

| Code | Description | Comments |
|----------------------------|--------------------|----------|
| Unit 1 - CITY OF LUNA PIER | | |
| 0001 | BACKLOTS | |
| 0002 | LAKEFRONT | |
| 0003 | LAKE ACCESS SOUTH | |
| 00 | CANAL | |
| 00 | ALLENS COVE | |
| 0099 | COMMERCIAL | |
| 0100 | INDUSTRIAL | |
| 07 | EVANS LANDING | |
| 31 | TAX EXEMPT PARCELS | |

Unit -

nit: 1 - CITY OF LUNA PIER
ates/Values for Neighborhood 00004.CANAL, Last Edited: 12/07/2024

contages:
contage 'A': Description: 'A' FRONTAGE ' FF Rate: 650
Standard Frontage: 50 Standard Depth : 100

ites:
ite 'A': Description: '< SITE VALUE ' Value: 8,000

nit: 1 - CITY OF LUNA PIER
ates/Values for Neighborhood 00005.ALLENS COVE, Last Edited: 12/07/2024

contages:
contage 'A': Description: 'A FRONTAGE ' FF Rate: 1750
Standard Frontage: 40 Standard Depth : 120
contage 'B': Description: 'B FRONTAGE ' FF Rate: 1750
Standard Frontage: 37 Standard Depth : 60
contage 'C': Description: 'C FRONTAGE ' FF Rate: 1000
Standard Frontage: 60 Standard Depth : 100
contage 'E': Description: 'EXTRA BACKLOT ' FF Rate: 250
Standard Frontage: 0 Standard Depth : 200

ites:
ite 'A': Description: 'SITE ' Value: 40,000

Minimum Value for Frontages/Sites: 30,000

nit: 1 - CITY OF LUNA PIER
ates/Values for Neighborhood 00099.COMMERCIAL , Last Edited: 12/07/2024

ates for Rate Table 'RATE TABLE 6', (SqFt)
COMMERCIAL PARK: 0.69
COMMERCIAL LAND: 0.69
RESIDENTIAL : 0.00
INDUSTRIAL : 0.69

nit: 1 - CITY OF LUNA PIER
ates/Values for Neighborhood 00100.INDUSTRIAL, Last Edited: 12/07/2024

ates for Rate Table 'RATE TABLE 1', (Acres)
RESIDENTIAL : 5,000
INDUSTRIAL : 10,600

nit: 1 - CITY OF LUNA PIER
ates/Values for Neighborhood 007.EVANS LANDING, Last Edited: 12/07/2024

ates for Rate Table 'SITE CONDO LOT', (Units)
POSTERIOR LOT : 45,000
FRONT LOT : 45,000

nit: 1 - CITY OF LUNA PIER
ates/Values for Neighborhood TE1.TAX EXEMPT PARCELS, Last Edited: 01/20/2017

nit: -
ates/Values for Neighborhood -----, Last Edited: / /

Luna Pier Vacant Land Study Subs

04/01/2022 to 03/31/2024

| Parcel Number | Date of Sale | Sale Price | Frontage | Cost Per Front Foot | | |
|---------------|--------------|--------------|----------|---------------------|------------------------|--|
| 51-145-012-10 | 4/4/24 | \$115,000.00 | 67.5 | \$1,703.70 | | Lake Access South |
| 51-140-128-00 | 4/1/22 | \$100,000 | 45 | \$2,222.22 | Waterfront 14th Street | Lake Access south |
| 51-140-129-00 | 3/1/22 | \$109,900 | 45 | \$2,442.22 | Waterfront 15th street | Lake Access South Same owner purchased lot above |
| | Total Cost: | \$209,900 | | | With Allens Cove | |
| | | Total FF: | 90 | \$2,332.22 | | |
| | | | Ave P/FF | | | |

Without Allens Cove

| Parcel Number | Date of Sale | Sale Price | Frontage | Cost Per Front Foot | | |
|---------------|--------------|------------|----------|---------------------|------------------------|--|
| 51-140-128-00 | 4/1/22 | \$100,000 | 45 | \$2,222.22 | Waterfront 14th Street | Lake Access south |
| 51-140-129-00 | 3/1/22 | \$109,900 | 45 | \$2,442.22 | Waterfront 15th street | Lake Access South Same owner purchased lot above |
| | Total Cost: | \$209,900 | | | With Allens Cove | |
| | | Total FF: | 90 | \$2,332.22 | | |
| | | | Ave P/FF | | | |
| 51-040-032-00 | 3/7/2024 | \$100,000 | 104 | \$961.54 | Canal | |

City of Luna Pier Land Study
04/01/2022 to 03/31/2024

Commercial

| Parcel Number | Date of Sale | Adjusted Sale Price | Acres | Cost per SQ ft. | Cost Per Acre | Comments |
|---------------|--------------|---------------------|--------|-----------------|---------------|----------|
| 51-004-001-00 | 12/29/2022 | \$3,700,000 | 173.03 | \$0.49 | \$21,383.58 | |

Luna Pier Residential Vacant Land Sale Study

1/01/2021 through 3/31/2024

| Parcel Number | Date of Sale | Sale Price | Acres | Cost per Acre |
|---------------|--------------|-------------|-------|---------------|
| 002-011-00 | 2/12/21 | \$28,000.00 | 3 | \$9,333.33 |

| | |
|------------|---------------|
| total acre | Avg. per acre |
| 3.00 | \$9,333.33 |