

Evans Landing ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
51 170 106 00	106 BEACHWALK TRAIL	08/03/22	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$56,400	37.63
51 170 106 00	106 BEACHWALK TRAIL	10/06/23	\$154,900	WD	03-ARM'S LENGTH	\$154,900	\$61,900	39.96
51 170 116 00	116 BEACHWALK TRAIL	11/30/23	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$62,100	37.87
51 170 206 00	206 BEACHWALK TRAIL	07/26/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$55,500	34.69
51 170 206 00	206 BEACHWALK TRAIL	09/15/23	\$160,500	WD	03-ARM'S LENGTH	\$160,500	\$63,800	39.75
51 170 208 00	208 BEACHWALK TRAIL	03/01/24	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$60,900	37.48
51 170 218 00	218 BEACHWALK TRAIL	08/05/22	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$55,700	34.28
51 170 218 00	218 BEACHWALK TRAIL	01/13/23	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$55,700	33.96
51 170 310 00	310 BEACHWALK TRAIL	05/03/22	\$151,500	WD	03-ARM'S LENGTH	\$151,500	\$55,500	36.63
51 170 318 00	318 BEACHWALK TRAIL	05/23/23	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$61,100	37.26
51 170 404 00	404 BEACHWALK TRAIL	11/02/23	\$163,500	WD	03-ARM'S LENGTH	\$163,500	\$60,900	37.25
51 170 408 00	408 BEACHWALK TRAIL	06/30/23	\$157,500	WD	03-ARM'S LENGTH	\$157,500	\$60,900	38.67
51 170 408 00	408 BEACHWALK TRAIL	03/25/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$60,900	21.37
51 170 507 00	507 MACKINAW TRAIL	05/31/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$55,300	42.54
51 170 511 00	511 MACKINAW TRAIL	07/27/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$55,300	36.87
51 170 803 00	803 CATALINA COVE	10/06/23	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$61,700	37.97
51 170 806 00	806 CATALINA COVE	05/06/22	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$55,900	37.02
51 170 807 00	807 CATALINA COVE	09/08/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$61,900	39.94
51 170 811 00	811 CATALINA COVE	10/07/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$56,600	35.38
51 170 811 00	811 CATALINA COVE	02/29/24	\$164,500	WD	03-ARM'S LENGTH	\$164,500	\$62,100	37.75
<b>Totals:</b>			<b>\$3,272,800</b>			<b>\$3,272,800</b>	<b>\$1,180,100</b>	<b>36.06</b>

Sale. Ratio => 36.06  
 Std. Dev. => 4.16

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	EGF Area	Dev. by Mean (%)
\$148,516	\$45,000	\$104,900	\$78,421	1.338	1,008	\$104.07	0006	16.2830
\$148,516	\$45,000	\$109,900	\$78,421	1.401	1,008	\$109.03	0006	9.9071
\$149,008	\$45,000	\$119,000	\$78,794	1.510	1,008	\$118.06	0006	0.9791
\$153,757	\$45,000	\$115,000	\$82,392	1.396	1,008	\$114.09	0006	10.4706
\$153,757	\$45,000	\$115,500	\$82,392	1.402	1,008	\$114.58	0006	9.8637
\$145,896	\$45,000	\$117,500	\$76,436	1.537	1,008	\$116.57	0006	3.6748
\$154,275	\$45,000	\$117,500	\$82,784	1.419	1,008	\$116.57	0006	8.1123
\$154,275	\$45,000	\$119,000	\$82,784	1.437	1,008	\$118.06	0006	6.3004
\$145,896	\$45,000	\$106,500	\$76,436	1.393	1,008	\$105.65	0006	10.7162
\$155,590	\$45,000	\$119,000	\$83,780	1.420	1,008	\$118.06	0006	8.0096
\$145,896	\$45,000	\$118,500	\$76,436	1.550	1,008	\$117.56	0006	4.9831
\$145,896	\$45,000	\$112,500	\$76,436	1.472	1,008	\$111.61	0006	2.8665
\$145,896	\$45,000	\$240,000	\$76,436	3.140	1,008	\$238.10	0006	163.9389
\$145,317	\$45,000	\$85,000	\$75,998	1.118	1,008	\$84.33	0006	38.2023
\$145,317	\$45,000	\$105,000	\$75,998	1.382	1,008	\$104.17	0006	11.8858
\$160,313	\$45,000	\$117,500	\$87,358	1.345	1,008	\$116.57	0006	15.5443
\$147,208	\$45,000	\$106,000	\$77,430	1.369	1,008	\$105.16	0006	13.1505
\$148,516	\$45,000	\$110,000	\$78,421	1.403	1,008	\$109.13	0006	9.7796
\$149,008	\$45,000	\$115,000	\$78,794	1.460	1,008	\$114.09	0006	4.0975
\$149,008	\$45,000	\$119,500	\$78,794	1.517	1,008	\$118.55	0006	1.6136
\$2,991,861	\$2,372,800	\$1,584,743				\$117.70		0.3201
				E.C.F. =>	1.497	Std. Deviation=>	0.39675299	
				Ave. E.C.F. =>	1.500	Ave. Variance=>	17.5190	Coefficient of Var=>



# Real Estate Summary Sheet

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

12/07/2024 4:30 PM

**Parcel:** 51 170 106 00  
**Owner's Name:** LOGAN EVAN A & CHRISTOPHER S  
**Property Address:** 106 BEACHWALK TRAIL  
LUNA PIER, MI 48157  
**Map/Page:** 2023R17937  
**Split:** / /  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 407.RESIDENTIAL CONDOMINIUMS  
**Previous Class:** 407.RESIDENTIAL CONDOMINIUMS  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 1 CITY OF LUNA PIER  
**MAP #:**  
**School:** 58090 MASON CONS SCHOOL DISTRICT  
**Neighborhood:** 0006 EVANS LANDING

## Mailing Address:

LOGAN EVAN A & CHRISTOPHER S  
106 BEACHWALK TRAIL  
LUNA PIER MI 48157

## Description:

UNIT NUMBER (106 ) IN EVANS LANDING CONDOMINIUM, SUBJECT TO AND ACCORDING TO THE MASTER DEED, TOGETHER WITH THE CONDOMINIUM BYLAWS AND CONDOMINIUM SUBDIVISION PLAN AS RECORDED IN LIBER 2666, PAGES 55 THRU 91, MONROE COUNTY REGISTER OF DEEDS AND AS MONROE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 49

## Most Recent Sale Information

Sold on 10/06/2023 for 154,900 by ELLIOTT GARY L & AMANDA.

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

**Liber/Page:**

2023R14913

## Most Recent Permit Information

None Found

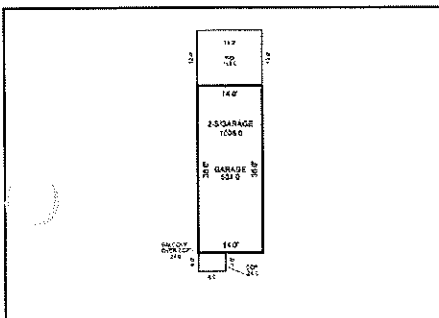
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	75,500	<b>2024 Taxable:</b>	75,500	<b>Acreage:</b>	0.00
<b>Zoning:</b>	RM (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2004  
Occupancy: Single Family  
Class: C+10  
Style: 2 STY  
Exterior: Composition  
% Good (Physical): 79  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 150  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,008  
Ground Area: 504  
Garage Area: 1,080  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

12/07/2024 4:30 PM

**Parcel:** 51 170 116 00  
**Owner's Name:** TUREK JOSEPH E  
**Property Address:** 116 BEACHWALK TRAIL  
LUNA PIER, MI 48157  
**Liber/Page:** 2023R18209  
**Split:** / /  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 407.RESIDENTIAL CONDOMINIUMS  
**Previous Class:** 407.RESIDENTIAL CONDOMINIUMS  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 1 CITY OF LUNA PIER  
**MAP #:**  
**School:** 58090 MASON CONS SCHOOL DISTRICT  
**Neighborhood:** 0006 EVANS LANDING

## Mailing Address:

TUREK JOSEPH E  
116 BEACHWALK TRAIL  
LUNA PIER MI 48157

## Description:

UNIT NUMBER (116 ) IN EVANS LANDING CONDOMINIUM, SUBJECT TO AND ACCORDING TO THE MASTER DEED, TOGETHER WITH THE CONDOMINIUM BYLAWS AND CONDOMINIUM SUBDIVISION PLAN AS RECORDED IN LIBER 2666, PAGES 55 THRU 91, MONROE COUNTY REGISTER OF DEEDS AND AS MONROE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 49

## Most Recent Sale Information

Sold on 11/30/2023 for 164,000 by PAFFORD GLEN & TARA.

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

**Liber/Page:** 2023R18209

## Most Recent Permit Information

None Found

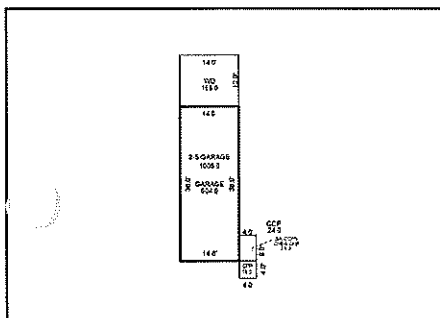
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	75,800	<b>2024 Taxable:</b>	75,800	<b>Acreage:</b>	0.00
<b>Zoning:</b>	RM (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>Assessment:</b>	100,000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2004  
Occupancy: Single Family  
Class: C+10  
Style: 2 STY  
Exterior: Composition  
% Good (Physical): 79  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 150  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,008  
Ground Area: 504  
Garage Area: 1,080  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

12/07/2024 4:30 PM

<b>Parcel:</b>	51 170 206 00	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	BURNS BRIAN	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	206 BEACHWALK TRAIL LUNA PIER, MI 48157	<b>Taxable Status:</b>	TAXABLE
<b>Parcel/Page:</b>	2023R13870	<b>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	None	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Topography:</b>	None	<b>Gov. Unit:</b>	1 CITY OF LUNA PIER
		<b>MAP #:</b>	
		<b>School:</b>	58090 MASON CONS SCHOOL DISTRICT
		<b>Neighborhood:</b>	0006 EVANS LANDING

## Mailing Address:

BURNS BRIAN  
14998 KAY DR  
MONROE MI 48161

## Description:

UNIT NUMBER ( 206 ) IN EVANS LANDING CONDOMINIUM, SUBJECT TO AND ACCORDING TO THE MASTER DEED, TOGETHER WITH THE CONDOMINIUM BYLAWS AND CONDOMINIUM SUBDIVISION PLAN AS RECORDED IN LIBER 2666, PAGES 55 THRU 91, MONROE COUNTY REGISTER OF DEEDS AND AS MONROE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 49

## Most Recent Sale Information

Sold on 09/15/2023 for 160,500 by GUTEKUNST CHERYL.

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

**Liber/Page:**

2023R13870

## Most Recent Permit Information

None Found

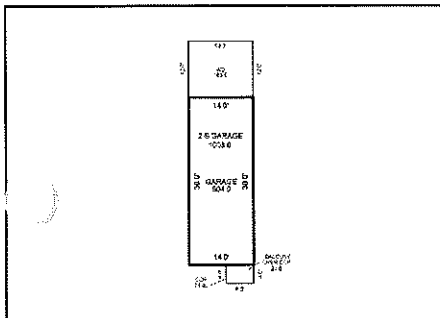
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	78,200	<b>2024 Taxable:</b>	78,200	<b>Acreage:</b>	0.00
<b>Zoning:</b>	RM (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>Area:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2004  
Occupancy: Single Family  
Class: C+10  
Style: 2 STY  
Exterior: Composition  
% Good (Physical): 83  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 150  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,008  
Ground Area: 504  
Garage Area: 1,080  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

12/07/2024 4:30 PM

**Parcel:** 51 170 208 00  
**Owner's Name:** REINECK RACHEL  
**Property Address:** 208 BEACHWALK TRAIL  
LUNA PIER, MI 48157  
**Liber/Page:** 2024R02869 **Created:** / /  
**Split:** / / **Active:** Active  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 407.RESIDENTIAL CONDOMINIUMS  
**Previous Class:** 407.RESIDENTIAL CONDOMINIUMS  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 1 CITY OF LUNA PIER  
**MAP #:**  
**School:** 58090 MASON CONS SCHOOL DISTRICT  
**Neighborhood:** 0006 EVANS LANDING

## Mailing Address:

REINECK RACHEL  
208 BEACHWALK TRAIL  
LUNA PIER MI 48157

## Description:

UNIT NUMBER ( 208 ) IN EVANS LANDING CONDOMINIUM, SUBJECT TO AND ACCORDING TO THE MASTER DEED, TOGETHER WITH THE CONDOMINIUM BYLAWS AND CONDOMINIUM SUBDIVISION PLAN AS RECORDED IN LIBER 2666, PAGES 55 THRU 91, MONROE COUNTY REGISTER OF DEEDS AND AS MONROE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 49

## Most Recent Sale Information

Sold on 03/01/2024 for 162,500 by PERKINS BRYAN C & KRUMN BREA R.

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

**Liber/Page:**

2024R02869

## Most Recent Permit Information

None Found

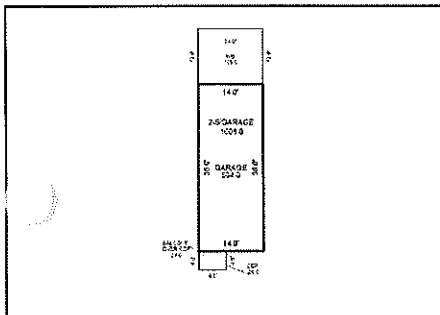
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	74,200	<b>2024 Taxable:</b>	61,188	<b>Acreage:</b>	0.00
<b>Zoning:</b>	RM (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>Area:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2004  
Occupancy: Single Family  
Class: C+10  
Style: 2 STY  
Exterior: Composition  
% Good (Physical): 77  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 150  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,008  
Ground Area: 504  
Garage Area: 1,080  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

12/07/2024 4:30 PM

<b>Parcel:</b> 51 170 218 00	<b>Current Class:</b> 407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b> DUVALL DEBRA D & NIELSEN CHARLES	<b>Previous Class:</b> 407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b> 218 BEACHWALK TRAIL LUNA PIER, MI 48157	<b>Taxable Status:</b> TAXABLE
<b>Liber/Page:</b> 2023R00775	<b>Prev. Taxable Stat:</b> TAXABLE
<b>Split:</b> / /	<b>Gov. Unit:</b> 1 CITY OF LUNA PIER
<b>Public Impr.:</b> None	<b>MAP #:</b>
<b>Topography:</b> None	<b>School:</b> 58090 MASON CONS SCHOOL DISTRICT
	<b>Neighborhood:</b> 0006 EVANS LANDING

## Mailing Address:

DUVALL DEBRA D & NIELSEN CHARLES E  
5517 SUNRISE DR  
FORT MYERS FL 33919

## Description:

UNIT NUMBER ( 218 ) IN EVANS LANDING CONDOMINIUM, SUBJECT TO AND ACCORDING TO THE MASTER DEED, TOGETHER WITH THE CONDOMINIUM BYLAWS AND CONDOMINIUM SUBDIVISION PLAN AS RECORDED IN LIBER 2666, PAGES 55 THRU 91, MONROE COUNTY REGISTER OF DEEDS AND AS MONROE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 49

## Most Recent Sale Information

Sold on 01/13/2023 for 164,000 by ORT NICHOLAS A.

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

**Liber/Page:**

2023R00775

## Most Recent Permit Information

None Found

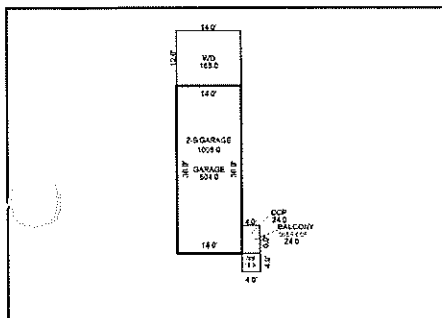
## Physical Property Characteristics

<b>2025 S.E.V.:</b> Tentative	<b>2025 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2024 S.E.V.:</b> 78,400	<b>2024 Taxable:</b> 78,400	<b>Acreage:</b> 0.00
<b>Zoning:</b> RM (*)	<b>Land Value:</b> Tentative	<b>Frontage:</b> 0.0
<b>Area:</b> 0.000	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2004  
Occupancy: Single Family  
Class: C+10  
Style: 2 STY  
Exterior: Composition  
% Good (Physical): 83  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 150  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,008  
Ground Area: 504  
Garage Area: 1,080  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

12/07/2024 4:30 PM

**Parcel:** 51 170 310 00  
**Owner's Name:** TAYLOR AUSTIN  
**Property Address:** 310 BEACHWALK TRAIL  
LUNA PIER, MI 48157  
**Liber/Page:** 2022R11117  
**Split:** / /  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 407.RESIDENTIAL CONDOMINIUMS  
**Previous Class:** 407.RESIDENTIAL CONDOMINIUMS  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 1 CITY OF LUNA PIER  
**MAP #:**  
**School:** 58090 MASON CONS SCHOOL DISTRICT  
**Neighborhood:** 0006 EVANS LANDING

## Mailing Address:

TAYLOR AUSTIN  
310 BEACHWALK TRAIL  
LUNA PIER MI 48157

## Description:

UNIT NUMBER ( 310 ) IN EVANS LANDING CONDOMINIUM, SUBJECT TO AND ACCORDING TO THE MASTER DEED, TOGETHER WITH THE CONDOMINIUM BYLAWS AND CONDOMINIUM SUBDIVISION PLAN AS RECORDED IN LIBER 2666, PAGES 55 THRU 91, MONROE COUNTY REGISTER OF DEEDS AND AS MONROE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 49

## Most Recent Sale Information

Sold on 05/03/2022 for 151,500 by DUSSIA LISA.

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

**Liber/Page:**

2022R11117

## Most Recent Permit Information

None Found

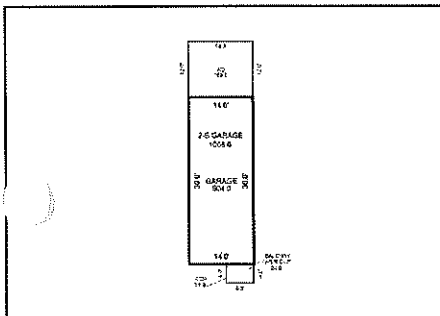
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	74,200	<b>2024 Taxable:</b>	63,945	<b>Acreage:</b>	0.00
<b>Zoning:</b>	RM (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>Assessment:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2004  
Occupancy: Single Family  
Class: C+10  
Style: 2 STY  
Exterior: Composition  
% Good (Physical): 77  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 150  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,008  
Ground Area: 504  
Garage Area: 1,080  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

12/07/2024 4:30 PM

**Parcel:** 51 170 318 00  
**Owner's Name:** BOYD JESSICA M  
**Property Address:** 318 BEACHWALK TRAIL  
LUNA PIER, MI 48157  
**Per/Page:** 2023R08110 **Created:** / /  
**Split:** / / **Active:** Active  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 407.RESIDENTIAL CONDOMINIUMS  
**Previous Class:** 407.RESIDENTIAL CONDOMINIUMS  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 1 CITY OF LUNA PIER  
**MAP #:**  
**School:** 58090 MASON CONS SCHOOL DISTRICT  
**Neighborhood:** 0006 EVANS LANDING

## Mailing Address:

BOYD JESSICA M  
318 BEACHWALK TRAIL  
LUNA PIER MI 48157

## Description:

UNIT NUMBER (318 ) IN EVANS LANDING CONDOMINIUM, SUBJECT TO AND ACCORDING TO THE MASTER DEED, TOGETHER WITH THE CONDOMINIUM BYLAWS AND CONDOMINIUM SUBDIVISION PLAN AS RECORDED IN LIBER 2666, PAGES 55 THRU 91, MONROE COUNTY REGISTER OF DEEDS AND AS MONROE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 49

## Most Recent Sale Information

Sold on 05/23/2023 for 164,000 by WELCH DAWN.

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

**Liber/Page:**

2023R08110

## Most Recent Permit Information

None Found

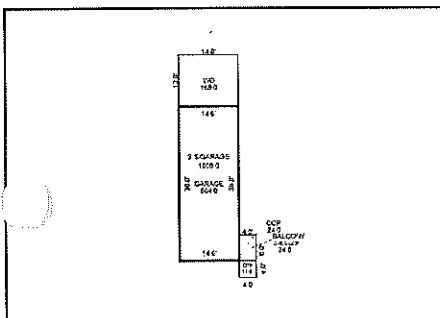
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	79,100	<b>2024 Taxable:</b>	79,100	<b>Acreage:</b>	0.00
<b>Zoning:</b>	RM (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>SE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2004  
Occupancy: Single Family  
Class: C+10  
Style: 2 STY  
Exterior: Composition  
% Good (Physical): 84  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 150  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,008  
Ground Area: 504  
Garage Area: 1,080  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

12/07/2024 4:30 PM

**Parcel:** 51 170 404 00  
**Owner's Name:** HERNANDEZ JOHN  
**Property Address:** 404 BEACHWALK TRAIL  
LUNA PIER, MI 48157  
**Parcel/Page:** 2023R16730  
**Created:** //  
**Split:** // **Active:** Active  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 407.RESIDENTIAL CONDOMINIUMS  
**Previous Class:** 407.RESIDENTIAL CONDOMINIUMS  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 1 CITY OF LUNA PIER  
**MAP #:**  
**School:** 58090 MASON CONS SCHOOL DISTRICT  
**Neighborhood:** 0006 EVANS LANDING

## Mailing Address:

HERNANDEZ JOHN  
404 BEACHWALK TRAIL  
LUNA PIER MI 48157

## Description:

UNIT NUMBER ( 404 ) IN EVANS LANDING CONDOMINIUM, SUBJECT TO AND ACCORDING TO THE MASTER DEED, TOGETHER WITH THE CONDOMINIUM BYLAWS AND CONDOMINIUM SUBDIVISION PLAN AS RECORDED IN LIBER 2666, PAGES 55 THRU 91, MONROE COUNTY REGISTER OF DEEDS AND AS MONROE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 49

## Most Recent Sale Information

Sold on 11/02/2023 for 163,500 by BURLIN RANDALL O.

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

**Liber/Page:**

2023R16730

## Most Recent Permit Information

None Found

## Physical Property Characteristics

**2025 S.E.V.:** Tentative

**2025 Taxable:** Tentative

**Lot Dimensions:**

**2024 S.E.V.:** 74,200

**2024 Taxable:** 74,200

**Acreage:** 0.00

**Zoning:** RM (\*)

**Land Value:** Tentative

**Frontage:** 0.0

**Area:** 100.000

**Land Impr. Value:** Tentative

**Average Depth:** 0.0

## Improvement Data

# of Residential Buildings: 1

Year Built: 2004

Occupancy: Single Family

Class: C+10

Style: 2 STY

Exterior: Composition

% Good (Physical): 77

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 150

# of Bedrooms: 2

Full Baths: 1 Half Baths: 1

Floor Area: 1,008

Ground Area: 504

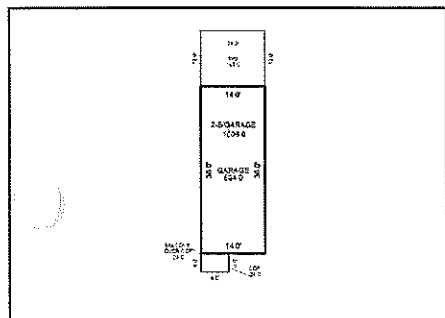
Garage Area: 1,080

Basement Area: 0

Basement Walls:

Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

12/07/2024 4:30 PM

**Parcel:** 51 170 408 00  
**Owner's Name:** KEGLEY JUSTIN  
**Property Address:** 408 BEACHWALK TRAIL  
LUNA PIER, MI 48157  
**Per/Page:** // **Created:** //  
**Split:** // **Active:** Active  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 407.RESIDENTIAL CONDOMINIUMS  
**Previous Class:** 407.RESIDENTIAL CONDOMINIUMS  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 1 CITY OF LUNA PIER  
**MAP #:**  
**School:** 58090 MASON CONS SCHOOL DISTRICT  
**Neighborhood:** 0006 EVANS LANDING

## Mailing Address:

KEGLEY JUSTIN  
408 BEACHWALK TRAIL  
LUNA PIER MI 48157

## Description:

UNIT NUMBER ( 408 ) IN EVANS LANDING CONDOMINIUM, SUBJECT TO AND ACCORDING TO THE MASTER DEED, TOGETHER WITH THE CONDOMINIUM BYLAWS AND CONDOMINIUM SUBDIVISION PLAN AS RECORDED IN LIBER 2666, PAGES 55 THRU 91, MONROE COUNTY REGISTER OF DEEDS AND AS MONROE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 49

## Most Recent Sale Information

Sold on 10/30/2024 for 222,000 by ROBINSON CATHERINE.

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

**Liber/Page:**

## Most Recent Permit Information

None Found

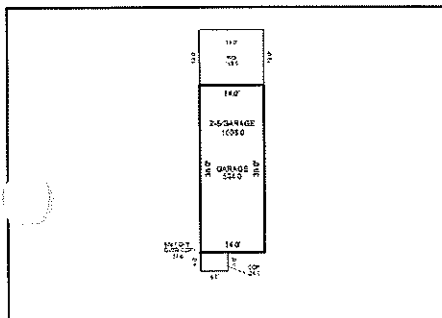
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	74,200	<b>2024 Taxable:</b>	74,200	<b>Acreage:</b>	0.00
<b>Zoning:</b>	RM (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>E:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2004  
Occupancy: Single Family  
Class: C+10  
Style: 2 STY  
Exterior: Composition  
% Good (Physical): 77  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 150  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,008  
Ground Area: 504  
Garage Area: 1,080  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

12/07/2024 4:30 PM

**Parcel:** 51 170 507 00  
**Owner's Name:** WELLS ABBIE S  
**Property Address:** 507 MACKINAW TRAIL  
LUNA PIER, MI 48157  
**Ar/Page:** 2022R11717  
**Split:** / /  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 407.RESIDENTIAL CONDOMINIUMS  
**Previous Class:** 407.RESIDENTIAL CONDOMINIUMS  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 1 CITY OF LUNA PIER  
**MAP #:**  
**School:** 58090 MASON CONS SCHOOL DISTRICT  
**Neighborhood:** 0006 EVANS LANDING

## Mailing Address:

WELLS ABBIE S  
507 MACKINAW TRAIL  
LUNA PIER MI 48157

## Description:

UNIT NUMBER ( 507 ) IN EVANS LANDING CONDOMINIUM, SUBJECT TO AND ACCORDING TO THE MASTER DEED, TOGETHER WITH THE CONDOMINIUM BYLAWS AND CONDOMINIUM SUBDIVISION PLAN AS RECORDED IN LIBER 2666, PAGES 55 THRU 91, MONROE COUNTY REGISTER OF DEEDS AND AS MONROE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 49

## Most Recent Sale Information

Sold on 05/31/2022 for 130,000 by CANNON THOMAS & PATRICIA.

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

**Liber/Page:** 2022R11717

## Most Recent Permit Information

None Found

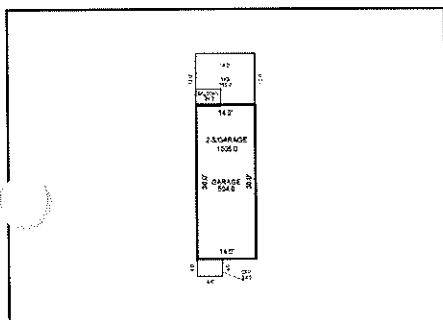
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	73,900	<b>2024 Taxable:</b>	63,735	<b>Acreage:</b>	0.00
<b>Zoning:</b>	RM (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>Area:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2004  
Occupancy: Single Family  
Class: C+10  
Style: 2 STY  
Exterior: Composition  
% Good (Physical): 77  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 150  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,008  
Ground Area: 504  
Garage Area: 1,080  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

12/07/2024 4:30 PM

**Parcel:** 51 170 511 00  
**Owner's Name:** NAULT WAYNE R  
**Property Address:** 511 MACKINAW TRAIL  
LUNA PIER, MI 48157  
**Liber/Page:** 2022R15271  
**Split:** // **Created:** // **Active:** Active  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 407.RESIDENTIAL CONDOMINIUMS  
**Previous Class:** 407.RESIDENTIAL CONDOMINIUMS  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 1 CITY OF LUNA PIER  
**MAP #:**  
**School:** 58090 MASON CONS SCHOOL DISTRICT  
**Neighborhood:** 0006 EVANS LANDING

## Mailing Address:

NAULT WAYNE R  
511 MACKINAW TRAIL  
LUNA PIER MI 48157

## Description:

UNIT NUMBER 511 IN EVANS LANDING CONDOMINIUM, SUBJECT TO AND ACCORDING TO THE MASTER DEED, TOGETHER WITH THE CONDOMINIUM BYLAWS AND CONDOMINIUM SUBDIVISION PLAN AS RECORDED IN LIBER 2666, PAGES 55 THRU 91, MONROE COUNTY REGISTER OF DEEDS AND AS MONROE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 49

## Most Recent Sale Information

Sold on 07/27/2022 for 150,000 by MCDOWELL CASEY.

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

**Liber/Page:**

2022R15271

## Most Recent Permit Information

None Found

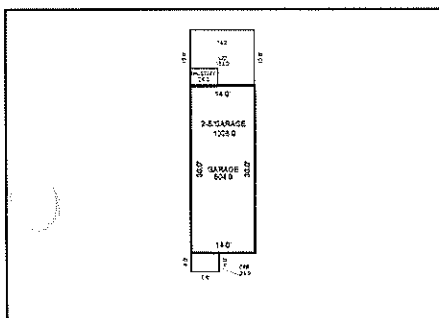
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	73,900	<b>2024 Taxable:</b>	63,735	<b>Acreage:</b>	0.00
<b>Zoning:</b>	RM (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>Land Impr. Value:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2004  
Occupancy: Single Family  
Class: C+10  
Style: 2 STY  
Exterior: Composition  
% Good (Physical): 77  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 150  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,008  
Ground Area: 504  
Garage Area: 1,080  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

12/07/2024 4:30 PM

**Parcel:** 51 170 803 00  
**Owner's Name:** GOLDEN BROOKE  
**Property Address:** 803 CATALINA COVE  
LUNA PIER, MI 48157  
**Parcel/Page:** 2023R15133 **Created:** / /  
**Split:** / / **Active:** Active  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 407.RESIDENTIAL CONDOMINIUMS  
**Previous Class:** 407.RESIDENTIAL CONDOMINIUMS  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 1 CITY OF LUNA PIER  
**MAP #:**  
**School:** 58090 MASON CONS SCHOOL DISTRICT  
**Neighborhood:** 0006 EVANS LANDING

## Mailing Address:

GOLDEN BROOKE  
803 CATALINA COVE  
LUNA PIER MI 48157

## Description:

UNIT NUMBER ( 803 ) IN EVANS LANDING CONDOMINIUM, SUBJECT TO AND ACCORDING TO THE MASTER DEED, TOGETHER WITH THE CONDOMINIUM BYLAWS AND CONDOMINIUM SUBDIVISION PLAN AS RECORDED IN LIBER 2666, PAGES 55 THRU 91, MONROE COUNTY REGISTER OF DEEDS AND AS MONROE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 49

## Most Recent Sale Information

Sold on 10/06/2023 for 162,500 by ORT NICHOLAS.

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

**Liber/Page:**

2023R15133

## Most Recent Permit Information

Permit PB090008 on 04/08/2009 for \$500 category Res, Alteration.

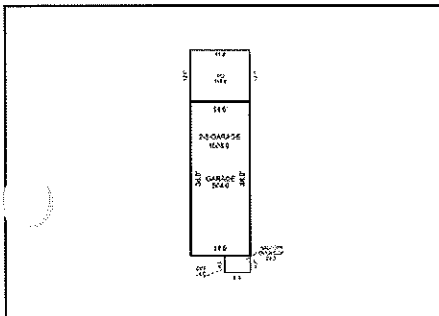
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	81,400	<b>2024 Taxable:</b>	81,400	<b>Acreage:</b>	0.00
<b>Zoning:</b>	RM (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>Area:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2004  
Occupancy: Single Family  
Class: C+10  
Style: 2 STY  
Exterior: Composition  
% Good (Physical): 88  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 150  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,008  
Ground Area: 504  
Garage Area: 1,080  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

12/07/2024 4:30 PM

**Parcel:** 51 170 806 00  
**Owner's Name:** WALLATH KYLE & CAMPER TARA  
**Property Address:** 806 CATALINA COVE  
LUNA PIER, MI 48157  
**Lib./Page:** 2022R11132  
**Split:** // **Created:** // **Active:** Active  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 407.RESIDENTIAL CONDOMINIUMS  
**Previous Class:** 407.RESIDENTIAL CONDOMINIUMS  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 1 CITY OF LUNA PIER  
**MAP #:**  
**School:** 58090 MASON CONS SCHOOL DISTRICT  
**Neighborhood:** 0006 EVANS LANDING

## Mailing Address:

WALLATH KYLE & CAMPER TARA  
1087 E HURON RIVER DR  
BELLEVILLE MI 48111

## Description:

UNIT NUMBER ( 806 ) IN EVANS LANDING CONDOMINIUM, SUBJECT TO AND ACCORDING TO THE MASTER DEED, TOGETHER WITH THE CONDOMINIUM BYLAWS AND CONDOMINIUM SUBDIVISION PLAN AS RECORDED IN LIBER 2666, PAGES 55 THRU 91, MONROE COUNTY REGISTER OF DEEDS AND AS MONROE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 49

## Most Recent Sale Information

Sold on 05/06/2022 for 151,000 by ROBERTS LAUREN E.

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

**Lib./Page:**

2022R11132

## Most Recent Permit Information

None Found

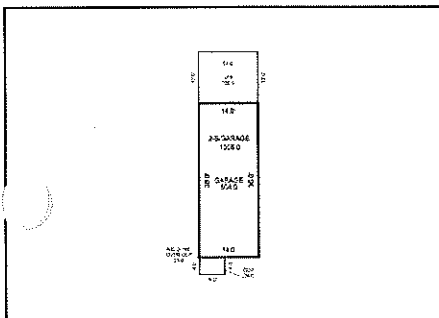
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	74,900	<b>2024 Taxable:</b>	64,470	<b>Acreage:</b>	0.00
<b>Zoning:</b>	RM (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>Area:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2004  
Occupancy: Single Family  
Class: C+10  
Style: 2 STY  
Exterior: Composition  
% Good (Physical): 78  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 150  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,008  
Ground Area: 504  
Garage Area: 1,080  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

12/07/2024 4:30 PM

**Parcel:** 51 170 807 00  
**Owner's Name:** GUYOR KRISTIN M  
**Property Address:** 807 CATALINA COVE  
LUNA PIER, MI 48157  
**Liber/Page:** 2023R15289  
**Split:** // **Created:** //  
**Public Impr.:** None **Active:** Active  
**Topography:** None

**Current Class:** 407.RESIDENTIAL CONDOMINIUMS  
**Previous Class:** 407.RESIDENTIAL CONDOMINIUMS  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 1 CITY OF LUNA PIER  
**MAP #:**  
**School:** 58090 MASON CONS SCHOOL DISTRICT  
**Neighborhood:** 0006 EVANS LANDING

## Mailing Address:

GUYOR KRISTIN M  
807 CATALINA COVE  
LUNA PIER MI 48157

## Description:

UNIT NUMBER ( 807 ) IN EVANS LANDING CONDOMINIUM, SUBJECT TO AND ACCORDING TO THE MASTER DEED, TOGETHER WITH THE CONDOMINIUM BYLAWS AND CONDOMINIUM SUBDIVISION PLAN AS RECORDED IN LIBER 2666, PAGES 55 THRU 91, MONROE COUNTY REGISTER OF DEEDS AND AS MONROE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 49

## Most Recent Sale Information

Sold on 09/08/2023 for 155,000 by NOWAKOWSKI JEFFERY.

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

**Liber/Page:**

2023R15289

## Most Recent Permit Information

None Found

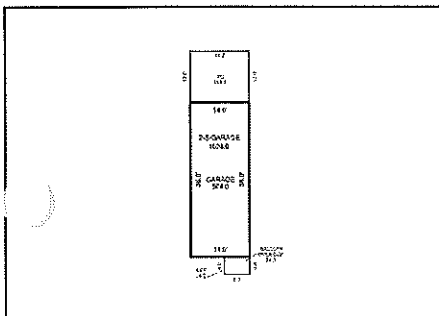
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	75,500	<b>2024 Taxable:</b>	75,500	<b>Acreage:</b>	0.00
<b>Zoning:</b>	RM (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>Area:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2004  
Occupancy: Single Family  
Class: C+10  
Style: 2 STY  
Exterior: Composition  
% Good (Physical): 79  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 150  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,008  
Ground Area: 504  
Garage Area: 1,080  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

12/07/2024 4:30 PM

<b>Parcel:</b> 51 170 811 00	<b>Current Class:</b> 407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b> HAMBY BRANDON H & AMSTUTZ MADISON	<b>Previous Class:</b> 407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b> 811 CATALINA COVE LUNA PIER, MI 48157	<b>Taxable Status:</b> TAXABLE
<b>Liber/Page:</b> 2024R02698	<b>Prev. Taxable Stat:</b> TAXABLE
<b>Split:</b> //	<b>Gov. Unit:</b> 1 CITY OF LUNA PIER
<b>Public Impr.:</b> None	<b>MAP #:</b>
<b>Topography:</b> None	<b>School:</b> 58090 MASON CONS SCHOOL DISTRICT
	<b>Neighborhood:</b> 0006 EVANS LANDING
	<b>Active:</b> Active

## Mailing Address:

HAMBY BRANDON H & AMSTUTZ  
MADISON E  
811 CATALINA COVE  
LUNA PIER MI 48157

## Description:

UNIT NUMBER ( 811 ) IN EVANS LANDING CONDOMINIUM, SUBJECT TO AND ACCORDING TO THE MASTER DEED, TOGETHER WITH THE CONDOMINIUM BYLAWS AND CONDOMINIUM SUBDIVISION PLAN AS RECORDED IN LIBER 2666, PAGES 55 THRU 91, MONROE COUNTY REGISTER OF DEEDS AND AS MONROE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 49

## Most Recent Sale Information

Sold on 02/29/2024 for 164,500 by FERRARI MEGAN & GIEZIE JAYNE A.

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

**Liber/Page:** 2024R02698

## Most Recent Permit Information

None Found

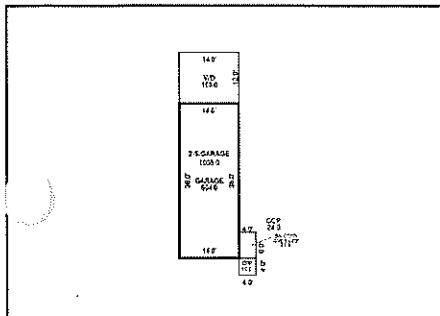
## Physical Property Characteristics

<b>2025 S.E.V.:</b> Tentative	<b>2025 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2024 S.E.V.:</b> 75,800	<b>2024 Taxable:</b> 65,205	<b>Acreage:</b> 0.00
<b>Zoning:</b> RM (*)	<b>Land Value:</b> Tentative	<b>Frontage:</b> 0.0
<b>Area:</b> 100.000	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2004  
Occupancy: Single Family  
Class: C+10  
Style: 2 STY  
Exterior: Composition  
% Good (Physical): 79  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 150  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,008  
Ground Area: 504  
Garage Area: 1,080  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



Evans Landing Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
51 170 106 00	106 BEACHWALK TRAIL	08/03/22	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$56,400	37.63
51 170 106 00	106 BEACHWALK TRAIL	10/06/23	\$154,900	WD	03-ARM'S LENGTH	\$154,900	\$61,900	39.96
51 170 116 00	116 BEACHWALK TRAIL	11/30/23	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$62,100	37.87
51 170 206 00	206 BEACHWALK TRAIL	07/26/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$55,500	34.69
51 170 206 00	206 BEACHWALK TRAIL	09/15/23	\$160,500	WD	03-ARM'S LENGTH	\$160,500	\$63,800	39.75
51 170 208 00	208 BEACHWALK TRAIL	03/01/24	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$60,900	37.48
51 170 218 00	218 BEACHWALK TRAIL	08/05/22	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$55,700	34.28
51 170 218 00	218 BEACHWALK TRAIL	01/13/23	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$55,700	33.96
51 170 310 00	310 BEACHWALK TRAIL	05/03/22	\$151,500	WD	03-ARM'S LENGTH	\$151,500	\$55,500	36.63
51 170 318 00	318 BEACHWALK TRAIL	05/23/23	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$61,100	37.26
51 170 404 00	404 BEACHWALK TRAIL	11/02/23	\$163,500	WD	03-ARM'S LENGTH	\$163,500	\$60,900	37.25
51 170 408 00	408 BEACHWALK TRAIL	06/30/23	\$157,500	WD	03-ARM'S LENGTH	\$157,500	\$60,900	38.67
51 170 408 00	408 BEACHWALK TRAIL	03/25/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$60,900	21.37
51 170 507 00	507 MACKINAW TRAIL	05/31/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$55,300	42.54
51 170 511 00	511 MACKINAW TRAIL	07/27/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$55,300	36.87
51 170 803 00	803 CATALINA COVE	10/06/23	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$61,700	37.97
51 170 806 00	806 CATALINA COVE	05/06/22	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$55,900	37.02
51 170 807 00	807 CATALINA COVE	09/08/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$61,900	39.94
51 170 811 00	811 CATALINA COVE	10/07/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$56,600	35.38
51 170 811 00	811 CATALINA COVE	02/29/24	\$164,500	WD	03-ARM'S LENGTH	\$164,500	\$62,100	37.75
<b>Totals:</b>			<b>\$3,272,800</b>			<b>\$3,272,800</b>	<b>\$1,180,100</b>	<b>36.06</b>

Sale. Ratio => 36.06  
 Std. Dev. => 4.16

Cur. Appraisal	Land Residual	Est. Land Value	ECF Area	Libe r/Page	Land Table	Class
\$162,632	\$32,268	\$45,000	0006	2022R15838	EVANS LANDING	407
\$162,632	\$37,268	\$45,000	0006	2023R14913	EVANS LANDING	407
\$163,191	\$45,809	\$45,000	0006	2023R18209	EVANS LANDING	407
\$168,588	\$36,412	\$45,000	0006	2022R15876	EVANS LANDING	407
\$168,588	\$36,912	\$45,000	0006	2023R13870	EVANS LANDING	407
\$159,654	\$47,846	\$45,000	0006	2024R02869	EVANS LANDING	407
\$169,176	\$38,324	\$45,000	0006	2022R16856	EVANS LANDING	407
\$169,176	\$39,824	\$45,000	0006	2023R00775	EVANS LANDING	407
\$159,654	\$36,846	\$45,000	0006	2022R11117	EVANS LANDING	407
\$170,670	\$38,330	\$45,000	0006	2023R08110	EVANS LANDING	407
\$159,654	\$48,846	\$45,000	0006	2023R16730	EVANS LANDING	407
\$159,654	\$42,846	\$45,000	0006	2023R10231	EVANS LANDING	407
\$159,654	\$170,346	\$45,000	0006	2024R04656	EVANS LANDING	407
\$158,997	\$16,003	\$45,000	0006	2022R11717	EVANS LANDING	407
\$158,997	\$36,003	\$45,000	0006	2022R15271	EVANS LANDING	407
\$176,037	\$31,463	\$45,000	0006	2023R15133	EVANS LANDING	407
\$161,145	\$34,855	\$45,000	0006	2022R11132	EVANS LANDING	407
\$162,632	\$37,368	\$45,000	0006	2023R15289	EVANS LANDING	407
\$163,191	\$41,809	\$45,000	0006	2022R20032	EVANS LANDING	407
\$163,191	\$46,309	\$45,000	0006	2024R02698	EVANS LANDING	407
<b>\$3,277,113</b>	<b>\$895,687</b>	<b>\$900,000</b>				
Average						
Per Site:			<b>\$44,784</b>			