

Parcel Number	Address	Date of Sale	Sale Price	Instrument	Terms	Adj Sale Price	Land & Imp	Bidd. Residual	Cost Manual \$	ECF	Occupancy	
55 19 00918 002	667 COOPER ST	1/27/2023	\$ 900,000	WD	03-ARM'S LENGTH	\$ 300,000	\$ 71,000	\$ 229,000	\$ 385,000	0.8390	Strip Mall - Mindful Massage	COMMERCIAL IMP
55 29 00429 000	8 W FRONT ST	8/19/2022	\$ 190,000	WD	03-ARM'S LENGTH	\$ 190,000	\$ 19,000	\$ 171,000	\$ 213,000	0.8300	Downtown Restaurant - Uptown Bar	COMMERCIAL IMP
55 29 00669 000	87 HEROME ST	7/15/2023	\$ 525,000	WD	03-ARM'S LENGTH	\$ 525,000	\$ -	\$ 400,000	\$ 501,000	0.8800	Propane Supply - Crystal Flash	COMMERCIAL IMP
55 29 01501 102	305 STEWART RD	8/29/2022	\$ 600,000	WD	03-ARM'S LENGTH	\$ 600,000	\$ -	\$ 600,000	\$ 682,000	0.8800	Medical - Part of Nouveau Center	COMMERCIAL IMP
55 29 00444 000	102 W FRONT ST	10/30/23	\$ 604,000	WD	03-ARM'S LENGTH	\$ 604,000	\$ 121,000	\$ 483,000	\$ 494,200	0.9800	Downtown retail/office	COMMERCIAL IMP
55 29 01362 000	602 N MONROE ST	3/25/24	\$ 245,000	WD	03-ARM'S LENGTH	\$ 245,000	\$ 102,000	\$ 143,000	\$ 161,000	0.8900	Retail/office	COMMERCIAL IMP
Total								\$ 2,025,000	\$ 2,436,200	0.8390		15

Due to a lack of industrial sales in the City of Luna Pier and having only one 301 parcel in the city, the Commercial ECF of 0.83 was utilized for the industrial class. Final 2025 Industrial ECF of 0.83.

City of Luna Pier Industrial Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
51 004 001 10	4525 ERIE	12/29/22	\$3,700,000	WD	03-ARMS LENGTH	\$3,700,000	\$1,016,100	27.46
Totals:			\$3,700,000			\$3,700,000	\$1,016,100	27.46
							Sale. Ratio =>	27.46

Cur Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libert/Page	Land Table
\$2,233,666	\$3,300,452	\$1,834,118	248.29	249.29	\$13,293	\$0.31	00100	2023R00205	INDUSTRIAL
\$2,233,666	\$3,300,452	\$1,834,118	248.29	249.29					
			Average		Average				
			per Net Acre=>	13,292.73	per SqFt=>	\$0.31			

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