER, MI 48157
Liber/Page: 2022R15271
Split: / /
Public Impr.: None
Topography: None

Current Class: 407.RESIDENTIAL CONDOMINIUMS
Previous Class: 407.RESIDENTIAL CONDOMINIUMS
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 1 CITY OF LUNA PIER
MAP #:
School: 58090 MASON CONS SCHOOL DISTRICT
Neighborhood: 0006 EVANS LANDING

Mailing Address:

NAULT WAYNE R
511 MACKINAW TRAIL
LUNA PIER MI 48157

Description:

UNIT NUMBER 511 IN EVANS LANDING CONDOMINIUM, SUBJECT TO AND ACCORDING TO THE MASTER DEED, TOGETHER WITH THE CONDOMINIUM BYLAWS AND CONDOMINIUM SUBDIVISION PLAN AS RECORDED IN LIBER 2666, PAGES 55 THRU 91, MONROE COUNTY REGISTER OF DEEDS AND AS MONROE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 49

Most Recent Sale Information

Sold on 07/27/2022 for 150,000 by MCDOWELL CASEY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R15271

Most Recent Permit Information

None Found

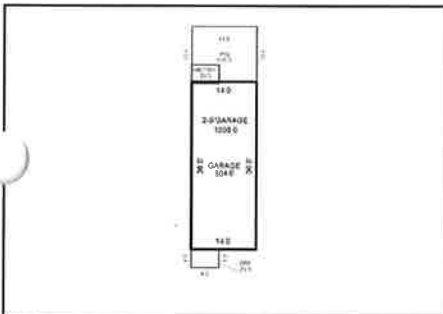
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	60,700	2023 Taxable:	60,700	Acreage:	0.00
Zoning:	RM (*)	Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2004
Occupancy: Single Family
Class: C+10
Style: 2 STY
Exterior: Composition
% Good (Physical): 78
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 150
of Bedrooms: 2
Full Baths: 1 Half Baths: 1
Floor Area: 1,008
Ground Area: 504
Garage Area: 1,080
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/09/2023 10:12 AM

Parcel: 51 170 803 00
Owner's Name: GOLDEN BROOKE
Property Address: 803 CATALINA COVE
LUNA PIER, MI 48157

Current Class: 407.RESIDENTIAL CONDOMINIUMS
Previous Class: 407.RESIDENTIAL CONDOMINIUMS
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 1 CITY OF LUNA PIER
MAP #:
School: 58090 MASON CONS SCHOOL DISTRICT
Neighborhood: 0006 EVANS LANDING

Liber/Page: // **Created:** //
Split: // **Active:** Active
Public Impr.: None
Topography: None

Mailing Address:

GOLDEN BROOKE
803 CATALINA COVE
LUNA PIER MI 48157

Description:

UNIT NUMBER (803) IN EVANS LANDING CONDOMINIUM, SUBJECT TO AND ACCORDING TO THE MASTER DEED, TOGETHER WITH THE CONDOMINIUM BYLAWS AND CONDOMINIUM SUBDIVISION PLAN AS RECORDED IN LIBER 2666, PAGES 55 THRU 91, MONROE COUNTY REGISTER OF DEEDS AND AS MONROE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 49

Most Recent Sale Information

Sold on 10/06/2023 for 162,500 by ORT NICHOLAS.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page:

Most Recent Permit Information

Permit PB090008 on 04/08/2009 for \$500 category Res, Alteration.

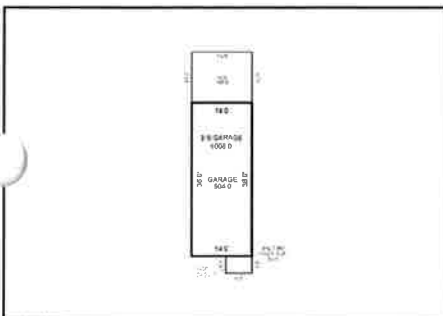
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	61,700	2023 Taxable:	59,220	Acreage:	0.00
Zoning:	RM (*)	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2004
Occupancy: Single Family
Class: C+10
Style: 2 STY
Exterior: Composition
% Good (Physical): 89
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 150
of Bedrooms: 2
Full Baths: 1 Half Baths: 1
Floor Area: 1,008
Ground Area: 504
Garage Area: 1,080
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/09/2023 10:12 AM

Parcel: 51 170 806 00
Owner's Name: WALLATH KYLE & CAMPER TARA
Property Address: 806 CATALINA COVE
LUNA PIER, MI 48157
Liber/Page: 2022R11132
Split: // **Created:** // **Active:** Active
Public Impr.: None
Topography: None

Current Class: 407.RESIDENTIAL CONDOMINIUMS
Previous Class: 407.RESIDENTIAL CONDOMINIUMS
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 1 CITY OF LUNA PIER
MAP #:
School: 58090 MASON CONS SCHOOL DISTRICT
Neighborhood: 0006 EVANS LANDING

Mailing Address:

WALLATH KYLE & CAMPER TARA
1087 E HURON RIVER DR
BELLEVILLE MI 48111

Description:

UNIT NUMBER (806) IN EVANS LANDING CONDOMINIUM, SUBJECT TO AND ACCORDING TO THE MASTER DEED, TOGETHER WITH THE CONDOMINIUM BYLAWS AND CONDOMINIUM SUBDIVISION PLAN AS RECORDED IN LIBER 2666, PAGES 55 THRU 91, MONROE COUNTY REGISTER OF DEEDS AND AS MONROE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 49

Most Recent Sale Information

Sold on 05/06/2022 for 151,000 by ROBERTS LAUREN E.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R11132

Most Recent Permit Information

None Found

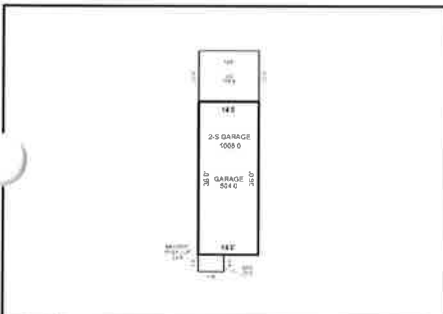
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	61,400	2023 Taxable:	61,400	Acreage:	0.00
Zoning:	RM (*)	Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2004
Occupancy: Single Family
Class: C+10
Style: 2 STY
Exterior: Composition
% Good (Physical): 79
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 150
of Bedrooms: 2
Full Baths: 1 Half Baths: 1
Floor Area: 1,008
Ground Area: 504
Garage Area: 1,080
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/09/2023 10:12 AM

Parcel: 51 170 808 00
Owner's Name: CRANE PHILIP R & AMBER M
Property Address: 808 CATALINA COVE
LUNA PIER, MI 48157
Liber/Page: 2022R05195
Split: // **Created:** // **Active:** Active
Public Impr.: None
Topography: None

Current Class: 407.RESIDENTIAL CONDOMINIUMS
Previous Class: 407.RESIDENTIAL CONDOMINIUMS
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 1 CITY OF LUNA PIER
MAP #:
School: 58090 MASON CONS SCHOOL DISTRICT
Neighborhood: 0006 EVANS LANDING

Mailing Address:

CRANE PHILIP R & AMBER M
808 CATALINA COVE
LUNA PIER MI 48157

Description:

UNIT NUMBER (808) IN EVANS LANDING CONDOMINIUM, SUBJECT TO AND ACCORDING TO THE MASTER DEED, TOGETHER WITH THE CONDOMINIUM BYLAWS AND CONDOMINIUM SUBDIVISION PLAN AS RECORDED IN LIBER 2666, PAGES 55 THRU 91, MONROE COUNTY REGISTER OF DEEDS AND AS MONROE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 49

Most Recent Sale Information

Sold on 03/08/2022 for 145,000 by RUTAN THOMAS TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R05195

Most Recent Permit Information

None Found

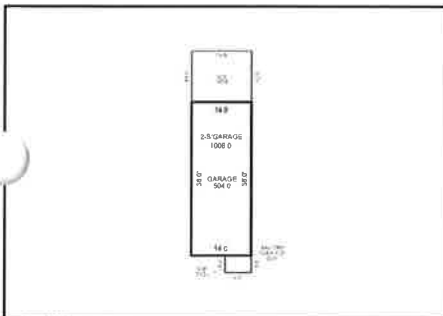
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	63,800	2023 Taxable:	63,800	Acreage:	0.00
Zoning:	RM (*)	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2004
Occupancy: Single Family
Class: C+10
Style: 2 STY
Exterior: Composition
% Good (Physical): 84
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 150
of Bedrooms: 2
Full Baths: 1 Half Baths: 1
Floor Area: 1,008
Ground Area: 504
Garage Area: 1,080
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/09/2023 10:12 AM

Parcel: 51 170 811 00
Owner's Name: FERRARI MEGAN & GIEZIE JAYNE A
Property Address: 811 CATALINA COVE
LUNA PIER, MI 48157
Liber/Page: 2022R20032
Split: / /
Public Impr.: None
Topography: None

Current Class: 407.RESIDENTIAL CONDOMINIUMS
Previous Class: 407.RESIDENTIAL CONDOMINIUMS
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 1 CITY OF LUNA PIER
MAP #:
School: 58090 MASON CONS SCHOOL DISTRICT
Neighborhood: 0006 EVANS LANDING

Mailing Address:

FERRARI MEGAN & GIEZIE JAYNE A
811 CATALINA COVE
LUNA PIER MI 48157

Description:

UNIT NUMBER (811) IN EVANS LANDING CONDOMINIUM, SUBJECT TO AND ACCORDING TO THE MASTER DEED, TOGETHER WITH THE CONDOMINIUM BYLAWS AND CONDOMINIUM SUBDIVISION PLAN AS RECORDED IN LIBER 2666, PAGES 55 THRU 91, MONROE COUNTY REGISTER OF DEEDS AND AS MONROE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 49

Most Recent Sale Information

Sold on 10/07/2022 for 160,000 by NEWMAN EDWARD & KATHLEEN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R20032

Most Recent Permit Information

None Found

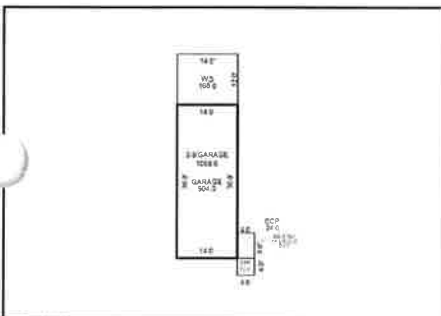
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	62,100	2023 Taxable:	62,100	Acreage:	0.00
Zoning:	RM (*)	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2004
Occupancy: Single Family
Class: C+10
Style: 2 STY
Exterior: Composition
% Good (Physical): 80
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 150
of Bedrooms: 2
Full Baths: 1 Half Baths: 1
Floor Area: 1,008
Ground Area: 504
Garage Area: 1,080
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Evans Landing ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
51 170 503 00	503 MACKINAW TRAIL	02/23/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$52,900	39.19	
51 170 808 00	808 CATALINA COVE	03/08/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$53,500	36.90	
51 170 208 00	208 BEACHWALK TRAIL	10/22/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$53,100	37.93	
51 170 106 00	106 BEACHWALK TRAIL	08/03/22	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$56,400	37.63	
51 170 806 00	806 CATALINA COVE	05/06/22	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$55,900	37.02	
51 170 803 00	803 CATALINA COVE	09/17/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$53,900	32.67	
51 170 511 00	511 MACKINAW TRAIL	07/27/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$55,300	36.87	
51 170 310 00	310 BEACHWALK TRAIL	05/03/22	\$151,500	WD	03-ARM'S LENGTH	\$151,500	\$55,500	36.63	
51 170 206 00	206 BEACHWALK TRAIL	07/26/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$55,500	34.69	
51 170 218 00	218 BEACHWALK TRAIL	08/05/22	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$55,700	34.28	
51 170 218 00	218 BEACHWALK TRAIL	01/13/23	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$55,700	33.96	
51 170 811 00	811 CATALINA COVE	10/07/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$56,600	35.38	
Totals:						\$1,833,900	\$660,000		
								Sale. Ratio =>	35.99
								Std. Dev. =>	1.90

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$125,776	\$47,250	\$87,750	\$76,986	1.140	1,008	\$87.05	0006	23.5807
\$132,302	\$47,250	\$97,750	\$83,384	1.172	1,008	\$96.97	0006	16.0544
\$126,229	\$47,250	\$92,750	\$77,430	1.198	1,008	\$92.01	0006	119.7850
\$128,250	\$47,250	\$102,650	\$79,412	1.293	1,008	\$101.84	0006	129.2630
\$127,239	\$47,250	\$103,750	\$78,421	1.323	1,008	\$102.93	0006	5.2626
\$137,363	\$47,250	\$117,750	\$88,346	1.333	1,008	\$116.82	0006	8.0254
\$125,776	\$47,250	\$102,750	\$76,986	1.335	1,008	\$101.93	0006	1.4654
\$126,229	\$47,250	\$104,250	\$77,430	1.346	1,008	\$103.42	0006	134.6371
\$132,302	\$47,250	\$112,750	\$83,384	1.352	1,008	\$111.86	0006	135.2173
\$132,706	\$47,250	\$115,250	\$83,780	1.376	1,008	\$114.34	0006	137.5620
\$132,706	\$47,250	\$116,750	\$83,780	1.394	1,008	\$115.82	0006	139.3524
\$128,636	\$47,250	\$112,750	\$79,790	1.413	1,008	\$111.86	0006	10.6929
\$1,555,514		\$1,266,900	\$969,131			\$104.74		1.3848
			E.C.F. =>	1.320		Std. Deviation=>	0.08890142	
			Ave. E.C.F. =>	1.306		Ave. Variance=>	71.7415	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
2 STY	\$47,250	EVANS LANDING	407	78
2 STY	\$47,250	EVANS LANDING	407	84
2 STY	\$47,250	EVANS LANDING	407	78
2 STY	\$47,250	EVANS LANDING	407	80
2 STY	\$47,250	EVANS LANDING	407	79
2 STY	\$47,250	EVANS LANDING	407	89
2 STY	\$47,250	EVANS LANDING	407	78
2 STY	\$47,250	EVANS LANDING	407	78
2 STY	\$47,250	EVANS LANDING	407	84
2 STY	\$47,250	EVANS LANDING	407	84
2 STY	\$47,250	EVANS LANDING	407	84
2 STY	\$47,250	EVANS LANDING	407	80

54.92586423

Evans Landing Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
51 170 100 00	100 BEACHWALK TRAIL	12/08/21	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$111,300	47.56
51 170 106 00	106 BEACHWALK TRAIL	08/03/22	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$56,400	37.63
51 170 206 00	206 BEACHWALK TRAIL	07/26/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$55,500	34.69
51 170 208 00	208 BEACHWALK TRAIL	10/22/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$53,100	37.93
51 170 218 00	218 BEACHWALK TRAIL	08/05/22	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$55,700	34.28
51 170 218 00	218 BEACHWALK TRAIL	01/13/23	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$55,700	33.96
51 170 302 00	302 BEACHWALK TRAIL	07/22/21	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$53,100	40.88
51 170 310 00	310 BEACHWALK TRAIL	05/03/22	\$151,500	WD	03-ARM'S LENGTH	\$151,500	\$55,500	36.63
51 170 404 00	404 BEACHWALK TRAIL	08/30/21	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$53,100	43.52
51 170 410 00	410 BEACHWALK TRAIL	06/04/21	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$53,100	42.14
51 170 412 00	412 BEACHWALK TRAIL	04/30/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$53,100	42.48
51 170 503 00	503 MACKINAW TRAIL	02/23/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$52,900	39.19
51 170 507 00	507 MACKINAW TRAIL	05/31/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$55,300	42.54
51 170 511 00	511 MACKINAW TRAIL	07/27/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$55,300	36.87
51 170 803 00	803 CATALINA COVE	09/17/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$53,900	32.67
51 170 806 00	806 CATALINA COVE	05/06/22	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$55,900	37.02
51 170 808 00	808 CATALINA COVE	03/08/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$53,500	36.90
51 170 811 00	811 CATALINA COVE	10/07/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$56,600	35.38
Totals:						\$2,700,800	\$1,039,000	
						Sale. Ratio =>		38.47
						Std. Dev. =>		3.97

Cur. Appraisal	Land Residual	Est. Land Value	ECF Area	Liber/Page	Land Table	Class
\$299,144	\$29,356	\$94,500	0006	2021R32247	EVANS LANDING	407
\$144,689	\$52,461	\$47,250	0006	2022R15838	EVANS LANDING	407
\$149,562	\$57,688	\$47,250	0006	2022R15876	EVANS LANDING	407
\$142,257	\$44,993	\$47,250	0006	2021R28492	EVANS LANDING	407
\$150,048	\$59,702	\$47,250	0006	2022R16856	EVANS LANDING	407
\$150,048	\$61,202	\$47,250	0006	2023R00775	EVANS LANDING	407
\$142,257	\$34,893	\$47,250	0006	2021R20177	EVANS LANDING	407
\$142,257	\$56,493	\$47,250	0006	2022R11117	EVANS LANDING	407
\$142,257	\$26,993	\$47,250	0006	2021R22999	EVANS LANDING	407
\$142,257	\$30,993	\$47,250	0006	2021R15306	EVANS LANDING	407
\$142,257	\$29,993	\$47,250	0006	2021R13075	EVANS LANDING	407
\$141,712	\$40,538	\$47,250	0006	2022R04651	EVANS LANDING	407
\$141,712	\$35,538	\$47,250	0006	2022R11717	EVANS LANDING	407
\$141,712	\$55,538	\$47,250	0006	2022R15271	EVANS LANDING	407
\$155,651	\$56,599	\$47,250	0006		EVANS LANDING	407
\$143,473	\$54,777	\$47,250	0006	2022R11132	EVANS LANDING	407
\$149,562	\$42,688	\$47,250	0006	2022R05195	EVANS LANDING	407
\$145,152	\$62,098	\$47,250	0006	2022R20032	EVANS LANDING	407
\$2,766,007	\$832,543	\$897,750				
		Average				
		Site Value:			\$46,252.39	