

Dollars per sq ft; per unit; per bedroom report

County: MASON

Unit of gov't: LUDINGTON

02/05/2025

02:05 PM

Parcel Number	Common name Owners name	Land Value	Imp value	Total Value	Total CIB floor area	\$/sq ft	# of units & \$per	# of bedroom & \$/bed	Sale Price-\$/sqft;\$/unit; \$/bed
051-105-212-00 109 N FERRY ST	CANFIELD MURIEL J/CANFIELD DEBK DBA:BLUE SPRUCE MOTEL -- 6 + APT	1 91,000	274,160	374,452	1,632	\$229.44	6 \$62,409	6 \$62,409	04/30/2009 210,000 \$129 \$35,000 \$35,000
051-222-001-00 414 E LUDINGTON AVE	FRICKE PROPERTY INVESTMENTS LI DBA:AVENUE MOTEL 8	1 27,000	207,689	243,821	2,078	\$117.33	8 \$30,478	8 \$30,478	08/18/2023 468,000 \$225 \$58,500 \$58,500
051-105-216-00 710 W LUDINGTON AVE	MITTEN FLATS LLC DBA:LIGHTHOUSE MOTEL 15	2 93,000	385,023	489,420	2,612	\$187.37	15 \$32,628	15 \$32,628	02/25/2021 565,000 \$216 \$37,667 \$37,667
051-292-005-00 920 E LUDINGTON AVE	VVI LUDINGTON CORP DBA:VISTA VILLA 40	2 133,467	429,703	595,933	4,984	\$119.57	20 \$29,797	20 \$29,797	04/22/2022 900,000 \$181 \$45,000 \$45,000
051-292-006-00 916 E LUDINGTON AVE	VVI LUDINGTON CORP DBA:VISTA VILLA	3 145,200	439,321	611,553	5,448	\$112.25	20 \$30,578	20 \$30,578	04/22/2022 900,000 \$165 \$45,000 \$45,000
051-543-010-00 109 E FOSTER ST	CARR MANOR LLC MAP FIX DONE	1 48,000	185,129	234,502	4,216	\$55.62	20 \$11,725	0 \$0	05/15/2015 133,900 \$32 \$6,695 \$0
051-170-004-10 612 N LAKESHORE DR	NADER'S MOTEL INVESTMENT, LLC MIXED-SMALL PIECE R1B 39 ROOMS	5 860,274	1,321,923	2,245,189	10,653	\$210.76	22 \$102,054	22 \$102,054	0 \$0 \$0 \$0
051-105-211-00 604 W LUDINGTON AVE	SHREE RAJSHYAMA LLC DBA:VENTURA MOTEL 24	3 117,000	661,871	794,255	9,878	\$80.41	24 \$33,094	24 \$33,094	06/16/2016 450,000 \$46 \$18,750 \$18,750
051-105-284-00 801 W LUDINGTON AVE	PIER HOUSE CORP DBA:SNYDER PIER HOUSE (28 UNITS)	2 422,400	611,136	1,064,095	6,664	\$159.68	28 \$38,003	28 \$38,003	12/10/2021 750,000 \$113 \$26,786 \$26,786
051-241-009-00 717 E LUDINGTON AVE	SUMMER'S INN OF LUDINGTON LLC DBA:4 SEASONS MOTEL (29)	6 117,838	584,810	723,802	11,250	\$64.34	29 \$24,959	29 \$24,959	07/14/2021 1,500,000 \$133 \$51,724 \$51,724
051-268-027-00 1100 E TINKHAM AVE	MCKINNON HOLDINGS LLC DBA: VILLAGE MANOR OF LUDINGTO (37 APTS)	2 311,769	2,366,845	2,717,587	41,248	\$65.88	37 \$73,448	0 \$0	03/12/2015 1,395,000 \$34 \$37,703 \$0
051-268-028-60 502 N SHERMAN ST	EPC SWIFT LEISURE RIDEA LANDLOI DBA:L.W.R.V., LLC (40 UNITS)	3 263,901	3,100,465	3,446,916	29,337	\$117.49	41 \$84,071	0 \$0	08/29/2022 3,000,000 \$102 \$73,171 \$0
051-120-006-00	INDRAVATI INC	3 546,532	1,208,726	1,871,822	17,728	\$105.59	44 \$42,541	44 \$42,541	01/13/2014 1,250,000 \$71 \$28,409 \$28,409

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903 W LUDINGTON AVE	DBA:SNYDER'S SHORELINE INN 44-IN TRBNL21															
051-292-003-00	NIA HOSPITALITY LLC	2	221,467	1,178,703	1,464,966	14,764	\$99.23	45	\$32,555	45	\$32,555	06/01/2021	1,600,000	\$108	\$35,556	\$35,556
930 E LUDINGTON AVE	DBA:VIKING ARMS 45															
051-105-221-00	FSCM LLC	2	1,131,552	1,410,219	2,594,397	17,888	\$145.04	52	\$49,892	52	\$49,892	09/14/2016	535,000	\$30	\$10,288	\$10,288
808 W LUDINGTON AVE	DBA: LAKESIDE MOTEL 52															
051-268-028-40	PINE WAY LIMITED DIVIDEND	14	847,969	2,867,783	3,807,602	50,696	\$75.11	56	\$67,993	0	\$0		0	\$0	\$0	\$0
1111 PINEWAY LANE	PINEWAY APTS (56 APTS)															
051-225-161-00	NOVALUX INC	2	81,000	1,720,374	1,819,611	20,080	\$90.62	60	\$30,327	60	\$30,327		0	\$0	\$0	\$0
212 E LUDINGTON AVE	DBA:STEARNSMOTORINN+TENANTS 60 ROOMS															
051-982-012-01	LOFTS ON ROWE LLC	1	0	5,035,337	4,968,733	45,000	\$110.42	67	\$74,160	81	\$61,342		0	\$0	\$0	\$0
801 N ROWE ST	OPRA REHAB 26-31 REHAB 1/2 19-25															
051-268-026-50	LUDINGTON-SHERMAN OAKS LLC	2	353,438	5,549,923	6,153,008	59,349	\$103.68	76	\$80,961	0	\$0		0	\$0	\$0	\$0
601 NELSON RD	OAKS APTS (30 APT)+MANOR (46APT)															
051-268-028-20	LUDINGTON-SHERMAN OAKS LLC	5	456,099	4,140,492	4,878,708	51,876	\$94.05	172	\$28,365	0	\$0	05/27/2014	7,100,000	\$137	\$41,279	\$0
612 N SHERMAN ST	SHERMAN OAKS APTS (172 APTS)															
	Count	20	Average													
			313,445	1,683,982	2,055,019	20,369	\$117.19	842	\$102,054	454	\$102,054			Total/max/total/max		
								42	\$48,002	23	\$30,033			Avg/Avg/Avg/Avg		

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