

City of Luna Pier
Economic Condition Factor Analysis 2026

Backlots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
51 003 005 00	4237 LUNA PIER	10/19/23	\$185,000	LC	03-ARM'S LENGTH	\$185,000	\$78,700	42.54	\$212,312	\$60,275	\$124,725	\$133,953	0.931	1,880	\$66.34	00001	22.9179	2 STY		\$59,775	No	/ /		BACKLOTS	401
51 060 031 00	4412 OAK	08/29/24	\$114,000	WD	03-ARM'S LENGTH	\$114,000	\$47,100	41.32	\$109,092	\$17,978	\$96,022	\$80,277	1.196	920	\$104.37	00001	3.5851	1 STY		\$17,484	No	/ /		BACKLOTS	401
51 065 009 00	10753 ELLEN	10/04/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$92,100	52.63	\$213,961	\$35,888	\$139,312	\$157,069	0.887	1,456	\$95.68	00001	27.3338	1 3/4 STY		\$35,071	No	/ /		BACKLOTS	401
51 080 023 00	10712 ELMHURST	04/01/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$60,500	40.33	\$137,591	\$32,493	\$117,507	\$92,597	1.269	752	\$156.26	00001	10.8723	1 STY		\$25,699	No	/ /		BACKLOTS	401
51 085 013 00	11231 HAROLD DR	07/28/23	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$66,500	43.46	\$171,362	\$45,203	\$107,797	\$111,153	0.970	1,932	\$55.80	00001	19.0483	2 STY		\$41,274	No	/ /		BACKLOTS	401
51 100 005 00	11300 LOCUST ST	08/05/24	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$118,500	50.86	\$272,166	\$38,238	\$194,762	\$206,104	0.945	1,568	\$124.21	00001	21.5318	1 STY		\$34,583	No	/ /		BACKLOTS	401
51 120 004 00	4347 1ST	01/24/24	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$60,700	46.73	\$165,598	\$20,065	\$109,835	\$128,223	0.857	1,438	\$76.38	00001	30.3693	1 3/4 STY		\$18,547	No	/ /		BACKLOTS	401
51 120 029 00	4341 3RD	09/13/24	\$106,200	WD	03-ARM'S LENGTH	\$106,200	\$33,800	31.83	\$99,331	\$17,671	\$88,529	\$71,947	1.230	796	\$111.22	00001	7.0186	1 3/4 STY		\$17,171	No	/ /		BACKLOTS	401
51 140 005 00	4359 1ST	05/19/23	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$48,600	20.51	\$177,202	\$14,248	\$222,752	\$143,572	1.552	1,032	\$215.84	00001	39.1215	1 1/2 STY		\$13,423	No	/ /		BACKLOTS	401
51 140 024 00	4356 3RD	06/28/24	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$55,100	51.02	\$129,317	\$13,860	\$94,140	\$101,724	0.925	1,004	\$93.76	00001	23.4844	1 3/4 STY		\$12,142	No	/ /		BACKLOTS	401
51 140 031 00	4357 3RD	12/23/24	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$43,100	31.01	\$102,279	\$13,280	\$125,720	\$78,413	1.603	1,436	\$87.55	00001	44.3014	1 3/4 STY		\$12,142	No	/ /		BACKLOTS	401
51 140 099 00	4355 10TH	06/12/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$42,900	33.00	\$99,018	\$19,324	\$110,676	\$70,215	1.576	1,200	\$92.23	00001	41.5958	1 1/2 STY		\$17,484	No	/ /		BACKLOTS	401
51 140 103 00	4356 11TH	08/11/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$46,000	38.33	\$119,355	\$17,625	\$102,375	\$89,630	1.142	1,612	\$63.51	00001	1.8091	2 STY		\$16,536	No	/ /	51 140 104 00	BACKLOTS	401
Totals:						\$1,980,100	\$793,600		\$2,008,584		\$1,634,152	\$1,464,878			\$103.32		4.4732								
						Sale. Ratio =>	40.08		E.C.F. =>	1.118		Std. Deviation=>	0.27354977		Ave. Variance=>	22.5376	Coefficient of Var=>	19.42417986							
						Std. Dev. =>	9.32		Ave. E.C.F. =>	1.160		Ave. Variance=>													

51 001 010 00	4850 GARDNER	03/11/24	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$99,000	26.76	\$248,432	\$113,962	\$256,018	\$118,458	2.161	2,012	\$127.25	00001	216.1253	2 STY		\$104,785	No	/ /		BACKLOTS	401
51 050 005 00	4500 ANN	04/03/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$66,500	66.50	\$152,579	\$61,864	\$38,136	\$79,925	0.477	1,198	\$31.83	00001	68.3141	1 STY		\$57,466	No	/ /	51 050 011 00	BACKLOTS	401
51 140 048 00	4354 5TH	05/02/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$33,600	44.80	\$155,797	\$26,830	\$48,170	\$113,627	0.424	840	\$57.35	00001	73.6358	1 3/4 STY		\$24,284	No	/ /		BACKLOTS	401

Lakefront

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
51 003 002 00	10148 LAPOINTE	08/28/23	\$457,000	WD	03-ARM'S LENGTH	\$457,000	\$192,200	42.06	\$496,930	\$116,002	\$340,988	\$417,775	0.816	2,340	\$145.73	00002	13.0495	2 STY		\$113,864	No	/ /	51 035 004 00	LAKEFRONT	401
51 025 001 00	10712 LAKESIDE	12/05/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$85,300	34.82	\$207,456	\$112,902	\$132,098	\$103,905	1.271	870	\$151.84	00002	32.4609	1 1/2 STY		\$111,384	No	/ /		LAKEFRONT	401
51 040 002 00	11056 HAROLD	09/17/24	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$71,200	41.88	\$188,530	\$81,396	\$88,604	\$117,730	0.753	1,188	\$74.58	00002	19.4114	1 3/4 STY		\$81,396	No	/ /		LAKEFRONT	401
Totals:						\$872,000	\$348,700		\$892,916		\$561,700	\$639,410			\$124.05		6.8253								
						Sale. Ratio =>	39.99		E.C.F. =>	0.878		Std. Deviation=>	0.2829134		Ave. Variance=>	21.6406	Coefficient of Var=>	22.85849252							
						Std. Dev. =>	4.13		Ave. E.C.F. =>	0.947		Ave. Variance=>													

LA South

Used Lakefront ECF not enough sales in lake access south

Canal

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
51 155 013 00	4330 GENOA	09/27/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$111,700	47.53	\$246,807	\$75,520	\$159,480	\$131,759	1.210	1,896	\$84.11	00004	13.5515	2 STY		\$74,174	CANAL	401	46		
51 155 034 00	4332 NAPLES	09/27/24	\$234,900	WD	03-ARM'S LENGTH	\$234,900	\$147,900	62.96	\$295,212	\$77,805	\$157,095	\$167,236	0.939	1,480	\$106.15	00004	13.5515	1 STY		\$73,157	CANAL	401	61		
Totals:						\$469,900	\$259,600		\$542,019		\$316,575	\$298,995			\$95.13		1.6079								
						Sale. Ratio =>	55.25		E.C.F. =>	1.059		Std. Deviation=>	0.19164664		Ave. Variance=>	13.5515	Coefficient of Var=>	12.60748022							
						Std. Dev. =>	10.91		Ave. E.C.F. =>	1.075		Ave. Variance=>													

Allens Cove

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
51 010 017 00	4617 ALLEN COVE	08/08/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$104,300	40.90	\$278,762	\$64,574	\$190,426	\$142,792	1.334	1,418	\$134.29	00005	15.0485	1 3/4 STY		\$61,560	No	/ /		ALLENS COV	401
51 010 028 00	4661 ALLEN COVE	08/08/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$89,200	27.88	\$298,533	\$59,232	\$280,768	\$159,534	1.635	1,639	\$159.10	00005	15.0485	2 STY		\$58,482	No	/ /		ALLENS COV	401
Totals:						\$615,000	\$193,500		\$577,295		\$451,194	\$302,326			\$146.70		0.8333								
						Sale. Ratio =>	33.65		E.C.F. =>	1.492		Std. Deviation=>	0.21281831		Ave. Variance=>	15.0485	Coefficient of Var=>	10.14000176							
						Std. Dev. =>	9.21		Ave. E.C.F. =>	1.484		Ave. Variance=>													

51 010 056 00	4859 ALLEN COVE	04/28/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$169,400	77.00	\$388,906	\$64,616	\$155,384	\$216,193	0.719	2,666	\$58.28	00005	#VALUE!	2 STY		\$61,560	No	/ /		ALLENS COV	401
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Evans Landing

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
51 170 106 00	106 BEACHWALK TR	10/06/23	\$154,900	WD	03-ARM'S LENGTH	\$154,900	\$61,900	39.96	\$176,582	\$49,200	\$105,700	\$84,921	1.245	1,008	\$104.86	0006	11.0285	2 STY		\$49,200	No	/ /		EVANS LANC	407
51 170 116 00	116 BEACHWALK TR	11/30/23	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$62,100	37.87	\$177,152	\$49,200	\$114,800	\$85,301	1.346	1,008	\$113.89	0006	0.9149	2 STY		\$49,200	No	/ /		EVANS LANC	407
51 170 206 00	206 BEACHWALK TR	09/15/23	\$160,500	WD	03-ARM'S LENGTH	\$160,500	\$63,800	39.75	\$176,582	\$49,200	\$111,300	\$84,921	1.311	1,008	\$110.42	0006	4.4341	2 STY		\$49,200	No	/ /		EVANS LANC	407
51 170 208 00	208 BEACHWALK TR	03/01/24	\$162,500	WD	03-ARM'S LENGTH</																				

Commercial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Impr.	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Occupancy	Land Table
07 020 012 00	2717 N TELEGRAPH	4/10/24	\$ 340,000	WD	03-ARM'S LENGTH	\$ 340,000	\$ 200,000	\$ 140,000	\$ 235,000	0.60	00099	Medical Offices	COMMERCIAL
07 528 012 00	4088 BREST	1/31/25	\$ 900,000	WD	03-ARM'S LENGTH	\$ 900,000	\$ 380,000	\$ 520,000	\$ 590,000	0.88	00099	Marina	COMMERCIAL
07 776 945 00	2630 GRAND	3/24/25	\$ 164,800	WD	03-ARM'S LENGTH	\$ 164,800	\$ 58,000	\$ 106,800	\$ 149,000	0.72	00099	Restaurant	COMMERCIAL
07 816 113 02	2896 N DIXIE	11/27/24	\$ 370,000	WD	03-ARM'S LENGTH	\$ 370,000	\$ 109,000	\$ 261,000	\$ 317,000	0.82	00099	Brewery	COMMERCIAL
51 003 005 10	10550 EVANS	7/10/24	\$ 298,000	WD	03-ARM'S LENGTH	\$ 298,000	\$ 43,000	\$ 255,000	\$ 162,000	1.57	00099	Carwash	COMMERCIAL
55 19 00369 000	805 W FIFTH ST	4/19/24	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 32,000	\$ 23,000	\$ 25,000	0.92	00099	Barber Shop	COMMERCIAL IMP
55 29 00444 000	102 W FRONT ST	10/30/23	\$ 604,000	WD	03-ARM'S LENGTH	\$ 604,000	\$ 65,000	\$ 539,000	\$ 494,200	1.09	00099	Downtown retail	COMMERCIAL IMP
55 69 01362 000	602 N MONROE ST	3/25/24	\$ 245,000	WD	03-ARM'S LENGTH	\$ 245,000	\$ 60,000	\$ 185,000	\$ 161,000	1.15	055	Retail/office	COMMERCIAL IMP
Total								\$ 2,029,800	\$ 2,133,200	0.95			8

Industrial

Parcel Number	Address	Sale Date	Ins	Sale Price	Land + Impr.	Bldg Resid	Cost Man.	ECF	Occupancy
01 070 002 00	3355 CARLETON RD	9/20/24	WD	\$ 115,000	\$ 32,000	\$ 83,000	\$ 83,974	0.99	Light Ind
02 036 046 40	130 REED	2/1/25	WD	\$ 883,000	\$ 112,000	\$ 771,000	\$ 700,000	1.10	Light Ind
Total					\$ 854,000	\$ 783,974	1.09		