

Allens Cove ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
51 010 017 00	4617 ALLEN COVE	08/08/23	\$295,000	WD	03-ARMIS LENGTH	\$255,000	\$104,300	40.90	
51 010 028 00	4661 ALLEN COVE	08/08/23	\$320,000	WD	03-ARMIS LENGTH	\$320,000	\$89,200	27.88	
<b>Totals:</b>			<b>\$615,000</b>			<b>\$575,000</b>	<b>\$193,500</b>		
								<b>Sale. Ratio =&gt;</b>	<b>33.65</b>
								<b>Std. Dev. =&gt;</b>	<b>9.21</b>

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$283,165	\$71,040	\$183,960	\$136,855	1.344	1,418	\$129.73	00005	12.6513
\$312,471	\$65,350	\$254,650	\$159,433	1.597	1,639	\$155.37	00005	12.6513
\$595,636		\$438,610	\$296,288			\$142.55		0.9641
			E.C.F. =>	1.480		Std. Deviation=>	0.17891615	
			Ave. E.C.F. =>	1.471		Ave. Variance=>	12.6513	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
1 3/4 STY	\$68,000	ALLENS COVE	401	77
2 STY	\$64,600	ALLENS COVE	401	84

8.602155327

# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

12/07/2024 4:28 PM

**Parcel:** 51 010 017 00  
**Owner's Name:** ZEBARI CHASE  
**Property Address:** 4617 ALLEN COVE  
LUNA PIER, MI 48157  
**Liber/Page:** 2023R11975 **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:** 00005 ALLENS COVE

## Mailing Address:

ZEBARI CHASE  
36255 MEADOWBROOK ST  
LIVONIA MI 48154

## Description:

824-384 1181-659 ALLEN'S COVE LOT 12 ALSO THAT PART OF LOT 61 LYING N'LY OF LOT 12 BETWEEN THE E'LY & W'LY LI  
OF LOT 12 EXT TO MUDDY CREEK.

## Most Recent Sale Information

Sold on 08/08/2023 for 295,000 by SWEETWATER ROOMS, LLC.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2023R11975

## Most Recent Permit Information

Permit PB240003 on 01/24/2024 for \$14,000 category Com, Miscellaneous.

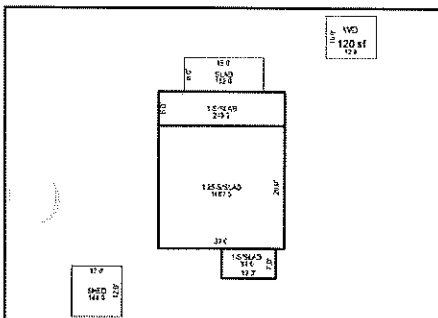
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	120,300	<b>2024 Taxable:</b>	120,300	<b>Acreage:</b>	0.09
<b>Zoning:</b>	R-2 (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	40.0
	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	100.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: CD  
Style: 1 3/4 STY  
Exterior: Alum., Vinyl  
% Good (Physical): 77  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,418  
Ground Area: 1,201  
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 4:28 PM

**Parcel:** 51 010 028 00  
**Owner's Name:** PAKULA PARKER & LINDSEY  
**Property Address:** 4661 ALLEN COVE  
LUNA PIER, MI 48157  
**Liber/Page:** 2023R13334 **Created:** / /  
**Split:** / / **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:** 00005 ALLENS COVE

**Mailing Address:** PAKULA PARKER & LINDSEY  
1069 TRUMAN DR  
CANTON MI 48188  
**Description:** 777-683 869-775 ALLEN'S COVE LOT 23 EXC N 2 FT.

## Most Recent Sale Information

Sold on 08/08/2023 for 320,000 by SWEETWATER ROOMS LLC.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2023R13334

## Most Recent Permit Information

Permit PM230025 on 09/06/2023 for \$0 category Mechanical.

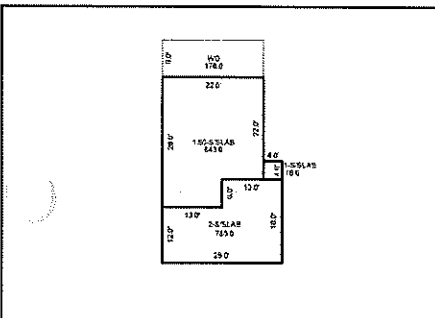
## Physical Property Characteristics

<b>2025 S.E.V.:</b> Tentative	<b>2025 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2024 S.E.V.:</b> 131,900	<b>2024 Taxable:</b> 131,900	<b>Acreage:</b> 0.25
<b>Zoning:</b> R-2 (*)	<b>Land Value:</b> Tentative	<b>Frontage:</b> 38.0
0.000	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 290.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: D  
Style: 2 STY  
Exterior: Block  
% Good (Physical): 84  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 4  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,639  
Ground Area: 968  
Garage Area: 0  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



Allens Cove Land Analysis

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<b>Totals:</b>			<b>\$615,000</b>			<b>\$575,000</b>	<b>\$193,500</b>		
								<b>Sale. Ratio =&gt;</b>	<b>33.65</b>
								<b>Std. Dev. =&gt;</b>	<b>9.21</b>

Cur. Appraisal	Land Residual	Est. Land Value	Efec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	
\$283,165	\$39,835	\$68,000	40.0	100.0	0.09	0.09	\$996	\$432,989	\$9.94	
\$312,471	\$72,129	\$64,600	38.0	290.0	0.25	0.25	\$1,898	\$285,095	\$6.54	
\$595,636	\$111,964	\$132,600	78.0		0.35	0.35				
Average					Average				Average	
per FF=>			\$1,435		per Net Acre=>	324,533.33			per SqFt=>	\$7.45

Actual Front	Ecf Area	Libet/Page	Land Table	Class	Rate Group 1
40.00	00005	2023R11975	ALLENS COVE	401	A FRONTAGE
38.00	00005	2023R13334	ALLENS COVE	401	A FRONTAGE

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