

Lake Access South 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
Totals:						\$1,074,900	\$332,900	
							Sale. Ratio =>	30.97
							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
\$1,045,695		\$678,735	\$810,899			\$284.51			
			E.C.F. =>	0.837					
			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

LAKE ACCESS SOUTH	401		72
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Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/07/2024 4:26 PM

Parcel: 51 145 001 00
Owner's Name: JONES GARY JR
Property Address: 4357 15TH
LUNA PIER, MI 48157
Lib/Map/Page: 2024R15317
Split: // **Created:** // **Active:** Active
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: 00003 LAKE ACCESS SOUTH

Mailing Address: JONES GARY JR
4357 15TH
LUNA PIER MI 48157
Description: 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 **Lib/Map/Page:** 2024R15317

Most Recent Permit Information

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

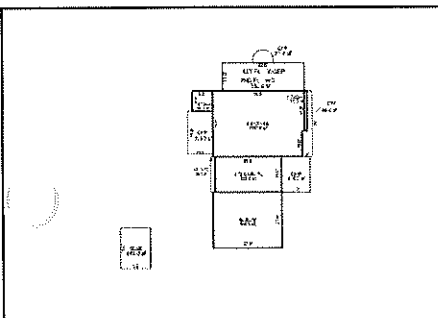
Physical Property Characteristics

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
Area:	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



Lake Access South Land Analysis

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51 140 123 00	4356 14TH	08/02/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$92,100	33.49
51 140 128 00	14TH	04/01/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$29,000	29.00
51 145 001 00	4357 15TH	12/01/22	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$119,300	29.83

Totals: \$1,484,900

\$1,484,900

\$481,900

Sale. Ratio =>

32.45

Std. Dev. =>

3.97

Cur. Appraisal	Land Residual	Est. Land Value	Efrec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	
\$354,257	\$129,413	\$173,670	102.2	90.5	0.19	0.19	\$1,267	\$670,534	\$15.39	
\$409,583	\$163,339	\$172,922	101.7	97.5	0.20	0.20	\$1,606	\$812,632	\$18.66	
\$307,670	\$83,180	\$115,850	68.1	172.0	0.18	0.18	\$1,221	\$467,303	\$10.73	
\$115,850	\$100,000	\$115,850	68.1	172.0	0.18	0.18	\$1,467	\$561,798	\$12.90	
\$328,442	\$168,083	\$96,625	48.3	266.1	0.28	0.28	\$3,479	\$611,211	\$14.03	
\$1,515,802	\$644,015	\$674,917	388.5		1.03	1.03				
Average			Average		Average		Average		Average	
per FF=>			\$1,658		per Net Acre=>		628,307.32		per SqFt=>	\$14.42

Actual Front	ECF Area	Libert/Page	Land Table	Class	Rate Group 1	Rate Group 2
93.00	00003	2022R13355	LAKE ACCESS SOUTH	401	A' FRONTAGE	
90.00	00003	2022R11220	LAKE ACCESS SOUTH	401	A' FRONTAGE	A' FRONTAGE
45.00	00003	2022R16608	LAKE ACCESS SOUTH	401	A' FRONTAGE	
45.00	00003	2022R09112	LAKE ACCESS SOUTH	402	A' FRONTAGE	
45.00	00003	2022R22921	LAKE ACCESS SOUTH	401	E FRONTAGE	