

Canal ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
51 155 014 00	4336 GENOA	06/06/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$66,100
51 155 023 00	4332 BELVEDERE	04/06/22	\$265,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$265,000	\$103,500
51 155 055 00	4338 LAKING LANE	10/06/23	\$116,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$116,000	\$42,100
Totals:						\$631,000	\$211,700

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
26.44	\$240,784	\$27,895	\$222,105	\$171,685	1.294	1,356	\$163.79	00004
39.06	\$389,854	\$85,506	\$179,494	\$174,625	1.028	1,768	\$101.52	00004
36.29	\$119,054	\$30,788	\$85,212	\$44,916	1.897	560	\$152.16	00004
	\$749,692		\$486,811	\$391,226			\$139.16	
33.55				E.C.F. =>	1.244		Std. Deviation=>	0.4454228
6.63				Ave. E.C.F. =>	1.406		Ave. Variance=>	32.7269

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
11.2553	1 3/4 STY	\$27,145		CANAL	401	68
37.8350	2 STY	\$80,892	51 155 033 00	CANAL	401	62
49.0903	1 STY	\$28,454	51 035 013 00	CANAL	401	45
16.1910						

Coefficient of Var=> 23.27272856

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/07/2024 4:27 PM

Parcel:	51 155 014 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	VOIGHT GREGORY T & BOYCE CHARLES	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	4336 GENOA LUNA PIER, MI 48157	Taxable Status:	TAXABLE
Liber/Page:	2022R12396	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:	00004 CANAL

Mailing Address:	Description:
VOIGHT GREGORY T & BOYCE CHARLES D 4336 GENOA LUNA PIER MI 48157	955-831 VENICE LOTS 42 TO 44 INCL.

Most Recent Sale Information

Sold on 06/06/2022 for 250,000 by WAKEMAN NEIL B.

Terms of Sale:	03-ARM'S LENGTH	Liber/Page:	2022R12396
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Most Recent Permit Information

Permit PE230008 on 06/28/2023 for \$0 category Electrical.

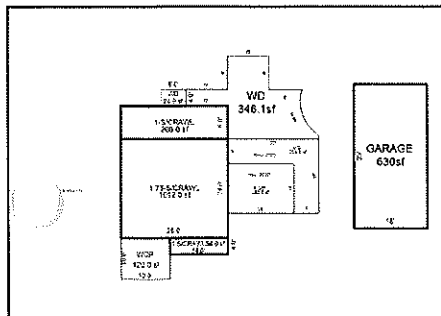
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	137,400	2024 Taxable:	108,550	Acreage:	0.17
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	120.0
Area:	100.000	Land Impr. Value:	Tentative	Average Depth:	63.0

Improvement Data

of Residential Buildings: 1
Year Built: 1920
Occupancy: Single Family
Class: C
Style: 1 3/4 STY
Exterior: Alum., Vinyl
% Good (Physical): 68
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 2
Full Baths: 1 Half Baths: 1
Floor Area: 1,356
Ground Area: 888
Garage Area: 630
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/07/2024 4:27 PM

Parcel: 51 155 023 00
Owner's Name: MASSINGILL JENNIFER L
Property Address: 4332 BELVEDERE
LUNA PIER, MI 48157
Liber/Page: 2022R08467 **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: 00004 CANAL

Mailing Address:

MASSINGILL JENNIFER L
4332 BELVEDERE
LUNA PIER MI 48157

Description:

LP-62-4 742-664 809-661 836-199 VENICE LOTS 62, 63 & 64

Most Recent Sale Information

Sold on 04/06/2022 for 265,000 by GUYMER RANDAL D & GAIL L (LE).

Terms of Sale: 19-MULTI PARCEL ARM'S LENGTH

Liber/Page:

2022R08467

Most Recent Permit Information

Permit PB220003 on 03/09/2022 for \$0 category Res, Alteration.

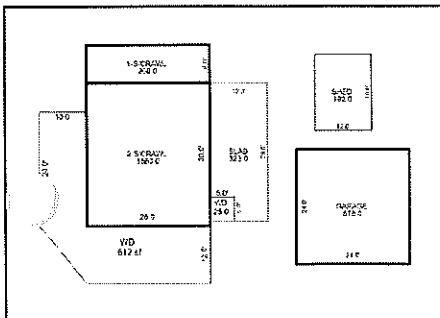
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	140,500	2024 Taxable:	108,780	Acreage:	0.16
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	109.0
Area:	0.000	Land Impr. Value:	Tentative	Average Depth:	63.0

Improvement Data

of Residential Buildings: 1
Year Built: 1983
Occupancy: Single Family
Class: C+5
Style: 2 STY
Exterior: Alum., Vinyl
% Good (Physical): 62
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,768
Ground Area: 988
Garage Area: 576
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/07/2024 4:27 PM

Parcel: 51 155 055 00
Owner's Name: LARROW PETER D & KELLY D
Property Address: 4338 LAKING LANE
LUNA PIER, MI 48157
Liber/Page: 2023R15089
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: 00004 CANAL

Mailing Address:

LARROW PETER D & KELLY D
4350 6TH STREET PO BOX 77
LUNA PIER MI 48157

Description:

982-936 & 937 VENICE LOT 125A NE COR OF LOT 128 TH W ON N LI OF SD LOT 128 & N LINES OF LOTS 126 & 127 DIST 37.83 FT TO SE COR OF LOT 124 TH N ON E LI OF LOT 124 TO NE COR OF LOT 124 TH E ON LI WITH N LI OF LOT 124 TO A PT N OF & OPPOSITE POB TH S ON LI TO POB ALSO LOTS 112 113 & 114 INCL

Most Recent Sale Information

Sold on 10/06/2023 for 116,000 by DEBRUYNE THOMAS & LORENA.

Terms of Sale: 19-MULTI PARCEL ARM'S LENGTH

Liber/Page:

2023R15089

Most Recent Permit Information

Permit PM180020 on 10/05/2018 for \$0 category Mechanical.

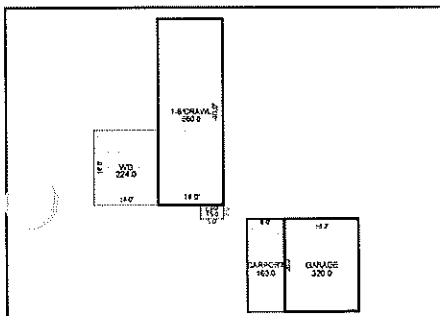
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	45,700	2024 Taxable:	45,700	Acreage:	0.36
Zoning:	R-2 (*)	Land Value:	Tentative	Frontage:	153.0
Area:	0.000	Land Impr. Value:	Tentative	Average Depth:	102.9

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 1 STY
Exterior: Alum., Vinyl
% Good (Physical): 45
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 60
of Bedrooms: 1
Full Baths: 1 Half Baths: 0
Floor Area: 560
Ground Area: 560
Garage Area: 320
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Canal Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instir.	Terms of Sale	Adj. Sale \$	Asd. when Sold
51 155 014 00	4336 GENOA	06/06/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$66,100
51 155 023 00	4332 BELVEDERE	04/06/22	\$265,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$265,000	\$103,500
51 155 055 00	4338 LAKING LANE	10/06/23	\$116,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$116,000	\$42,100
Totals:						\$631,000	\$211,700

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
26.44	\$275,550	\$36,361	\$61,911	95.2	63.0	0.17	0.17	\$382	\$208,971
39.06	\$389,854	\$43,851	\$112,470	173.0	126.0	0.32	0.16	\$253	\$138,769
36.29	\$119,054	\$57,970	\$47,230	215.4	322.9	0.52	0.36	\$269	\$111,911
	\$784,458	\$138,182	\$221,611	483.7		1.01	0.69		
33.55			Average			Average			Average
6.63			per FF=>	\$286		per Net Acre=>	137,085.32		per SqFt=>

Dollars/SqFt	Actual Front	ECF Area	Libel/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
\$4.80	120.00	00004	2022R12396		CANAL	401	A' FRONTAGE
\$3.19	218.00	00004	2022R08467	51 155 033 00	CANAL	401	A' FRONTAGE
\$2.57	184.00	00004	2023R15089	51 035 013 00	CANAL	401	A' FRONTAGE

\$3.15