

# Lake Township, Missaukee County – Assessing Office

January 2017, Report to the Board

**Sales 2016 year to date:** The record of deeds presented conveyances of 298 parcels. 135 parcel conveyances have prices greater than \$100; (see sale ratios 2 pages, sales summary 2pages, & sales map on the township web site).

Ratios studies prepared from sales and appraisals to project the required total assessments, by class for 2017:

- Agricultural 48.84%, **assessment increase \$176,546l**, class value \$15,219,492 plus new construction
- Commercial 45.75%, **assessment increase \$1,023,335**, class value \$24,078,470 plus new construction
- Industrial 45.95%, assessment increase \$24,009, class value \$592,818 plus new construction
- **Residential 47.74%, assessment increase \$6,621,483**, class value \$146,492,983 plus new construction
  - Prior year residential assessment ratios and increases:
    - 2016: 48.10% = \$5,081,426
    - 2015: 47.67% = \$6,290,044
    - 2014: 48.15% = \$4,777,203.

- Median Home Prices 2016:
  - Rural: \$85,000
  - Lake adjacent: \$230,000

## 24 Month Sales Study

A. Year of Assessment	B. Sales Period	C. Number of Sales	D. Total Assessed Value for Sales	E. Applicable Adjustment Modifier	F. Adjusted Assessed Value	G. Total Adjusted Prices	H. Adjusted % Ratio (col.F/col.G)
2014	10/14 - 3/15	27	1,315,500	1.0686	1,405,743	2,943,900	47.75%
2015	4/15 - 9/15	57	3,705,100	1.0289	3,812,177	7,894,650	48.29%
12 Month Total Sales		84	12 Month Total Sales		5,217,921	10,838,550	48.14%
2015	10/15 - 3/16	32	1,448,900	1.0289	1,490,773	3,237,700	46.04%
2016	4/16 - 9/16	43	2,713,700	1.0000	2,713,700	5,644,400	48.08%
12 Month Total Sales		75	12 Month Total Sales		4,204,473	8,882,100	47.34%
24 Month Total Sales		159	24 Month Total Sales		9,422,394	19,720,650	
						<b>*24 Month Mean Adjusted Ratio</b>	<b>47.74%</b>

IMPORTANT: For Sales from Oct. 2014 through Sept. 2015, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the 12 month 'Adjusted Ratio'. Repeat this process for sales from Oct. 2015 through Sept. 2016. Finally, sum the two 'Adjusted % Ratios' and divide the result by 'Mean Adjusted Ratio'. The 'Mean Adjusted Ratio' in column H is carried to form 603 (formerly Form L-4018).

## Summary of year 2016 Building Permits Issued, by category:

- 14 addition/alteration, 8 commercial, 3 deck/porch, 2 demolition, 9 garage, 1 HUD & 2 BOCA manufactured homes, 8 new houses, 5 pole barn, 5 repairs, 2 reroof, 2 roof structures, 2 violations.

**March Board of Review:** at the township hall. Letter petitions accepted and must be received prior to the close of the board.

- Monday March 13<sup>th</sup>, 3pm to 9pm &
- Tuesday March 14<sup>th</sup>, 10am to 4pm



## Lake Township Missaukee - 2016 Sales Summary

pnum	saledate	propstreetcombined	salesprice	floorarea	yearbuilt	style	instr	terms	liberpage	cmnts
009-399-002-00	4/1/2016	S BAGLEY ST	100	-		Vacant	WD	Arms Length	2016-01961	JENNINGS LOT UNIMPROVED ROAD
009-395-003-00	9/15/2016	S BALDWIN ST	700	-		Vacant	QC	TAX SALE	2016-03302	VACANT LOT JENNINGS VILLAGE
009-397-004-00	11/14/2016	S CRAPO ST	1,000	-		Vacant	WD	Arms Length	2016-03777	VACANT LOT JENNINGS
009-017-012-64	11/28/2016	2874 S LA CHANCE RD	2,500	-		Vacant	WD	Arms Length	2016-03870	VACANT SPLIT FROM 017-012-64
009-017-012-66	10/21/2016	2874 S LA CHANCE RD	2,500	-		Vacant	WD	Split Vacant	2016-03490	GRANTOR OWED GRANTEE MONEY
009-002-003-89	11/29/2016	W WHITE BIRCH AVE	2,700	-		Vacant	WD	Arms Length	2016-03881	VACANT WITH WETLANDS
009-690-016-00	11/18/2016	W JENNINGS RD	5,000	-		Vacant	WD	Arms Length	2016-03854	VACANT 2 LOTS .8A
009-013-053-00	4/20/2016	6150 W KELLY RD	6,000	-		Vacant	WD	Arms Length	2016-01461	VACANT 1.019 A
009-575-002-00	6/27/2016	DICKERSON RD	6,500	-		Vacant	WD	Arms Length	2016-02174	1 ACRE LOT
009-490-088-00	3/11/2016	W MISSAUKEE BLVD	7,000	-		Vacant	WD	Arms Length	2016-00956	VACANT LOT 50'X120'
009-008-011-90	11/8/2016	1680 S LA CHANCE RD	7,500	-		Vacant	WD	Arms Length	2016-03666	VACANT 6A OVERHEAD POWER LINES
009-290-063-00	9/7/2016	W DEER TRL	8,500	-		Vacant	QC	Arms Length	2016-03094	VACANT BACK LOT
009-660-025-00	5/16/2016	2070 S AMY DR	9,000	-		Vacant	WD	Arms Length	2016-01742	VACANT LOT .46A
009-012-022-08	9/16/2016	RAILROAD ST	11,000	-		Vacant	WD	Split Vacant	2016-03077	VACANT .56 A SPLIT FROM ADJ
009-160-115-00	10/12/2016	S MAPLEWOOD AVE	13,000	-		Vacant	WD	Arms Length	2016-03420	VACANT .2A LOT BUENA VISTA
009-590-067-00	9/21/2016	SAPPHIRE AVE	14,900	-		Vacant	WD	Arms Length	2016-03121	2 LOTS - VACANT
009-450-018-00	8/25/2016	W A ST	15,000	-		Vacant	WD	Split Vacant	2016-02856	SPLIT FROM PIN 450-018-00
009-017-002-68	4/13/2016	W ROSTED RD	17,000	-		Vacant	QC	Multiple Vacant	2016-01721	WITH PCL B-4 OF 017-002-00
009-017-002-71	4/13/2016	W ROSTED RD	17,000	-		Vacant	QC	Split Vacant	2016-01721	SPLIT PART TO 017-002-64
009-036-009-60	7/22/2016	6305 W WALENIUS RD	18,500	-		Vacant	QC	Arms Length	2016-03147	SPLIT VACANT 6A - \$3000/A
009-022-016-18	11/22/2016	W LOTAN RD	19,000	-		Vacant	WD	Arms Length	2016-03823	VACANT 10A
009-022-016-45	9/12/2016	8500 W LOTAN RD X	22,400	-		Vacant	WD	Arms Length	2016-02976	VACANT 13.8 A M/L
009-032-009-00	1/21/2016	S BROWN RD	24,000	-		Vacant	WD	Arms Length	2016-00256	VACANT 19.9A SEASONAL RD
009-032-009-50	1/21/2016	S LA CHANCE RD	24,000	-		Vacant	WD	Arms Length	2016-00258	VACANT 19.9A SEASONAL RD
009-031-008-00	5/12/2016	X W WATERGATE RD	30,000	-		Vacant	WD	Split Vacant	2016-01674	SPLIT VACANT 20A FROM 40A
009-003-001-95	7/9/2016	S OAK DR	36,000	-		Vacant	WD	Split Vacant	2016-02581	SPLIT FROM 003-001-00
009-002-002-50	6/13/2016	W REDMAN DR	38,000	-		Vacant	PTA	Arms Length	PTA	21A WETLANDS W/ 004-036-083-65
009-009-010-00	5/24/2016	1675 S LA CHANCE RD	39,626	-		Vacant	WD	Split Vacant	2016-01839	20A TRANSFER TO 009-019-15
009-009-010-40	5/24/2016	1675 S LA CHANCE RD	39,626	-		Vacant	WD	Split Vacant	2016-01839	20A TRANSFER TO 009-019-15
009-033-009-90	4/19/2016	5415 S LACHANCE RD	40,000	-		Vacant	WD	Split Vacant	2016-01514	VACANT 4.5A FOR TELECOM TOWER
009-260-002-00	11/10/2016	DANA TRL	65,000	-		Vacant	WD	Arms Length	2016-03692	VACANT CLAYTONS HARBOR
009-520-020-00	9/15/2016	W NORTHSHORE DR	75,000	-		Vacant	WD	Arms Length	2016-03026	VACANT 60'FF NORTH LAWN BEACH
009-028-002-00	6/17/2016	S BLOGETT RD	330,000	-		Vacant	WD	Arms Length	2016-02155	VACANT 120A M/L CLAM RIVER



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County: 57- Missaukee Unit: LAKE TOWNSHIP

DB: Lake2017

Parcel Number	Class	Neigh	Sale Date	Inst.	Assessed Value	Adj. Sale Price	Ratio
009-260-002-00	V402	4520	11/10/2016	WD	23,800	65,000	36.62
009-690-016-00	V402	690	11/18/2016	WD	9,000	5,000	180.00
009-440-005-00	401	4520	05/18/2016	WD	116,300	315,000	36.92
009-470-127-00	401	409	03/15/2016	WD	42,600	70,000	60.86
009-530-007-00	401	404	05/27/2016	WD	55,700	120,000	46.42
009-002-003-80	401	416	08/18/2016	WD	25,100	90,000	27.89
009-100-013-00	401	403	08/31/2016	WD	132,800	240,000	55.33
009-020-007-09	401	416	12/01/2016	WD	42,200	60,000	70.33
Averages:					57,956	122,009	47.50

\*\*\* \*\* Statistics for this group (78 in sample) \*\*\* \*\*

Statistical Mean= 54.054    Median= 47.557    Maximum= 229.630    Minimum= 0.000

\*\*\* \*\* Statistics about Mean \*\*\* \*\*

Normalized Average Deviation = 0.30184 (Coefficient of Dispersion)  
Average Squared Deviation = 896.69970 (Variance)  
Square Root of Squared Deviation = 29.94494 (Standard Deviation)  
Normalized Standard Deviation = 0.55398 (Covariance)  
2 Standard Deviation Range (Low) = -5.83592 (High) = 113.94386

\*\*\* \*\* Statistics about Median \*\*\* \*\*

Normalized Average Deviation = 0.31897 (Coefficient of Dispersion)  
Average Squared Deviation = 939.45521 (Variance)  
Square Root of Squared Deviation = 30.65053 (Standard Deviation)  
Normalized Standard Deviation = 0.64450 (Covariance)  
2 Standard Deviation Range (Low) = -13.74382 (High) = 108.85832