

Lake Township, Missaukee County – Assessing Office

January 2019 , Report to the Board

Sales Summary 2018 for the 2019 Assessments: The sales summary reports presented in this document contain estimates intended to facilitate discussion of market trends. Sale & assessment detail is available at the township website with: the BS&A software link, the sale & assessment map, record cards & valuations statements. This document does not replace county issued sales study Forms L-4015 and L-2793.

Residential 24 Month Study for 2019 Assessments

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)
2016	4/16 - 9/16	41	2,555,500	1.0740	2,744,607	5,422,400	50.62%
2016	10/16 - 3/17	26	1,391,700	1.0740	1,494,686	3,286,600	45.48%
12 Month Total Sales		67	12 Month Total Sales		4,239,293	8,709,000	48.68%
2017	4/17 - 9/17	55	3,692,000	1.0317	3,809,036	8,175,499	46.59%
2017	10/17 - 3/18	29	1,553,900	1.0317	1,603,159	3,803,150	42.15%
12 Month Total Sales		84	12 Month Total Sales		5,412,195	11,978,649	45.18%
24 Month Total Sales		151	24 Month Total Sales		9,651,488	20,687,649	
*24 Month Mean Adjusted Ratio							46.93%

Residential Assessed Value ratios and increases (decreases) history:

- **2019: 46.93% = \$10,054,109**
- 2018: 48.43% = \$ 4,795,519
- 2017: 47.74% = \$ 6,621,483
- 2016: 48.10% = \$ 5,081,426
- 2015: 47.67% = \$ 6,290,044
- 2014: 48.15% = \$ 4,777,203

Agricultural Ratio from County Equalization Appraisal Study, 52.55% = (\$341,224)

Commercial Ratio from County Equalization Appraisal Study, 55.36% = (\$1,546,774)

Industrial Ratio from County Equalization Appraisal Study, 47.98% = \$17,055

New Construction:

- 77 New Building Permits issued during 2018, include: 11 additions/alterations, 9 commercial, 3 decks/porch, 5 demolitions, 5 Garages, 2 HUD homes, 3 Manufactured BOCA homes, 3 missing permits, 7 new houses, 8 pole barns, 7 repairs, 8 reroofs, 2 shed, 4 violation letters.

Administration:

- Assessment Change Notices head to mailboxes at the end of January
- March Board of Review meets March 11th, Monday 3pm to 9pm & March 12th, Tuesday 10am to 4pm
- March Board of Review Organizational Meeting meets March 5th, Tuesday 9am
- Michigan Department of Treasury Bulletin No.15 of 2018, Inflation Rate Multiplier is 2.4%
- Michigan Department of Treasury Bulletin No.9 of 2018, **Certified Prevailing Institutional Lending Rates of Interest** for the Period June 2018, expressed as Percentages: Residential 5.05, Commercial 4.91, Agricultural 5.14

Lake Township Missaukee - 2018 Sales Summary
 see BSA datalink sales map for details

pnum	saledate	propstreetcombined	saleprice	style	floorarea	yearbuilt	liberpage	instr	terms
009-016-020-00	8/2/2018	2353 S LACHANCE RD	5,409,722	Commercial	40,832	2002	2018-02545	CD	In Liew of Foreclosure
009-560-003-00	6/29/2018	105 S NORA DR	450,000	2S - Demolished	3,850	1984	2018-02106	WD	Multiple Improved
009-560-001-00	6/29/2018	105 S NORA DR	450,000	1.5S - Demolished	3,082	1984	2018-02106	WD	Arms Length
009-290-023-00	10/22/2018	7909 W PINE DR	407,500	1.25S	2,560	1974	2018-03416	WD	Arms Length
009-440-010-00	10/19/2018	7139 W WHITE BIRCH AVE	390,000	1.5S	2,326	1974	2018-03381	WD	Arms Length
009-560-024-00	8/13/2018	311 S NORA DR	390,000	1.25S	1,995	1971	2018-02634	WD	Arms Length
009-680-022-00	4/2/2018	7289 W WHITE BIRCH AVE	375,000	1.25S	2,888	1971	2018-01003	WD	Arms Length
009-013-047-00	11/20/2018	6506 W KELLY RD	373,000	1.25S	2,285	2001	2018-03809	WD	Arms Length
009-290-019-00	9/21/2018	7869 W PINE DR	349,900	1.5S	1,476	1976	2018-03105	WD	PROBATE COURT
009-290-033-00	1/22/2018	316 S CAROLYN AVE	329,900	BOCA/STATE	2,059	1977	2018-00215	WD	Arms Length
009-440-013-00	8/28/2018	7109 W WHITE BIRCH AVE	328,000	1.75S	2,122	1992	2018-02820	WD	Arms Length
009-280-002-00	6/11/2018	9161 W OAK DR	310,000	1S	1,452	1957	2018-01998	WD	Arms Length
009-260-021-00	10/22/2018	117 S MARK TRL	275,000	1.5S	1,869	1989	2018-03415	WD	Arms Length
009-620-009-00	10/26/2018	7750 W FOREST DR	270,000	1S	640	1944	2018-03514	WD	Arms Length
009-680-002-00	1/26/2018	7489 W WHITE BIRCH AVE	264,000	1S	1,341	1972	2018-00286	WD	Arms Length
009-012-025-00	2/7/2018	1701 S OAKWOOD AVE	260,000	1S	2,164	2005	2018-00387	WD	Arms Length
009-160-064-00	2/7/2018	S OAKWOOD DR	260,000	MultiplePIN	2,164	1002	2018-00387	WD	Multiple Improved
009-027-002-00	8/13/2018	8655 W LOTAN RD	257,000	1S	1,794	2001	2018-02640	WD	Arms Length
009-580-001-00	6/1/2018	1876 S SCHNEIDER ST	255,000	1.5S	1,170	2003	2018-01781	WD	Arms Length
009-260-027-00	7/30/2018	6939 W REDMAN DR	253,500	1.5S	1,344	1991	2018-02511	WD	Arms Length
009-354-004-00	3/30/2018	S ARROWHEAD TRL	250,000	MultiplePIN	-	0	2018-0098	LC	Multiple Vacant
009-354-003-00	3/30/2018	S ARROWHEAD TRL	250,000	vacant	-	0	2018-00980	LC	Arms Length
009-010-018-90	9/21/2018	S BIRCHAVEN BEACH DR	243,700	1S	948	1960	2018-03097	WD	Multiple Improved
009-100-034-00	9/21/2018	1304 S BIRCHAVEN BEACH DR	243,700	1S	948	1960	2018-03097	WD	Arms Length
009-440-014-00	2/16/2018	7099 W WHITE BIRCH AVE	230,000	1.5S	1,260	1971	2018-00521	WD	FAMILY SALE
009-270-010-00	6/14/2018	320 S OAK DR	219,900	1.25S	720	1950	2018-01946	WD	Arms Length
009-003-001-99	6/13/2018	S OAK DR	219,900	MultiplePIN	-	0	2018-01946	WD	Multiple Improved
009-550-007-50	7/13/2018	6004 W OAKCREST DR	210,000	1S	1,020	1960	2018-02271	WD	Arms Length
009-240-004-00	10/5/2018	5191 S RIVERVIEW DR	204,000	1S	1,346	1995	2018-03255	WD	Arms Length
009-018-001-36	6/26/2018	2255 S SEELEY RD X501	195,900	LOG	1,428	2006	2018-02096	WD	Arms Length
009-270-029-00	11/6/2018	130 S OAK DR	192,000	1S	768	1968	2018-03732	WD	Arms Length
009-003-001-93	11/6/2018	S OAK DR	192,000	1S	768	1968	2018-03732	WD	Arms Length
009-026-014-00	8/9/2018	7650 W BLUE RD	184,000	1S	1,404	1974	2018-02580	WD	Arms Length
009-530-008-00	7/20/2018	8081 W RIDGEVIEW DR	180,000	1.5S	1,634	1992	2018-02323	WD	Arms Length
009-510-014-00	10/19/2018	5232 NORTH COUNTRY DR	177,500	1S	1,644	2005	2018-03390	WD	Arms Length
009-430-009-00	12/5/2018	6209 JAMES DR	175,000	BOCA/STATE	1,352	1996	2018-03936	WD	Arms Length
009-029-006-00	6/15/2018	4530 S LACHANCE RD	170,000	1S	924	1983	PTA	PTA	Arms Length
009-029-004-00	6/15/2018	4530 S LACHANCE RD	170,000	1S	924	1983	2018-01979	WD	Arms Length
009-010-009-00	10/22/2018	1970 S SCHNEIDER ST	168,000	1S	1,124	1990	2018-03413	WD	Arms Length
009-270-017-00	11/20/2018	250 S OAK DR	164,000	1S	578	1940	2018-03821	WD	Arms Length
009-022-016-23	10/9/2018	8500 W LOTAN RD X 301	162,000	1S	1,344	2002	2018-03298	WD	Arms Length
009-250-037-00	11/27/2018	9661 W LOTAN RD	160,000	1.5S	1,404	1996	2018-03850	WD	Arms Length
009-036-008-00	3/23/2018	6520 W WALLENJUS RD	157,700	1.5S	1,904	1982	2018-00849	WD	Arms Length
009-022-001-00	11/16/2018	W KELLY RD	150,000	vacant	-	0	2018-03815	WD	FAMILY SALE
009-290-039-00	10/10/2018	400 S CAROLYN AVE	150,000	1.5S	1,120	1971	2018-03285	WD	Arms Length
009-270-003-00	10/15/2018	390 S OAK DR	145,000	1S	709	1944	2018-03338	WD	Arms Length
009-600-125-00	8/3/2018	8529 W SAPPHIRE AVE	145,000	1.5S	1,170	1973	2018-02518	WD	Arms Length
009-010-013-00	5/25/2018	1750 S SCHNEIDER ST	145,000	1.25S	1,194	1962	2018-01742	WD	Arms Length
009-026-004-00	3/2/2018	W LOTAN RD	144,300	vacant	-	0	2018-00630	LC	Arms Length
009-009-011-00	1/24/2018	1639 S LACHANCE RD	141,750	1.25S	1,008	2005	2018-00353	WD	PROBATE COURT
009-021-015-00	9/14/2018	3221 S LACHANCE RD	140,000	1.75S	1,812	1978	2018-02981	WD	Arms Length
009-016-022-25	7/10/2018	9909 W JENNINGS RD	140,000	BOCA/STATE	1,976	1995	2018-02607	WD	Arms Length
009-012-002-00	12/26/2018	6550 W JENNINGS RD	139,900	1+S	1,493	1912	PTA	PTA	Arms Length
009-033-007-20	1/25/2018	5221 S LACHANCE RD	138,000	vacant	-	0	2018-00244	WD	Split Vacant
009-020-022-00	1/1/2018	3890 S LACHANCE RD	136,311	1.25S	1,170	1975	2018-00121	WD	Arms Length
009-340-022-00	6/29/2018	10724 W KELLY RD	135,000	1S	1,344	1995	2018-02122	WD	Arms Length
009-027-001-18	7/27/2018	8277 W LOTAN RD	130,000	BOCA/STATE	1,560	1999	2018-02416	WD	Arms Length
009-013-048-00	3/23/2018	2740 S MOREY RD	130,000	1.25S	1,465	1955	2018-00860	WD	Arms Length
009-034-001-00	7/5/2018	8371 W BLUE RD	129,900	1.5S	1,174	1965	2018-02207	WD	Arms Length
009-300-034-00	3/26/2018	1645 S DUCK POINT RD	129,500	1S	1,054	1947	2018-00864	WD	Arms Length
009-240-017-00	8/27/2018	5206 S RIVERVIEW DR	129,000	BOCA/STATE	1,680	1993	2018-02810	WD	Arms Length
009-530-010-00	10/15/2018	8041 W RIDGEVIEW DR	127,100	HUD	1,524	1984	2018-03341	WD	Arms Length
009-022-009-90	6/1/2018	8945 W KELLY RD	127,000	1S	1,120	2002	2018-01782	WD	Arms Length
009-300-020-00	6/15/2018	8944 W OAK LN	126,255	1S	620	1968	2018-01967	WD	Arms Length
009-002-001-92	4/27/2018	248 S CAROLYN AVE	125,000	vacant	-	0	2018-01448	WD	Split Vacant
009-024-003-90	3/8/2018	3434 S MOREY RD	120,000	1S	1,762	1947	2018-00915	WD	Arms Length
009-050-002-00	5/25/2018	2797 S SEELEY RD	116,600	BOCA/STATE	1,904	1999	2018-01733	WD	Arms Length
009-590-029-00	9/7/2018	1550 S CHIPPEWA AVE	116,000	1S	1,075	1973	2018-02911	WD	Arms Length
009-026-017-40	7/20/2018	7670 W BLUE RD	115,000	1S	1,680	1978	2018-02326	WD	Arms Length
009-660-008-00	8/30/2018	2172 S SARA DR	114,250	TRI	1,254	1994	2018-02822	WD	Arms Length
009-450-003-00	6/25/2018	1845 S GREEN RD	112,000	1S	892	1962	2018-02056	WD	Arms Length
009-450-005-00	8/6/2018	1841 S GREEN RD	110,000	1S	968	1950	2018-02655	WD	Arms Length

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pnum	saledate	propstreetcombined	saleprice	style	floorarea	yearbuilt	liberpage	instr	terms
009-470-101-00	4/25/2018	1929 S SWEETBRIAR AVE	100,000	1S	1,274	1996	2018-01465	WD	Arms Length
009-340-049-00	5/24/2018	10625 W ROSTED RD	94,000	HUD	1,344	1999	2018-01735	WD	Arms Length
009-014-017-90	12/28/2018	2980 S Green Rd	92,400	1S	863	1921	PTA		Arms Length
009-660-017-00	8/31/2018	2129 S SARA DR	89,900	BOCA/STATE	1,008	1997	2018-02848	WD	Arms Length
009-660-009-00	9/28/2018	2194 S SARA DR	89,362	1S	1,152	1990	2018-03210	WD	Arms Length
009-300-013-00	6/6/2018	9020 W OAK LN	85,450	1S	672	1969	2018-01822	LC	Arms Length
009-019-010-00	11/5/2018	3333 S SEELEY RD	83,500	HUD	910	1985	2018-03675	WD	Arms Length
009-470-042-00	11/30/2018	1845 S SWEETBRIAR AVE	83,000	1S	632	1954	2018-03887	WD	Arms Length
009-160-109-00	6/11/2018	6371 W BUENA VISTA DR	83,000	1.25S	701	1961	2018-01937	WD	Arms Length
009-411-001-50	4/6/2018	W POPLAR ST	82,473	1.25S	906	960	2018-01027	WD	Multiple Improved
009-411-001-00	4/6/2018	S CRAPO ST	82,473	1.25S	906	960	2018-01027	WD	Multiple Improved
009-411-002-00	4/6/2018	352 S CRAPO ST	82,473	1.25S	906	960	2018-01027	WD	Arms Length
009-670-014-11	1/26/2018	1510 S MOREY RD K	72,500	1S	363	1954	2018-00238	WD	Arms Length
009-008-008-50	7/13/2018	S LACHANCE RD	70,000	GRG	-	2001	2018-02292	WD	Arms Length
009-010-014-00	5/25/2018	1760 S SCHNEIDER ST	70,000	1S	624	1942	2018-01744	WD	Arms Length
009-180-007-00	9/14/2018	1885 S DICKERSON RD	65,000	HUD	1,280	1998	2018-02993	LC	Arms Length
009-180-006-00	9/14/2018	1885 S DICKERSON RD	65,000	HUD	1,280	1998	2018-02993	LC	Multiple Improved
009-470-107-00	3/6/2018	7417 W MISSAUKEE BLVD	62,000	1S	448	1940	2018-00685	WD	Arms Length
009-023-008-95	8/30/2018	3233 S DICKERSON RD	60,000	HUD	1,280	1994	2018-02910	LC	RELATED PARTY
009-430-030-00	10/1/2018	1725 S KATHLEEN DR	55,198	1.25S	1,638	1925	2018-03191	LC	RELATED PARTY
009-430-030-00	9/7/2018	1725 S KATHLEEN DR	55,077	1.25S	1,638	1925	2018-02961	WD	Arms Length
009-020-007-06	12/28/2018	10575 W KELLY RD	55,000	HUD	1,316	1990	PTA	PTA	BANK SALE
009-250-028-00	5/16/2018	9509 W LOTAN RD	50,000	1S	924	1976	2018-01608	WD	Arms Length
009-250-028-00	4/25/2018	9509 W LOTAN RD	50,000	1S	924	1976	2018-01455	WD	Arms Length
009-412-006-00	7/13/2018	10208 W POPLAR ST	48,000	HUD	1,380	1975	2018-02258	WD	Arms Length
009-550-004-00	8/27/2018	6028 W OAKCREST DR	47,000	1S	3,035	1968	2018-02805	WD	Arms Length
009-300-049-00	1/16/2018	8969 S OAK LN	46,154	1S	356	1946	2018-00149	LC	Arms Length
009-600-107-00	6/12/2018	W SAPPHIRE AVE	45,000	vacant	-	0	2018-01953	WD	Arms Length
009-033-001-50	2/7/2018	S BLODGETT RD	42,000	1S	-	0	2018-00378	LC	Arms Length
009-396-008-00	11/8/2018	221 S BALDWIN ST	39,500	1.25S	1,058	1948	2018-03698	LC	Arms Length
009-190-017-00	10/26/2018	S CAROLYN AVE	35,000	GRG	-	2000	2018-03512	WD	Arms Length
009-017-001-30	5/25/2018	S LACHANCE RD	30,000	HUD	1,280	0	2018-01719	WD	Arms Length
009-032-010-20	1/29/2018	W WATERGATE RD	27,000	vacant	-	0	2018-00288	WD	Arms Length
009-031-001-35	7/19/2018	BROWN RD	26,900	vacant	-	0	2018-02313	WD	Split Vacant
009-026-020-10	10/19/2018	W BLUE RD	26,000	HUD	1,320	1972	2018-03386	WD	FAMILY SALE
009-250-047-00	2/9/2018	W LOTAN RD	26,000	vacant	-	0	2018-00465	WD	Arms Length
009-250-048-00	2/9/2018	W LOTAN RD	26,000	MultiplePIN	-	0	2018-00465	WD	Multiple Vacant
009-160-115-00	5/31/2018	S MAPLEWOOD AVE	25,500	MultiplePIN	-	0	2018-01773	WD	Arms Length
009-160-114-00	5/31/2018	S MAPLEWOOD AVE	25,500	vacant	-	0	2018-01773	WD	Arms Length
009-290-038-00	10/10/2018	S CAROLYN AVE	25,000	vacant	-	0	2018-03284	PTA	LAND CONTRACT
009-033-001-92	5/14/2018	S BLODGETT RD	25,000	MultiplePIN	-	0	2018-01584	LC	Arms Length
009-033-001-90	5/14/2018	S BLODGETT RD	25,000	vacant	-	0	2018-01584	LC	Arms Length
009-027-001-12	8/24/2018	W LOTAN RD	24,900	vacant	-	0	2018-02770	WD	Arms Length
009-430-018-00	10/9/2018	BARBARA DR	22,500	GRG	-	1994	2018-03274	WD	Arms Length
009-180-008-00	5/1/2018	S DICKERSON RD	21,000	GRG	-	2003	2018-01499	WD	Arms Length
009-031-001-50	8/15/2018	BROWN RD	20,000	vacant	-	0	2018-02675	LC	Arms Length
009-002-004-00	5/11/2018	W WHITE BIRCH AVE	20,000	vacant	-	0	2018-01576	WD	Arms Length
009-016-006-00	3/29/2018	W JENNINGS RD	20,000	vacant	-	0	2018-00917	LC	Arms Length
009-019-015-80	9/4/2018	3688 S SEELEY RD	19,000	HUD	320	1975	2018-02900	WD	Arms Length
009-600-189-00	8/20/2018	S SAPPHIRE AVE	17,000	GRG	-	1975	2018-02721	WD	Arms Length
009-190-012-00	5/29/2018	S CAROLYN AVE	15,000	vacant	-	0	2018-01753	WD	Arms Length
009-160-113-00	11/2/2018	S MAPLEWOOD AVE	13,000	vacant	-	0	2018-03634	WD	Arms Length
009-590-075-00	6/28/2018	SECOND ST	12,500	MultiplePIN	-	0	2018-02079	WD	Multiple Vacant
009-590-074-00	6/28/2018	SECOND ST	12,500	vacant	-	0	2018-02079	WD	Arms Length
009-031-001-40	5/24/2018	BROWN RD	12,500	vacant	-	0	2018-01833	WD	Split Vacant
009-018-008-80	9/5/2018	2785 S SEELEY RD	10,500	GRG	-	2000	2018-02892	QC	Arms Length
009-007-010-00	7/27/2018	S SEELEY RD	10,000	vacant	-	0	2018-02470	WD	Arms Length
009-012-024-00	4/11/2018	W RAILROAD ST	8,000	vacant	-	0	2018-01288	WD	Arms Length
009-382-004-00	4/6/2018	S LACHANCE RD	8,000	vacant	-	0	2018-01350	WD	Arms Length
009-590-088-00	4/20/2018	W FIRST ST	5,500	vacant	-	0	2018-01378	WD	Arms Length
009-012-025-80	3/12/2018	S OAKWOOD AVE	5,500	vacant	-	0	2018-00797	WD	Split Vacant
009-013-053-00	12/18/2018	6150 W KELLY RD	5,000	vacant	-	0	PTA	PTA	Arms Length
009-590-087-00	9/13/2018	W FIRST ST	5,000	vacant	-	0	2018-02968	WD	Arms Length
009-012-036-75	10/18/2018	W LAKEVIEW DR	3,500	vacant	-	0	2018-03364	WD	Arms Length
009-018-012-00	2/25/2018	11085 W ROSTED RD	2,000	GRG	-	2004	2018-00993	WD	RELATED PARTY
009-031-019-79	3/7/2018	W WATERGATE RD	1,500	vacant	-	0	2018-00676	QC	Split Vacant
009-012-012-00	4/17/2018	S GREEN RD	1,463	1S	-	0	2018-01335	QC	TAX SALE
009-009-033-26	7/20/2018	OAK LN	700	vacant	-	0	2018-02316	WD	Split Vacant

09:04 AM

County: 57- Missaukee Unit: LAKE TOWNSHIP

DB: Lake2019

Parcel Number	Class	Neigh	Sale Date	Inst.	Assessed Value	Adj. Sale Price	Ratio
009-014-017-90	401	416	12/28/2018	PTA	34,300	92,400	37.12
009-012-002-00	401	416	12/26/2018	PTA	65,400	139,900	46.75
009-013-053-00	V402	416	12/18/2018	PTA	2,500	5,000	50.00
009-430-009-00	401	430	12/05/2018	WD	71,600	175,000	40.91
009-470-042-00	401	409	11/30/2018	WD	30,900	83,000	37.23
009-250-037-00	401	415	11/27/2018	WD	53,400	160,000	33.38
009-013-047-00	401	416	11/20/2018	WD	146,600	373,000	39.30
009-270-017-00	401	402R	11/20/2018	WD	59,100	164,000	36.04
009-270-029-00	401	402R	11/06/2018	WD	86,800	192,000	45.21
009-003-001-93	401	402R	11/06/2018	WD	86,800	192,000	45.21
009-019-010-00	401	4091	11/05/2018	WD	19,900	83,500	23.83
009-160-113-00	V402	4161	11/02/2018	WD	3,500	13,000	26.92
009-620-009-00	401	403	10/26/2018	WD	116,400	270,000	43.11
009-190-017-00	402	416	10/26/2018	WD	8,800	35,000	25.14
009-010-009-00	401	410	10/22/2018	WD	97,800	168,000	58.21
009-260-021-00	401	4520	10/22/2018	WD	135,700	275,000	49.35
009-290-023-00	401	4520	10/22/2018	WD	120,700	407,500	29.62
009-026-020-10	401	416	10/19/2018	WD	17,400	26,000	66.92
009-440-010-00	401	4520	10/19/2018	WD	116,500	390,000	29.87
009-510-014-00	401	415	10/19/2018	WD	89,600	177,500	50.48
009-530-010-00	401	404	10/15/2018	WD	79,600	127,100	62.63
009-270-003-00	401	402R	10/15/2018	WD	48,700	145,000	33.59
009-290-038-00	V402	4520	10/10/2018	PTA	17,500	25,000	70.00
009-290-039-00	401	4520	10/10/2018	WD	76,300	150,000	50.87
009-430-018-00	401	430	10/09/2018	WD	10,700	22,500	47.56
009-022-016-23	401	416	10/09/2018	WD	50,800	162,000	31.36
009-240-004-00	401	414	10/05/2018	WD	93,800	204,000	45.98
009-100-034-00	401	403	09/21/2018	WD	107,900	243,700	44.28
009-290-019-00	401	4520	09/21/2018	WD	133,600	349,900	38.18
009-021-015-00	401	416	09/14/2018	WD	72,600	140,000	51.86
009-180-007-00	401	409	09/14/2018	LC	31,000	65,000	47.69
009-590-087-00	V402	409	09/13/2018	WD	1,000	5,000	20.00
009-590-029-00	401	409	09/07/2018	WD	35,200	116,000	30.34
009-430-030-00	401	430	09/07/2018	WD	34,500	55,077	62.64
009-018-008-80	401	4091	09/05/2018	QC	5,800	10,500	55.24
009-019-015-80	401	416	09/04/2018	WD	7,300	19,000	38.42
009-660-017-00	401	660	08/31/2018	WD	33,800	89,900	37.60
009-660-008-00	401	660	08/30/2018	WD	52,100	114,250	45.60
009-440-013-00	401	4520	08/28/2018	WD	164,700	328,000	50.21
009-240-017-00	401	414	08/27/2018	WD	48,300	129,000	37.44
009-027-001-12	V402	416	08/24/2018	WD	10,500	24,900	42.17
009-600-189-00	401	412	08/20/2018	WD	6,500	17,000	38.24
009-031-001-50	V402	416	08/15/2018	LC	11,000	20,000	55.00
009-027-002-00	401	416	08/13/2018	WD	123,200	257,000	47.94
009-560-024-00	401	4520	08/13/2018	WD	169,900	390,000	43.56
009-026-014-00	401	416	08/09/2018	WD	62,700	184,000	34.08
009-450-005-00	401	409	08/06/2018	WD	29,000	110,000	26.36
009-600-125-00	401	410	08/03/2018	WD	76,400	145,000	52.69
009-260-027-00	401	4520	07/30/2018	WD	122,300	253,500	48.24
009-027-001-18	401	416	07/27/2018	WD	43,100	130,000	33.15
009-007-010-00	V402	408	07/27/2018	WD	2,500	10,000	25.00
009-026-017-40	401	416	07/20/2018	WD	53,400	115,000	46.43
009-530-008-00	401	404	07/20/2018	WD	81,500	180,000	45.28
009-008-008-50	401	416	07/13/2018	WD	52,500	70,000	75.00
009-412-006-00	401	424	07/13/2018	WD	10,900	48,000	22.71
009-550-007-50	401	403	07/13/2018	WD	70,500	210,000	33.57
009-016-022-25	401	416	07/10/2018	WD	58,400	140,000	41.71
009-034-001-00	401	416	07/05/2018	WD	60,800	129,900	46.81
009-560-001-00	401	4520	06/29/2018	WD	275,100	450,000	61.13
009-340-022-00	401	409	06/29/2018	WD	59,600	135,000	44.15
009-018-001-36	401	4091	06/26/2018	WD	63,900	195,900	32.62
009-450-003-00	401	409	06/25/2018	WD	40,800	112,000	36.43
009-029-004-00	401	416	06/15/2018	WD	65,300	170,000	38.41
009-270-010-00	401	402R	06/14/2018	WD	76,700	219,900	34.88
009-600-107-00	V402	410	06/12/2018	WD	29,300	45,000	65.11
009-160-109-00	401	4161	06/11/2018	WD	31,300	83,000	37.71
009-280-002-00	401	402R	06/11/2018	WD	115,400	310,000	37.23
009-300-013-00	401	410	06/06/2018	LC	40,200	85,450	47.05
009-022-009-90	401	416	06/01/2018	WD	55,400	127,000	43.62
009-580-001-00	401	410	06/01/2018	WD	112,300	255,000	44.04

09:04 AM

County: 57- Missaukee Unit: LAKE TOWNSHIP

DB: Lake2019

Parcel Number	Class	Neigh	Sale Date	Inst.	Assessed Value	Adj. Sale Price	Ratio
009-160-114-00	V402	4161	05/31/2018	WD	9,500	25,500	37.25
009-190-012-00	V402	416	05/29/2018	WD	2,000	15,000	13.33
009-010-013-00	401	410	05/25/2018	WD	63,300	145,000	43.66
009-010-014-00	401	412	05/25/2018	WD	23,800	70,000	34.00
009-017-001-30	402	416	05/25/2018	WD	12,600	30,000	42.00
009-050-002-00	401	4091	05/25/2018	WD	57,600	116,600	49.40
009-340-049-00	401	4091	05/24/2018	WD	36,800	94,000	39.15
009-033-001-90	V102	416	05/14/2018	LC	6,500	25,000	26.00
009-002-004-00	V402	4520	05/11/2018	WD	5,000	20,000	25.00
009-180-008-00	401	409	05/01/2018	WD	10,800	21,000	51.43
009-250-028-00	401	415	04/25/2018	WD	26,200	50,000	52.40
009-470-101-00	401	409	04/25/2018	WD	64,600	100,000	64.60
009-012-024-00	V402	416	04/11/2018	WD	3,000	8,000	37.50
009-680-022-00	401	4520	04/02/2018	WD	176,800	375,000	47.15
009-354-003-00	V402	403	03/30/2018	LC	80,900	250,000	32.36
009-016-006-00	401	416	03/29/2018	LC	4,900	20,000	24.50
009-300-034-00	401	410	03/26/2018	WD	42,600	129,500	32.90
009-036-008-00	401	416	03/23/2018	WD	69,000	157,700	43.75
009-013-048-00	401	416	03/23/2018	WD	60,200	130,000	46.31
009-024-003-90	401	416	03/08/2018	WD	54,000	120,000	45.00
009-470-107-00	401	409	03/06/2018	WD	19,100	62,000	30.81
009-026-004-00	V102	101	03/02/2018	LC	70,200	144,300	48.65
009-250-047-00	V402	415	02/09/2018	WD	15,000	26,000	57.69
009-033-001-50	401	416	02/07/2018	LC	17,100	42,000	40.71
009-032-010-20	V202	201A	01/29/2018	WD	10,800	27,000	40.00
009-670-014-11	401	4042	01/26/2018	WD	16,800	72,500	23.17
009-680-002-00	401	4520	01/26/2018	WD	119,700	264,000	45.34
009-009-011-00	401	416	01/24/2018	WD	61,300	141,750	43.25
009-290-033-00	401	4520	01/22/2018	WD	134,000	329,900	40.62
Averages:					58,115	136,940	42.44

*** ** Statistics for this group (99 in sample) *** **

Statistical Mean= 41.963 Median= 42.169 Maximum= 75.000 Minimum= 13.333

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

Normalized Average Deviation = 0.21111 (Coefficient of Dispersion)
Average Squared Deviation = 130.81377 (Variance)
Square Root of Squared Deviation = 11.43738 (Standard Deviation)
Normalized Standard Deviation = 0.27256 (Covariance)
2 Standard Deviation Range (Low) = 19.08815 (High) = 64.83768

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

Normalized Average Deviation = 0.21002 (Coefficient of Dispersion)
Average Squared Deviation = 130.85654 (Variance)
Square Root of Squared Deviation = 11.43925 (Standard Deviation)
Normalized Standard Deviation = 0.27127 (Covariance)
2 Standard Deviation Range (Low) = 19.29017 (High) = 65.04718