

Backlots ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
51 001 010 00	4850 GARDNER	03/11/24	\$370,000	WD	03-ARMS LENGTH	\$370,000	\$99,000
51 003 005 00	4237 LUNA PIER	10/19/23	\$185,000	LC	03-ARMS LENGTH	\$185,000	\$78,700
51 065 009 00	10753 ELLEN	12/30/22	\$177,000	WD	03-ARMS LENGTH	\$177,000	\$66,600
51 065 010 00	10755 ELLEN	07/08/22	\$205,500	WD	03-ARMS LENGTH	\$205,500	\$72,200
51 080 022 00	10716 ELMHURST	05/02/22	\$144,900	WD	03-ARMS LENGTH	\$144,900	\$51,800
51 085 013 00	11231 HAROLD DR	07/26/23	\$153,000	WD	03-ARMS LENGTH	\$153,000	\$66,500
51 115 020 00	10718 MAPLE LANE	10/05/22	\$192,500	WD	03-ARMS LENGTH	\$192,500	\$77,100
51 120 004 00	4347 1ST	01/24/24	\$129,900	WD	03-ARMS LENGTH	\$129,900	\$60,700
51 120 048 00	4348 5TH	03/15/23	\$150,000	WD	03-ARMS LENGTH	\$150,000	\$50,300
51 135 012 00	4344 14TH	04/19/22	\$160,000	WD	03-ARMS LENGTH	\$160,000	\$61,500
51 140 005 00	4359 1ST	05/19/23	\$237,000	WD	03-ARMS LENGTH	\$237,000	\$48,600
51 140 015 00	4353 2ND	05/26/23	\$290,000	WD	19-MULTI PARCEL ARMS LENGTH	\$290,000	\$71,700
51 140 048 00	4354 5TH	05/02/23	\$75,000	WD	03-ARMS LENGTH	\$75,000	\$33,600
51 140 103 00	4356 11TH	08/11/23	\$120,000	WD	03-ARMS LENGTH	\$120,000	\$46,000
51 140 114 00	4350 12TH	07/15/22	\$95,000	WD	03-ARMS LENGTH	\$95,000	\$33,800
Totals:			\$2,684,800			\$2,684,800	\$918,100

Sale. Ratio =>
Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area
26.76	\$227,133	\$106,613	\$263,387	\$119,732	2.200	2,012	\$130.91	00001
42.54	\$181,246	\$50,037	\$134,963	\$130,297	1.036	1,880	\$71.79	00001
37.63	\$182,283	\$29,704	\$147,296	\$151,518	0.972	1,456	\$101.16	00001
35.13	\$226,487	\$51,551	\$153,949	\$173,720	0.886	1,576	\$97.68	00001
35.75	\$135,995	\$38,801	\$106,099	\$96,518	1.099	1,160	\$91.46	00001
43.46	\$147,057	\$38,135	\$114,865	\$108,165	1.062	1,932	\$59.45	00001
40.05	\$218,871	\$27,238	\$165,262	\$190,301	0.868	1,771	\$93.32	00001
46.73	\$141,835	\$16,900	\$113,000	\$124,067	0.911	1,438	\$78.58	00001
33.53	\$137,453	\$14,503	\$135,497	\$122,095	1.110	1,240	\$109.27	00001
38.44	\$154,036	\$32,196	\$127,804	\$120,993	1.056	1,136	\$112.50	00001
20.51	\$152,624	\$11,963	\$225,037	\$139,683	1.611	1,032	\$218.06	00001
24.72	\$291,764	\$47,921	\$242,079	\$242,148	1.000	2,377	\$101.84	00001
44.80	\$75,128	\$22,990	\$52,010	\$51,776	1.005	840	\$61.92	00001
38.33	\$112,678	\$16,786	\$103,214	\$89,630	1.152	1,612	\$64.03	00001
35.58	\$91,066	\$12,142	\$82,858	\$78,375	1.057	810	\$102.29	00001
34.20	\$2,475,656		\$2,167,320	\$1,939,018	1.118		\$99.62	0.34175336
7.46				Ave. E.C.F. =>	1.135		Ave. Variance=>	20.7670

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
106.4841	2 STY	\$104,785		BACKLOTS	401	45
9.9154	2 STY	\$49,537		BACKLOTS	401	50
16.2832	1 3/4 STY	\$29,064		BACKLOTS	401	83
24.8775	1 STY	\$49,329		BACKLOTS	401	78
3.5703	1 STY	\$36,916		BACKLOTS	401	59
7.3021	2 STY	\$34,205		BACKLOTS	401	47
26.6541	2 STY	\$24,807		BACKLOTS	401	73
22.4164	1 3/4 STY	\$15,370		BACKLOTS	401	62
2.5201	2 STY	\$14,230		BACKLOTS	401	80
7.8673	2 STY	\$30,000		BACKLOTS	401	74
47.6087	1 1/2 STY	\$11,124		BACKLOTS	401	84
13.5250	1 1/2 STY	\$38,236	51 140 025 00, 51 140 026 00	BACKLOTS	401	79
13.0438	1 3/4 STY	\$20,125		BACKLOTS	401	45
1.6596	2 STY	\$15,697	51 140 104 00	BACKLOTS	401	47
7.7771	1 1/2 STY	\$10,062		BACKLOTS	401	73
1.7224						

Coefficient of Var=> 18.29746521

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/07/2024 4:22 PM

Parcel: 51 003 005 00
Owner's Name: GAS CITY, LLC
Property Address: 4237 LUNA PIER
LUNA PIER, MI 48157
Map/Page: 2023R15860
Split: / /
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: 00001 BACKLOTS

Mailing Address:

GAS CITY, LLC
5870 DONALDSON DR
TROY MI 48085

Description:

941-525 1271-840 SEC 11 T8S R8E .50 AC COM AT A PT IN THE N LI OF SEC 11 665.55 FT N 89 DEG 30' W FR NE COR OF NW 1/4 TH N 89 DEG 30' W 125 FT TH S 174.5 FT TH S 89 DEG 30' E 125 FT TH N 174.5 FT TO P O B.

Most Recent Sale Information

Sold on 10/19/2023 for 185,000 by LUNA PIER CARWASH -DBA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page:

2023R15860

Most Recent Permit Information

Permit PE220007 on 09/28/2022 for \$0 category Electrical.

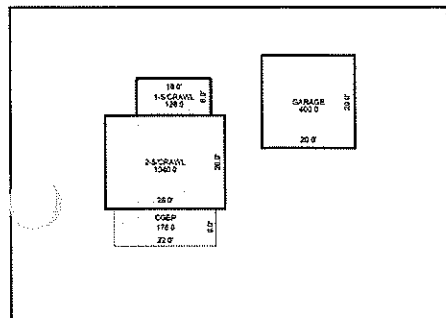
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	92,000	2024 Taxable:	92,000	Acreage:	0.50
Zoning:	R-1 (*)	Land Value:	Tentative	Frontage:	125.0
Area:	0.000	Land Impr. Value:	Tentative	Average Depth:	174.5

Improvement Data

of Residential Buildings: 2
Year Built: 1926
Occupancy: Single Family
Class: CD
Style: 2 STY
Exterior: Alum., Vinyl
% Good (Physical): 50
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 4
Full Baths: 2 Half Baths: 0
Floor Area: 1,880
Ground Area: 1,360
Garage Area: 400
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/07/2024 4:22 PM

Parcel: 51 065 010 00
Owner's Name: WAWSCZYK RACHEL R & ZACHARY L
Property Address: 10755 ELLEN LUNA PIER, MI 48157
Ar/Page: 2022R15574
Split: / /
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: 00001 BACKLOTS

Mailing Address:

WAWSCZYK RACHEL R & ZACHARY L
10755 ELLEN STREET
LUNA PIER MI 48157

Description:

770-809 1054-685 1056-103 1417-170 ELLEN PLAT LOTS 16 TO 20 INCL.

Most Recent Sale Information

Sold on 07/08/2022 for 205,500 by JABLONSKI JAMES & TRACY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page:

2022R15574

Most Recent Permit Information

Permit 002 on 09/15/2003 for \$0 category Res, Addition.

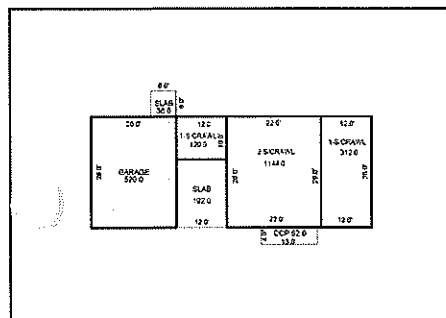
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	114,400	2024 Taxable:	105,525	Acreage:	0.34
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	185.0
Area:	100.000	Land Impr. Value:	Tentative	Average Depth:	79.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 1 STY
Exterior: Wood Siding
% Good (Physical): 78
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,576
Ground Area: 1,004
Garage Area: 520
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/07/2024 4:22 PM

Parcel: 51 080 022 00	Current Class: 401.RESIDENTIAL-IMPROVED
Owner's Name: GRASSEL ALINA	Previous Class: 401.RESIDENTIAL-IMPROVED
Property Address: 10716 ELMHURST LUNA PIER, MI 48157	Taxable Status: TAXABLE
Year/Page: 2022R12344	Prev. Taxable Stat: TAXABLE
Split: / /	Gov. Unit: 1 CITY OF LUNA PIER
Public Impr.: Paved Road, Water, Sewer, Electric, Gas	MAP #:
Topography: Level	School: 58090 MASON CONS SCHOOL DISTRICT
	Neighborhood: 00001 BACKLOTS

Mailing Address:	Description:
GRASSEL ALINA	764-356 810-831 883-622 1465-697 ELMHURST LOTS 64 TO 66 & 104 TO 106 ALSO VAC BEECH ST LYING ADJ TO LOTS 64& 104 TO 106
10716 ELMHURST	
LUNA PIER MI 48157	

Most Recent Sale Information

Sold on 05/02/2022 for 144,900 by DOMASICA WILLIAM J (LE).

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 2022R12344

Most Recent Permit Information

Permit PB170017 on 06/02/2017 for \$7,000 category ROOF.

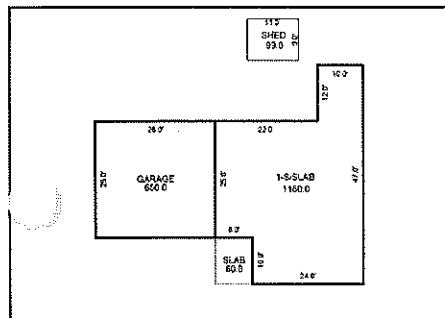
Physical Property Characteristics

2025 S.E.V.: Tentative	2025 Taxable: Tentative	Lot Dimensions:
2024 S.E.V.: 59,000	2024 Taxable: 56,805	Acres: 0.33
Zoning: R-2 (*)	Land Value: Tentative	Frontage: 104.0
Area: 100.000	Land Impr. Value: Tentative	Average Depth: 140.0

Improvement Data

of Residential Buildings: 1
Year Built: 1952
Occupancy: Single Family
Class: CD
Style: 1 STY
Exterior: Wood Siding
% Good (Physical): 59
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,160
Ground Area: 1,160
Garage Area: 650
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/07/2024 4:22 PM

Parcel: 51 085 013 00
Owner's Name: AYALA-BARAJAS JUDITH
Property Address: 11231 HAROLD DR
LUNA PIER, MI 48157
Map/Page: 2023R11567 **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: 00001 BACKLOTS

Mailing Address:

AYALA-BARAJAS JUDITH
11231 HAROLD DR
LUNA PIER MI 48157

Description:

746-166 1300-666 ERIE GROVE LOTS 16 & 17 ALSO TH PT OF SEC 2 T8S R8E DESC AS TH PT OF FORMER T O B & N R R ROW W'LY OF CL OF HAROLD DR WHICH LIES BET THE N'LY & S'LY LOT LINES OF OF LOTS 16 & 17 ERIE GROVE SUB EXTD E'LY TO CL OF HAROLD DR.

Most Recent Sale Information

Sold on 07/26/2023 for 153,000 by LARROW KELLY & PETER.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2023R11567

Most Recent Permit Information

Permit PB150060 on 09/23/2015 for \$5,400 category Res, Alteration.

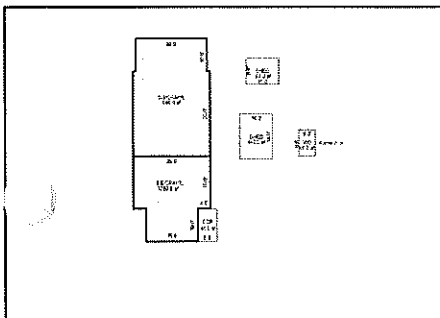
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	74,700	2024 Taxable:	74,700	Acreage:	0.30
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	100.0
Area:	100.000	Land Impr. Value:	Tentative	Average Depth:	130.0

Improvement Data

of Residential Buildings: 1
Year Built: 1930
Occupancy: Single Family
Class: CD
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 47
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 4
Full Baths: 2 Half Baths: 0
Floor Area: 1,932
Ground Area: 1,388
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/07/2024 4:22 PM

Parcel: 51 115 020 00
Owner's Name: ARCHIBALD JORDAN & ALEXANDRA
Property Address: 10718 MAPLE LANE
LUNA PIER, MI 48157
Liber/Page: 2022R20428
Split: / /
Public Impr./Topography: Paved Road, Water, Sewer, Electric, Gas 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: 00001 BACKLOTS

Mailing Address:

ARCHIBALD JORDAN & ALEXANDRA
PO BOX 806
CANANDAIGUA NY 14424

Description:

1102-657 & 658 1196-78 1231-537 HOCHRADEL PLAT LOTS 30 & 31

Most Recent Sale Information

Sold on 10/05/2022 for 192,500 by BALLARD TROY & SUSAN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page:

2022R20428

Most Recent Permit Information

Permit PP240003 on 01/31/2024 for \$0 category Plumbing.

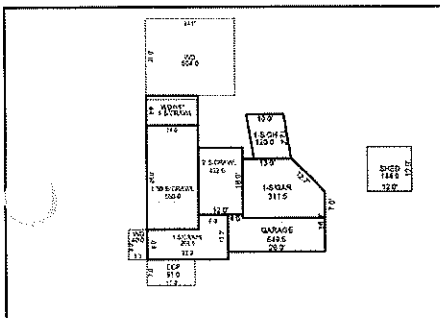
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	110,800	2024 Taxable:	98,070	Acreage:	0.17
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	92.0
Area:	100.000	Land Impr. Value:	Tentative	Average Depth:	81.4

Improvement Data

of Residential Buildings: 1
Year Built: 1915
Occupancy: Single Family
Class: C-5
Style: 2 STY
Exterior: Alum., Vinyl
% Good (Physical): 73
Heating System: Forced Heat & Cool
Electric - Amps Service: 220
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,771
Ground Area: 928
Garage Area: 549
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/07/2024 4:22 PM

Parcel:	51 120 004 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BEACH RETREATS, LLC	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	4347 1ST LUNA PIER, MI 48157	Taxable Status	TAXABLE
Liber/Page:	2024R02703	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	1 CITY OF LUNA PIER
Public Impr.:	Paved Road. Water. Sewer. Electric. Gas	MAP #	
Topography:	Level	School:	58090 MASON CONS SCHOOL DISTRICT
		Neighborhood:	00001 BACKLOTS

Mailing Address:	Description:
BEACH RETREATS, LLC 4360 S 4TH ST LUNA PIER MI 48157	760-829 BURNS ADDITION TO LAKEWOOD LOTS 304 & 307.

Most Recent Sale Information

Sold on 02/29/2024 for 0 by POWERS CAROLINE & WAKEMAN NEIL.

Terms of Sale:	21-NOT USED/OTHER	Liber/Page:	2024R02703
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Most Recent Permit Information

Permit PB120243 on 09/12/2012 for \$2,300 category Res, Alteration.

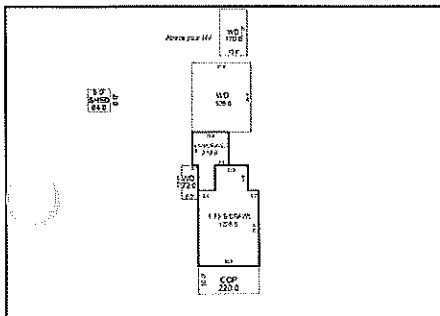
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	71,900	2024 Taxable:	48,192	Acreage:	0.12
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	50.0
Area:	0.000	Land Impr. Value:	Tentative	Average Depth:	105.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 1 3/4 STY
Exterior: Alum., Vinyl
% Good (Physical): 62
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,438
Ground Area: 912
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/07/2024 4:22 PM

Parcel: 51 120 048 00	Current Class: 401.RESIDENTIAL-IMPROVED
Owner's Name: GARCIA REYES A	Previous Class: 401.RESIDENTIAL-IMPROVED
Property Address: 4348 5TH LUNA PIER, MI 48157	Taxable Status: TAXABLE
Map/Page: 2023R03603	Prev. Taxable Stat: TAXABLE
Split: //	Gov. Unit: 1 CITY OF LUNA PIER
Public Impr.: Paved Road. Water. Sewer. Electric. Gas	MAP #:
Topography: Level	School: 58090 MASON CONS SCHOOL DISTRICT
	Neighborhood: 00001 BACKLOTS

Mailing Address:	Description:
GARCIA REYES A 4348 5TH LUNA PIER MI 48157	949-714 4348 5TH ST BURNS ADDITION TO LAKEWOOD LOTS 358 & 359.

Most Recent Sale Information

Sold on 03/15/2023 for 150,000 by MEADOWS JEFFERY.

Terms of Sale: 03-ARM'S LENGTH	Liber/Page: 2023R03603
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Most Recent Permit Information

Permit PM230029 on 11/15/2023 for \$0 category Mechanical.

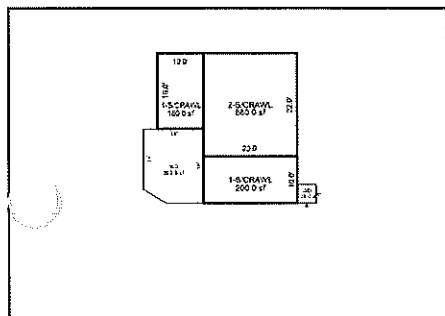
Physical Property Characteristics

2025 S.E.V.: Tentative	2025 Taxable: Tentative	Lot Dimensions:
2024 S.E.V.: 69,500	2024 Taxable: 69,500	Acreage: 0.10
Zoning: R-2 (*)	Land Value: Tentative	Frontage: 50.0
Area: 100.000	Land Impr. Value: Tentative	Average Depth: 90.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 80
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,240
Ground Area: 800
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/07/2024 4:22 PM

Parcel: 51 135 012 00
Owner's Name: BUSHROE AUSTIN
Property Address: 4344 14TH LUNA PIER, MI 48157
Liber/Page: 2022R09420 **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: 00001 BACKLOTS

Mailing Address:

BUSHROE AUSTIN
4344 14TH PO BOX 303
LUNA PIER MI 48157

Description:

920-864 931-641 955-62 1129-482 RENO'S ADDITION TO LAKEWOOD LOT 28 & 29 AND LOTS 22 & 23 AND THE ADJACENT ABANDONED 13TH STREET AS RECORDED IN 2731/179.

Most Recent Sale Information

Sold on 04/19/2022 for 160,000 by HARVEY CATHY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R09420

Most Recent Permit Information

Permit PB180048 on 08/16/2018 for \$2,500 category Res, Alteration.

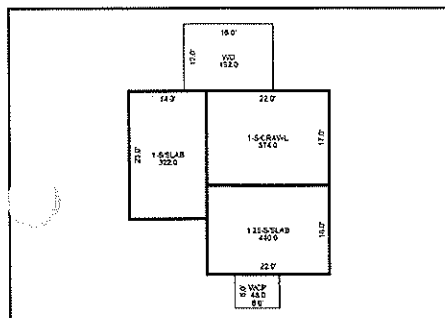
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	77,900	2024 Taxable:	71,295	Acreage:	0.23
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	100.0
Assessed Value:	100,000	Land Impr. Value:	Tentative	Average Depth:	100.0

Improvement Data

of Residential Buildings: 1
Year Built: 1930
Occupancy: Single Family
Class: C
Style: 2 STY
Exterior: Alum., Vinyl
% Good (Physical): 74
Heating System: Electric Baseboard
Electric - Amps Service: 200
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,136
Ground Area: 1,048
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/07/2024 4:22 PM

Parcel: 51 140 005 00
Owner's Name: ROBINSON BELYNDA
Property Address: 4359 1ST
LUNA PIER, MI 48157
Liber/Page: 2023R07936
Split: // **Created:** //
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: 00001 BACKLOTS

Mailing Address: ROBINSON BELYNDA
4359 1ST
LUNA PIER MI 48157
Description: 950-319 1005-744 LAKEWOOD REPLAT LOT 5.

Most Recent Sale Information

Sold on 05/19/2023 for 237,000 by A & J PROPERTY ENTERPRISES LLC.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 2023R07936

Most Recent Permit Information

Permit PB210045 on 10/01/2021 for \$4,000 category Deck.

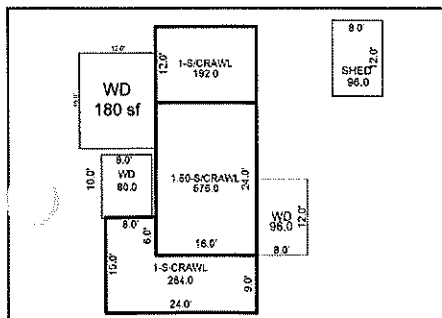
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	77,200	2024 Taxable:	77,200	Acreage:	0.06
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	50.0
Assessment:	100.000	Land Impr. Value:	Tentative	Average Depth:	55.0

Improvement Data

of Residential Buildings: 1
Year Built: 1920
Occupancy: Single Family
Class: C
Style: 1 1/2 STY
Exterior: Alum., Vinyl
% Good (Physical): 84
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,032
Ground Area: 840
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/07/2024 4:22 PM

Parcel: 51 140 048 00
Owner's Name: A & J PROPERTIES, LLC
Property Address: 4354 5TH
LUNA PIER, MI 48157
Ar/Page: 2023R07164 **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: 00001 BACKLOTS

Mailing Address:

A & J PROPERTIES, LLC
32700 KING RD
NEW BOSTON MI 48164

Description:

4352 5TH ST LAKEWOOD REPLAT LOTS 49 & 50 EXC N 7 FT OF LOT 49

Most Recent Sale Information

Sold on 05/02/2023 for 75,000 by LARROW PETER D & KELLY D.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2023R07164

Most Recent Permit Information

Permit PP240002 on 01/31/2024 for \$0 category Plumbing.

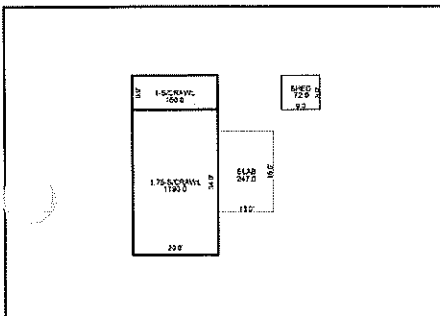
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	37,600	2024 Taxable:	37,600	Acreage:	0.10
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	100.0
Area:	0.000	Land Impr. Value:	Tentative	Average Depth:	45.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 1 3/4 STY
Exterior: Alum., Vinyl
% Good (Physical): 45
Heating System: Wall/Floor Furnace
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 840
Ground Area: 840
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/07/2024 4:22 PM

Parcel:	51 140 103 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	WILEY KALSIC BETHANY & WILEY MICHAEL	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	4356 11TH LUNA PIER, MI 48157	Taxable Status:	TAXABLE
Per Page:	2023R12127	Created:	//
Split:	//	Active:	Active
Public Impr.:	Paved Road, Water, Sewer, Electric, Gas	Prev. Taxable Stat:	TAXABLE
Topography:	Level	Gov. Unit:	1 CITY OF LUNA PIER
		MAP #	
		School:	58090 MASON CONS SCHOOL DISTRICT
		Neighborhood:	00001 BACKLOTS

Mailing Address:	Description:
WILEY KALSIC BETHANY & WILEY MICHAEL 4356 11TH LUNA PIER MI 48157	820-103 917-527 4356 11TH ST LAKEWOOD REPLAT LOT 111.

Most Recent Sale Information

Sold on 08/11/2023 for 120,000 by 4356 11TH ST LLC.

Terms of Sale:	03-ARM'S LENGTH	Liber/Page:	2023R12127
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Most Recent Permit Information

Permit PB240056 on 10/11/2024 for \$3,850 category Res, Alteration.

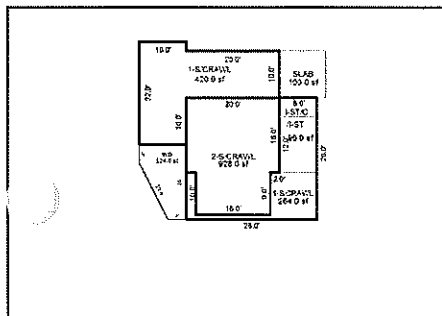
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	51,700	2024 Taxable:	51,700	Acreage:	0.05
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	50.0
Area:	100,000	Land Impr. Value:	Tentative	Average Depth:	45.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 47
Heating System: Wall/Floor Furnace
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,612
Ground Area: 1,148
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Backlots Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
51 001 010 00	4850 GARDNER	03/11/24	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$99,000
51 003 005 00	4237 LUNA PIER	10/19/23	\$185,000	LC	03-ARM'S LENGTH	\$185,000	\$78,700
51 050 005 00	4500 ANN	04/03/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$66,500
51 065 009 00	10753 ELLEN	12/30/22	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$66,600
51 065 010 00	10755 ELLEN	07/08/22	\$205,500	WD	03-ARM'S LENGTH	\$205,500	\$72,200
51 075 001 20	10545 S HAROLD	03/07/23	\$88,550	WD	03-ARM'S LENGTH	\$88,550	\$56,100
51 080 022 00	10716 ELMHURST	05/02/22	\$144,900	WD	03-ARM'S LENGTH	\$144,900	\$51,800
51 085 013 00	11231 HAROLD DR	07/26/23	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$66,500
51 085 027 00	4644 N 5TH ST	04/05/23	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$41,300
51 090 002 00	4551 N 6TH	11/16/22	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$41,200
51 095 017 00	4540 N 5TH ST	03/19/24	\$168,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$168,000	\$93,300
51 115 020 00	10718 MAPLE LANE	10/05/22	\$192,500	WD	03-ARM'S LENGTH	\$192,500	\$77,100
51 120 004 00	4347 1ST	01/24/24	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$60,700
51 120 021 00	4342 3RD ST	10/19/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$23,800
51 120 048 00	4348 5TH	03/15/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$50,300
51 120 075 00	4333 6TH	11/21/23	\$74,900	LC	03-ARM'S LENGTH	\$74,900	\$38,400
51 120 090 00	4345 7TH	11/07/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$33,400
51 120 093 00	4346 8TH	07/26/23	\$60,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$60,000	\$30,200
51 135 012 00	4344 14TH	04/19/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$61,500
51 140 005 00	4359 1ST	05/19/23	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$48,600
51 140 015 00	4353 2ND	05/26/23	\$290,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$290,000	\$71,700
51 140 048 00	4354 5TH	05/02/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$33,600
51 140 103 00	4356 11TH	08/11/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$46,000
51 140 114 00	4350 12TH	07/15/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$33,800

Totals: \$3,469,250

\$3,469,250 \$1,342,300

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
26.76	\$228,372	\$246,413	\$104,785	0.0	0.0	9.61	9.61	#DIV/0!	\$25,641
42.54	\$182,680	\$51,857	\$49,537	165.1	174.5	0.50	0.50	\$314	\$103,507
66.50	\$158,350	\$14,238	\$54,441	181.5	168.0	0.38	0.26	\$78	\$37,272
37.63	\$183,949	\$22,115	\$29,064	96.9	79.0	0.20	0.20	\$228	\$111,692
35.13	\$228,398	\$26,431	\$49,329	164.4	79.0	0.34	0.34	\$161	\$78,664
63.35	\$124,292	(\$8,517)	\$27,225	272.3	126.6	0.35	0.35	(\$31)	(\$24,196)
35.75	\$137,056	\$44,760	\$36,916	123.1	140.0	0.33	0.33	\$364	\$134,012
43.46	\$148,247	\$38,958	\$34,205	114.0	130.0	0.30	0.30	\$342	\$130,732
51.63	\$94,876	\$712	\$15,588	52.0	75.0	0.10	0.10	\$14	\$6,913
52.82	\$99,958	\$9,219	\$31,177	103.9	75.0	0.21	0.21	\$89	\$44,536
55.54	\$218,531	\$4,028	\$46,765	155.9	150.0	0.57	0.52	\$26	\$7,067
40.05	\$220,964	(\$3,657)	\$24,807	82.7	81.4	0.17	0.17	(\$44)	(\$21,262)
46.73	\$143,200	\$2,070	\$15,370	51.2	105.0	0.12	0.12	\$40	\$17,107
52.89	\$60,348	(\$5,286)	\$10,062	33.5	45.0	0.05	0.05	(\$158)	(\$101,654)
33.53	\$138,796	\$25,434	\$14,230	47.4	90.0	0.10	0.10	\$536	\$246,932
51.27	\$87,524	\$8,306	\$20,930	69.8	45.0	0.11	0.11	\$119	\$77,626
37.11	\$105,211	\$5,719	\$20,930	69.8	45.0	0.11	0.11	\$82	\$53,449
50.33	\$71,810	(\$1,345)	\$10,465	34.9	45.0	0.05	0.05	(\$39)	(\$24,907)
38.44	\$155,367	\$34,633	\$30,000	100.0	100.0	0.23	0.23	\$346	\$150,578
20.51	\$154,160	\$93,964	\$11,124	37.1	55.0	0.06	0.06	\$2,534	\$1,491,492
24.72	\$294,428	\$33,808	\$38,236	127.5	135.0	0.40	0.24	\$265	\$85,159
44.80	\$75,697	\$19,428	\$20,125	67.1	45.0	0.10	0.10	\$290	\$188,621
38.33	\$113,664	\$27,668	\$15,697	52.3	90.0	0.08	0.05	\$529	\$341,580
35.58	\$91,928	\$13,134	\$10,062	33.5	45.0	0.05	0.05	\$392	\$252,577
38.69	\$3,517,806	\$704,090	\$721,070	2,235.8	14.53	14.17			
11.44			Average						
			per FF=>	\$315		48,447.67			
			Average						
			per Net Acre=>						
			Average						
			per SqFt=>						

Dollars/SqFt	Actual Front	ECF Area	Libel/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	Rate Group 2
\$0.59	0.00	00001	2024R03557		BACKLOTS	401		
\$2.38	125.00	00001	2023R15860		BACKLOTS	401	A' FRONTAGE	
\$0.86	198.00	00001	2023R04406	51 050 011 00	BACKLOTS	401	A' FRONTAGE	
\$2.56	109.00	00001	2023R00756		BACKLOTS	401	A' FRONTAGE	
\$1.81	185.00	00001	2022R15574		BACKLOTS	401	A' FRONTAGE	
(\$0.56)	121.00	00001	2023R03516		BACKLOTS	401	D' FRONTAGE	
\$3.08	104.00	00001	2022R12344		BACKLOTS	401	A' FRONTAGE	
\$3.00	100.00	00001	2023R11567		BACKLOTS	401	A' FRONTAGE	
\$0.16	60.00	00001	2023R06015		BACKLOTS	401	A' FRONTAGE	
\$1.02	120.00	00001	2023R00790		BACKLOTS	401	A' FRONTAGE	
\$0.16	180.00	00001	2024R04703	51 090 003 00	BACKLOTS	401	A' FRONTAGE	
(\$0.49)	92.00	00001	2022R20428		BACKLOTS	401	A' FRONTAGE	A' FRONTAGE
\$0.39	50.00	00001	2024R01172		BACKLOTS	401	A' FRONTAGE	
(\$2.33)	50.00	00001	2022R21395		BACKLOTS	401	A' FRONTAGE	
\$5.67	50.00	00001	2023R03603		BACKLOTS	401	A' FRONTAGE	
\$1.78	104.00	00001	2023R17853		BACKLOTS	401	A' FRONTAGE	
\$1.23	104.00	00001	2022R21601		BACKLOTS	401	A' FRONTAGE	
(\$0.57)	52.00	00001	2023R11411		BACKLOTS	401	A' FRONTAGE	
\$3.46	100.00	00001	2022R09420		BACKLOTS	401	A' FRONTAGE	
\$34.24	50.00	00001	2023R07936		BACKLOTS	401	A' FRONTAGE	
\$1.95	190.00	00001	2023R08349 & 8350	51 140 025 00, 51 140 026 00	BACKLOTS	401	A' FRONTAGE	
\$4.33	100.00	00001	2023R07164		BACKLOTS	401	A' FRONTAGE	
\$7.84	78.00	00001	2023R12127	51 140 104 00	BACKLOTS	401	A' FRONTAGE	
\$5.80	50.00	00001	2022R15593		BACKLOTS	401	A' FRONTAGE	

\$1.11