

Lake Access South/Lakefront ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
51 140 046 00	4360 5TH	05/17/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$121,500	30.38
51 140 123 00	4356 14TH	08/02/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$92,100	33.49
51 145 001 00	4357 15TH	12/01/22	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$119,300	29.83
51 003 002 00	10148 LAPOINTE	08/28/23	\$457,000	WD	03-ARM'S LENGTH	\$457,000	\$192,200	42.06

Totals: \$1,531,900 \$1,531,900 \$525,100

Sale. Ratio => 34.28

Std. Dev. => 1.97

Not Used/Duplicate Sale

51 140 061 00	4358 7TH	03/02/23	\$399,500	WD	03-ARM'S LENGTH	\$399,500	\$176,200	44.11
51 140 034 00	4360 4TH	06/10/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$120,000	38.71

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Land Value
\$409,583	\$180,496	\$219,504	\$286,001	0.767	2,388	\$91.92	00003	2 STY	\$172,922
\$307,670	\$117,146	\$157,854	\$237,858	0.664	2,097	\$75.28	00003	2 STY	\$115,850
\$328,442	\$98,523	\$301,377	\$287,040	1.050	2,569	\$117.31	00003	2 STY	\$96,625
\$473,181	\$113,002	\$343,998	\$417,774	0.823	2,340	\$147.01	00002	2 STY	\$110,864
\$1,518,876		\$1,022,733	\$1,228,673			\$431.52			
			E.C.F. =>	0.832					
			Ave. E.C.F. =>	0.827					
\$527,603	\$246,680	\$152,820	\$350,715	0.436	2,520	\$60.64	00003	2 STY	\$238,077
\$354,257	\$178,518	\$131,482	\$219,400	0.599	1,858	\$70.77	00003	2 STY	\$173,670

Land Table	Property Class	Building Depr.
LAKE ACCESS SOUTH	401	78
LAKE ACCESS SOUTH	401	68
LAKE ACCESS SOUTH	401	68
LAKEFRONT	401	80

LAKE ACCESS SOUTH	401	72
LAKE ACCESS SOUTH	401	72

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/07/2024 4:25 PM

Parcel: 51 003 002 00
Owner's Name: GEROSKI CYNTHIA
Property Address: 10148 LAPOINTE
LUNA PIER, MI 48157
Liber/Page: 2023R12925 **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: 00002 LAKEFRONT

Mailing Address:

GEROSKI CYNTHIA
17 OLD COACH RD
BOWLING GREEN OH 43402

Description:

10148 LAPOINTE SEC 11 T8S R8E S'LY 60 FT OF N'LY 180 FT OF ALL THAT PT OF W 1/2 OF SE FRL 1/4 SEC 11 BD N BY TYPHA SUB W BY LOTS 5 & 6 ASSESSORS PLAT 5 E BY LAKE ERIE S BY LAPOINTE DR & THE E 1/2 OF VACATED LAKEWOOD DR LYING W OF ABOVE PARCEL.

Most Recent Sale Information

Sold on 08/28/2023 for 457,000 by DEAL TODD & ROBIN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page:

2023R12925

Most Recent Permit Information

Permit PB220040 on 12/09/2022 for \$7,220 category Res, Alteration.

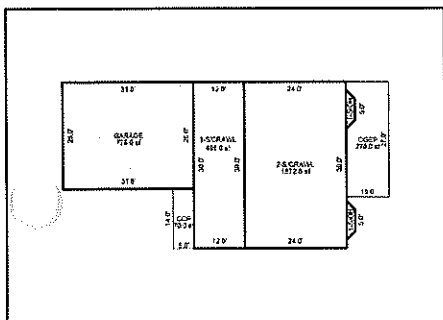
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	221,700	2024 Taxable:	221,700	Acreage:	0.24
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	60.0
Area:	0.000	Land Impr. Value:	Tentative	Average Depth:	175.0

Improvement Data

of Residential Buildings: 1
Year Built: 1992
Occupancy: Single Family
Class: BC
Style: 2 STY
Exterior: Alum., Vinyl
% Good (Physical): 84
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 4
Full Baths: 3 Half Baths: 0
Floor Area: 2,340
Ground Area: 1,404
Garage Area: 775
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/07/2024 4:25 PM

Parcel: 51 140 123 00
Owner's Name: BUSSE JERRY P & JENNIFER L
Property Address: 4356 14TH LUNA PIER, MI 48157
Liber/Page: 2022R16608
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: 00003 LAKE ACCESS SOUTH

Mailing Address:

BUSSE JERRY P & JENNIFER L
11651 COUNTY RD 12
WAUSEON OH 43567

Description:

1027-68 1109-692 LAKEWOOD REPLAT LOTS 140 TO 142 INCL.

Most Recent Sale Information

Sold on 08/02/2022 for 275,000 by GRODI RYAN & PHILLIPS COURTNEY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page:

2022R16608

Most Recent Permit Information

Permit PB210043 on 09/22/2021 for \$1,500 category Deck.

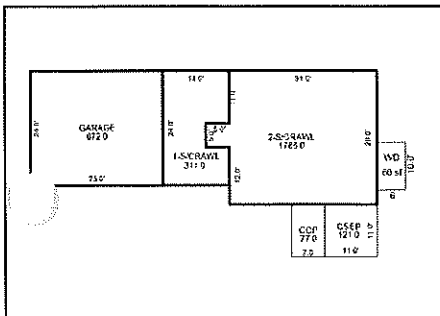
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	151,800	2024 Taxable:	129,360	Acreage:	0.18
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	45.0
	0.000	Land Impr. Value:	Tentative	Average Depth:	172.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C+5
Style: 2 STY
Exterior: Alum., Vinyl
% Good (Physical): 68
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 4
Full Baths: 1 Half Baths: 1
Floor Area: 2,097
Ground Area: 1,204
Garage Area: 672
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/07/2024 4:25 PM

Parcel:	51 145 001 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	JONES GARY JR	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	4357 15TH LUNA PIER, MI 48157	Taxable Status:	TAXABLE
Liber/Page:	2024R15317	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:	00003 LAKE ACCESS SOUTH

Mailing Address:	Description:
JONES GARY JR 4357 15TH LUNA PIER MI 48157	1010-440 TYPHA ADDITION TO LAKEWOOD LOT 1

Most Recent Sale Information

Sold on 10/10/2024 for 500,000 by SCHNITKEY DOUGLAS M & CONSTANCE K.

Terms of Sale:	03-ARM'S LENGTH	Liber/Page:	2024R15317
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Most Recent Permit Information

Permit PB230012 on 04/19/2023 for \$4,345 category Res, Alteration.

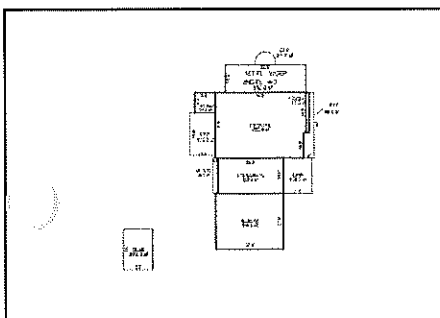
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	165,900	2024 Taxable:	157,815	Acreage:	0.28
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	45.0
Assessed Value:	100,000	Land Impr. Value:	Tentative	Average Depth:	266.1

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C+10
Style: 2 STY
Exterior: Alum., Vinyl
% Good (Physical): 68
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 5
Full Baths: 2 Half Baths: 0
Floor Area: 2,569
Ground Area: 1,354
Garage Area: 594
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Lakefront Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
51 003 002 00	10148 LAPOINTE	08/28/23	\$457,000	WD	03-ARMS LENGTH	\$457,000	\$192,200	42.06	\$457,179
51 040 032 00	11309 HAROLD	03/07/24	\$100,000	WD	03-ARMS LENGTH	\$100,000	\$78,500	78.50	\$83,350
Totals:						\$557,000	\$270,700		\$540,529
							Sale. Ratio =>	48.60	
							Std. Dev. =>	25.77	

Land Residual	Est. Land Value	Efec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	
\$104,685	\$104,864	89.5	272.0	0.31	0.24	\$1,169	\$339,886	\$7.80	90.00	
\$100,000	\$83,350	104.0	201.0	0.48	0.48	\$962	\$208,333	\$4.78	104.00	
\$204,685	\$188,214	193.5		0.79	0.72					
Average		Average		Average		Average		Average		
per FF=>		\$1,058		per Net Acre=>		259,752.54		per SqFt=>		\$5.96

ECF Area	Libet/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
00002	2023R12925	51 035 004 00	LAKEFRONT	401	A FRONTAGE
00002	2024R03091		LAKEFRONT	402	CANAL FRONTAGE