

Lake Township, Missaukee County – Assessing Office

November 2017, Report to the Board

Sales Summary 2017: The assessor posted 235 conveyances of ownership. 120 parcel conveyances have prices greater than \$100. Sale & assessment detail is available using the BS&A software link and the sale & assessment map on the township website. The year to date sale and ratio summaries presented here contain estimates intended to facilitate discussion of general market trends. This document does not replace sales study Forms L-4015 and L-2793.

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)
2015	4/15 - 9/15	57	3,705,100	1.0711	3,968,533	7,894,650	50.27%
2015	10/15 - 3/16	31	1,402,300	1.0711	1,502,004	3,117,700	48.18%
12 Month Total Sales		88	12 Month Total Sales		5,470,537	11,012,350	49.68%
2016	4/16 - 9/16	41	2,555,500	1.0410	2,660,276	6,422,400	49.06%
2016	10/16 - 3/17	26	1,391,700	1.0410	1,448,760	3,286,600	44.08%
12 Month Total Sales		67	12 Month Total Sales		4,109,036	8,709,000	47.18%
24 Month Total Sales		155	24 Month Total Sales		9,579,573	19,721,350	*24 Month Mean Adjusted Ratio
							48.43%

IMPORTANT: For Sales from April 2015 through March 2016, 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 April 2016 through March 2017. Finally, sum the two 'Adjusted % Ratios' and divide the result by 2 to get the 'Mean Adjusted Ratio'. The 'Mean Adjusted Ratio' in column H is carried to Form 603 (formerly Form L-4018).

12 Month Sales Study

L-4047

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	Adjusted % Ratio (col.F/col.G)
2016	10/16 - 3/17	26	1,391,700	1.0410	1,448,760	3,286,600	44.08%
2017	4/17 - 9/17	59	3,859,800	1.0000	3,859,800	8,527,845	45.26%
12 Month Total Sales		85	12 Month Total Sales		5,308,560	11,814,445	**12 Month Aggregate Adjusted Ratio
							44.93%

Prior year residential assessment ratios and increases:

- 2018: 48.43% = \$4,795,519 (assessors year to date estimate)
- 2017: 47.74% = \$6,621,483
- 2016: 48.10% = \$5,081,426
- 2015: 47.67% = \$6,290,044
- 2014: 48.15% = \$4,777,203.

Building Permits Issued, year 2017 summary:

- **New Permits issued 2017 = 67 permits:** 10 addition/alteration, 2 carport, 1 cell tower, 4 (7) storage buildings, 1 demo, 8 deck/porch, 7 garage, 5 house, 11 pole barn, 1 relocated house, 1 remodel, 2 repair, 7 reroof, 4 sheds, 3 violation letters
- **Construction in Progress = 88 permits:** 15 addition/alteration, 2 carports, 1 cell tower, 4 (7) blgs storage buildings, 7 deck/porch, 9 garage, 1 Manufactured house, 16 site built houses, 13 pole barns, 2 relocated home, 1 remodel, 9 repair/reroof, 4 shed, 3 violation letters.

Lake Township 2017 year to date quick reference - sales summary

*see sales map or L-4015 for multiple PIN sale detail

pnnum	saledate	addresscombined	saleprice	style	floorarea	yearbuilt	neighdescription	liberpage	instr
009-690-020-00	7/14/2017	W JENNINGS RD	10,000	GRG	-	1979	RURAL SUBS	2017-02194	WD
009-011-025-00	10/17/2017	1931 S ROSE ST	11,000	GRG	-	1992	RESIDENTIAL ACREAGE & LOTS	2017-03162	WD
009-430-003-00	2/8/2017	6095 JAMES DR	27,000	BOCA/STATE	1,680	1984	SUB 430 LAKE ESTATES	2017-00422	WD
009-396-008-00	4/12/2017	221 S BALDWIN ST	28,000	1.25S	1,058	1948	JENNINGS	2017-0143	WD
009-430-042-00	10/4/2017	6111 W DONALD DR	31,000	HUD	1,680	1988	SUB 430 LAKE ESTATES	2017-03051	WD
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009-430-004-00	5/24/2017	6111 W JAMES DR	41,000	HUD	1,352	1995	SUB 430 LAKE ESTATES	2017-01886	CD
009-430-005-00	5/24/2017	6111 W JAMES DR	41,000	HUD	1,352	1995	SUB 430 LAKE ESTATES	2017-01886	CD
009-012-023-00	9/14/2017	6681 LAKEVIEW DR	47,000	HUD	1,478	1972	RESIDENTIAL ACREAGE & LOTS	2017-02847	WD
009-002-003-90	8/15/2017	W WHITE BIRCH AVE	50,000	GRG	-	0	RESIDENTIAL ACREAGE & LOTS	2017-02535	WD
009-016-029-00	1/27/2017	2730 S BLODGETT RD	55,000	1S	968	1996	RESIDENTIAL ACREAGE & LOTS	2017-00344	WD
009-430-028-00	9/18/2017	1693 S KATHLEEN DR	55,000	BOCA/STATE	1,325	1989	SUB 430 LAKE ESTATES	2017-02917 & 03054	WD
009-369-001-00	9/1/2017	10022 W ELM ST	60,000	1.5S	2,868	1893	JENNINGS	2017-02736	LC
009-430-058-00	5/5/2017	1696 S KATHLEEN DR	64,000	1S	896	1960	SUB 430 LAKE ESTATES	2017-01545	WD
009-016-028-00	10/31/2017	2540 S BLODGETT RD	70,000	1S	522	1969	RESIDENTIAL ACREAGE & LOTS	PTA	PTA
009-016-005-00	3/3/2017	2150 S BLODGETT RD	70,500	HUD	1,248	1998	RESIDENTIAL ACREAGE & LOTS	2016-00656	WD
009-036-008-00	9/27/2017	6520 W WALENJUS RD	71,000	1.5S	1,904	1982	RESIDENTIAL ACREAGE & LOTS	2017-02995	WD
009-031-012-00	10/6/2017	11510 W WATERGATE RD	71,500	1S	960	1978	RESIDENTIAL ACREAGE & LOTS	2017-03077	WD
009-414-001-00	10/11/2017	212 W WALNUT ST	74,900	1S	924	1900	JENNINGS	PTA	PTA
009-414-002-00	10/11/2017	W WALNUT ST	74,900	1S	924	1900	JENNINGS	PTA	PTA
009-034-006-60	6/28/2017	5272 S DICKERSON RD	75,000	1S	1,248	1993	RESIDENTIAL ACREAGE & LOTS	2017-0254	WD
009-012-014-00	7/5/2017	1776 S MOREY RD	77,250	1S	1,276	1952	COM & RES M55/66 TYPES	2017-02113	WD
009-340-049-00	6/28/2017	10625 W ROSTED RD	79,646	BOCA/STATE	1,344	1999	RESIDENTIAL ACREAGE & LOTS	2017-0257	WD
009-033-006-79	5/23/2017	9419 W WATERGATE RD	82,000	BOCA/STATE	1,456	2003	COM & RES M55/66 TYPES	2017-01710	WD
009-660-027-00	4/3/2017	2110 AMY DR	83,000	BOCA/STATE	1,300	2000	RURAL SUBS	2017-00957	WD
009-620-030-00	7/5/2017	1850 S DIVISION ST	86,900	1S	906	1972	LAKE MISSAUKEE SUBS SOUTH SHORE	2017-02115	WD
009-011-013-00	10/6/2017	7020 W JENNINGS RD	88,296	1S	1,152	1939	RESIDENTIAL ACREAGE & LOTS	2017-03097	WD
009-510-018-00	5/12/2017	8405 W WHISPERING PINE CIR	89,500	1S	1,144	1998	NORTH COUNTY SUB	2017-01625	WD
009-015-013-00	3/15/2017	8992 W JENNINGS RD	101,000	1S	1,107	1979	RESIDENTIAL ACREAGE & LOTS	2017-00786	WD
009-035-026-00	5/17/2017	7650 W CADILLAC RD	102,500	1S	912	1973	RESIDENTIAL ACREAGE & LOTS	2017-01665	WD
009-035-026-00	5/17/2017	7650 W CADILLAC RD	102,500	1S	912	1973	RESIDENTIAL ACREAGE & LOTS	2017-01566	LC
009-660-005-00	7/31/2017	2108 S SARA DR	110,000	1S	1,092	1995	RURAL SUBS	2017-02388	WD
009-015-041-00	7/10/2017	8400 W JENNINGS RD	124,900	1S	520	1965	SAPPHIRE LAKE AREA	2017-02163	WD
009-600-123-00	8/29/2017	8519 W SAPPHIRE AVE	124,900	1S	588	1958	SAPPHIRE LAKE AREA	2017-02735	WD
009-490-042-00	9/26/2017	1820 S GREEN RD	132,000	1S	1,168	1970	LAKE MISSAUKEE SUBS SOUTH SHORE	2017-02964	WD
009-300-029-00	10/27/2017	1636 S DUCK POINT RD	133,500	1S	852	1946	SAPPHIRE LAKE AREA	2017-03402	WD
009-009-019-00	5/25/2017	9710 W JENNINGS RD	135,000	1S	1,464	1985	RESIDENTIAL ACREAGE & LOTS	2017-01747	WD
009-017-007-70	10/18/2017	10757 W ROSTED RD	135,000	1S	1,144	1997	RESIDENTIAL ACREAGE & LOTS	2017-0326	WD
009-510-043-00	7/6/2017	8398 W WHISPERING PINE CIR	135,000	BI	1,464	1976	NORTH COUNTY SUB	2017-02125	WD
009-660-042-00	9/29/2017	2073 S AMY DR	135,000	TRI	1,690	1975	RURAL SUBS	2017-03019	WD
009-012-005-95	3/30/2017	6420 W JENNINGS RD	138,000	1S	1,400	1978	RESIDENTIAL ACREAGE & LOTS	2017-00928	WD
009-240-013-00	8/31/2017	5120 S RIVERVIEW DR	149,000	1.25S	1,460	1999	RURAL SUBS	2017-02725	WD
009-035-024-00	9/29/2017	7380 W CADILLAC RD	155,000	1S	956	1969	RESIDENTIAL ACREAGE & LOTS	2017-03009	WD
009-510-024-00	7/27/2017	8295 W WHISPERING PINE CIR	157,000	1S	1,330	2000	NORTH COUNTY SUB	2017-02367	WD
009-260-029-00	8/25/2017	6919 W REDMAN DR	162,000	BOCA/STATE	1,232	1991	LAKE MISSAUKEE NORTH SHORE AREAS	2017-02653	WD
009-009-019-15	7/28/2017	9740 W JENNINGS RD	166,500	BOCA/STATE	1,344	2005	RESIDENTIAL ACREAGE & LOTS	2017-02351	WD
009-160-092-00	8/31/2017	6437 W LAKEVIEW DR	167,000	1.5S	1,440	1993	LAKE MISSAUKEE SOUTH SHORE AREAS	2017-02724	WD
009-520-016-00	6/9/2017	6829 W NORTHSHORE DR	167,000	1S	1,232	1963	LAKE MISSAUKEE NORTH SHORE AREAS	2017-01882	WD
009-340-028-00	10/12/2017	10856 W KELLY RD	172,000	1S	1,456	2005	RURAL SUBS	2017-03186	WD
009-600-147-00	6/29/2017	8757 W SAPPHIRE AVE	174,500	1.25S	960	1984	SAPPHIRE LAKE AREA	PTA	PTA
009-009-020-70	9/12/2017	9428 W JENNINGS RD	175,000	1S	1,612	1980	RESIDENTIAL ACREAGE & LOTS	2017-02822	WD
009-032-017-90	7/3/2017	10435 W WATERGATE	182,900	1S	1,374	1986	COM & RES M55/66 TYPES	2017-02136	WD
009-034-002-00	1/11/2017	8257 W BLUE RD	193,000	1.5S	1,383	1991	RESIDENTIAL ACREAGE & LOTS	2017-00119	WD
009-024-014-60	2/24/2017	3845 S GREEN RD	198,000	1.5S	2,184	2001	RESIDENTIAL ACREAGE & LOTS	2017-00574	WD
009-260-032-00	7/31/2017	6889 W REDMAN DR	198,999	1S	1,700	1975	LAKE MISSAUKEE NORTH SHORE AREAS	2017-02386	WD
009-160-035-00	4/22/2017	6376 W LAKEVIEW DR	200,000	1S	1,010	1940	LAKE MISSAUKEE SOUTH SHORE AREAS	2017-01444	WD
009-520-012-00	8/18/2017	6695 W NORTHSHORE DR	200,000	HUD	1,425	2014	LAKE MISSAUKEE NORTH SHORE AREAS	2017-02609	WD
009-160-024-00	6/1/2017	6240 W LAKEVIEW DR	203,000	1S	744	1957	LAKE MISSAUKEE SOUTH SHORE AREAS	2017-02209	LC
009-270-026-00	9/25/2017	160 S OAK DR	212,000	1.5S	1,764	1993	CROOKED LAKE AREA	PTA	PTA
009-570-013-00	8/11/2017	7559 W WHITE BIRCH AVE	215,000	1S	1,292	1962	LAKE MISSAUKEE NORTH SHORE AREAS	2017-02500	WD
009-100-032-00	9/19/2017	1324 S BIRCHAVEN BEACH DR	220,000	1S	1,020	1964	LAKE MISSAUKEE SOUTH SHORE AREAS	2017-03007	WD
009-022-016-03	10/23/2017	8544 W LOTAN RD	240,000	1.25S	2,100	2000	RESIDENTIAL ACREAGE & LOTS	2017-03339	WD
009-300-039-00	2/1/2017	1725 S DUCK POINT RD	240,000	1.75S	2,828	1985	SAPPHIRE LAKE AREA	2017-00437	CD
009-460-015-00	5/25/2017	6706 W LAKEVIEW DR	241,000	2S	1,953	1962	LAKE MISSAUKEE SOUTH SHORE AREAS	2017-01744	WD
009-600-118-00	8/17/2017	8459 W SAPPHIRE AVE	245,000	1S	1,296	1958	SAPPHIRE LAKE AREA	2017-02566	WD
009-023-002-00	7/6/2017	7347 W KELLY RD	252,450	1S	1,365	2011	A - Agriculture	2017-02127	WD
009-160-106-00	5/26/2017	6401 W LAKEVIEW DR	255,000	1.5S	1,781	2003	LAKE MISSAUKEE SOUTH SHORE AREAS	2017-01762	WD
009-260-019-00	7/21/2017	125 S MARK TRL	262,500	1.25S	1,776	1984	LAKE MISSAUKEE NORTH SHORE AREAS	2017-02259	WD
009-260-026-00	9/22/2017	6945 W REDMAN DR	265,000	1S	1,408	1983	LAKE MISSAUKEE NORTH SHORE AREAS	2017-02929	WD
009-260-003-00	2/27/2017	111 DANA TRL	285,000	1S	1,730	1984	LAKE MISSAUKEE NORTH SHORE AREAS	2017-00589	WD
009-600-140-00	8/24/2017	8695 W SAPPHIRE AVE	290,000	1S	1,399	1966	SAPPHIRE LAKE AREA	2017-02641	WD
009-640-039-00	9/25/2017	540 S OAK DR	310,000	1.75S	1,808	1968	CROOKED LAKE AREA	2017-02960	WD
009-260-020-00	8/3/2017	121 S MARK TRL	320,000	1.5S	1,920	2004	LAKE MISSAUKEE NORTH SHORE AREAS	2017-02419	WD
009-010-003-00	8/22/2017	1900 S SCHNEIDER ST	325,000	1S	1,736	1999	SAPPHIRE LAKE AREA	2017-02616	WD
009-520-005-00	6/22/2017	6563 W NORTHSHORE DR	345,000	1S	1,918	1974	LAKE MISSAUKEE NORTH SHORE AREAS	2017-02008	WD

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pnun	saledate	addresscombined	saleprice	style	floorarea	yearbuilt	neighdescription	liberpage	instr
009-395-002-00	9/14/2017	S BALDWIN ST	1,200	vacant	-	0	JENNINGS	2017-02860	QC
009-576-022-00	6/30/2017	RIVER WOODS RD	2,000	vacant	-	0	RURAL SUBS	2017-02056	WD
009-590-056-00	3/1/2017	W THIRD ST	2,000	vacant	-	0	SAPPHIRE LAKE AREA	2017-00602	WD
009-017-012-66	3/21/2017	2874 S LA CHANCE RD	2,500	vacant	-	0	RESIDENTIAL ACREAGE & LOTS	2017-01562	WD
009-010-017-59	5/24/2017	S BIRCH HAVEN BEACH DR	4,000	vacant	-	0	LAKE MISSAUKEE SOUTH SHORE AREAS	2017-01726	WD
009-002-003-37	3/11/2017	W WHITE BIRCH AVE	6,000	vacant	-	0	RESIDENTIAL ACREAGE & LOTS	2017-00707	WD
009-012-030-00	8/8/2017	W RAILROAD ST	6,000	vacant	-	0	RESIDENTIAL ACREAGE & LOTS	2017-02465	WD
009-002-003-36	6/22/2017	S CAROLYN AVE	6,500	vacant	-	0	RURAL SUBS	2017-02232	QC
009-010-018-91	6/10/2017	S BIRCHAVEN BEACH RD	7,000	vacant	-	0	LAKE MISSAUKEE SOUTH SHORE AREAS	2017-01913	WD
009-022-016-15	4/12/2017	W LOTAN RD	8,000	vacant	-	0	RESIDENTIAL ACREAGE & LOTS	2017-01054	WD
009-660-032-00	7/14/2017	S AMY DR	10,500	vacant	-	0	RURAL SUBS	2017-02216	WD
009-160-113-00	3/27/2017	S MAPLEWOOD AVE	12,500	vacant	-	0	LAKE MISSAUKEE SOUTH SHORE AREAS	2017-00930	WD
009-160-114-00	3/31/2017	S MAPLEWOOD AVE	12,500	vacant	-	0	LAKE MISSAUKEE SOUTH SHORE AREAS	PTA	PTA
009-027-026-00	9/8/2017	W BLUE RD	15,000	vacant	-	0	RESIDENTIAL ACREAGE & LOTS	PTA	PTA
009-029-002-90	4/20/2017	S LA CHANCE RD	15,000	vacant	-	0	RESIDENTIAL ACREAGE & LOTS	2017-01519	WD
009-160-065-00	7/28/2017	S OAKWOOD DR	15,000	vacant	-	0	LAKE MISSAUKEE SOUTH SHORE AREAS	2017-02356	WD
009-600-174-00	8/24/2017	W SAPPHIRE AVE	15,000	vacant	-	0	SAPPHIRE LAKE AREA	2017-02640	WD
009-003-001-92	6/9/2017	S OAK DR	18,000	vacant	-	0	CROOKED LAKE AREA	2017-01875	WD
009-003-001-93	5/12/2017	S OAK DR	18,000	vacant	-	0	CROOKED LAKE AREA	2017-01615	WD
009-003-001-94	5/12/2017	S OAK DR	18,000	vacant	-	0	CROOKED LAKE AREA	2017-02143	WD
009-027-001-48	9/15/2017	S DICKERSON RD	18,000	vacant	-	0	RESIDENTIAL ACREAGE & LOTS	2017-02926	WD
009-620-071-00	3/30/2017	1805 S OAK AVE	24,000	vacant	-	1970	LAKE MISSAUKEE SUBS SOUTH SHORE	2017-00926	WD
009-520-030-00	3/6/2017	W NORTHSHORE DR	25,000	vacant	-	0	LAKE MISSAUKEE NORTH SHORE AREAS	2017-00650	WD
009-270-020-00	6/16/2017	220 S OAK DR	48,000	vacant	-	0	CROOKED LAKE AREA	2017-01974	WD
009-017-002-50	4/4/2017	W ROOSTED RD	56,000	vacant	-	0	RESIDENTIAL ACREAGE & LOTS	2017-01371	LC
009-640-032-00	2/10/2017	S OAK DR	60,000	vacant	-	0	CROOKED LAKE AREA	2017-00622	WD
009-260-024-00	7/7/2017	S MARK TRL	90,000	vacant	-	0	LAKE MISSAUKEE NORTH SHORE AREAS	2017-02145	WD
009-002-001-95	5/15/2017	S CAROLYN AVE	100,000	vacant	-	0	LAKE MISSAUKEE NORTH SHORE AREAS	2017-01631	WD

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009-011-013-00	10/6/2017	7020 W JENNINGS RD	88,296	1S	1,152	1939	RESIDENTIAL ACREAGE & LOTS	2017-03097	WD
009-510-018-00	5/12/2017	8405 W WHISPERING PINE CIR	89,500	1S	1,144	1998	NORTH COUNTY SUB	2017-01625	WD
009-015-013-00	3/15/2017	8992 W JENNINGS RD	101,000	1S	1,107	1979	RESIDENTIAL ACREAGE & LOTS	2017-00786	WD
009-035-026-00	5/17/2017	7650 W CADILLAC RD	102,500	1S	912	1973	RESIDENTIAL ACREAGE & LOTS	2017-01665	WD
009-035-026-00	5/17/2017	7650 W CADILLAC RD	102,500	1S	912	1973	RESIDENTIAL ACREAGE & LOTS	2017-01566	LC
009-660-005-00	7/31/2017	2108 S SARA DR	110,000	1S	1,092	1995	RURAL SUBS	2017-02388	WD
009-015-041-00	7/10/2017	8400 W JENNINGS RD	124,900	1S	520	1965	SAPPHIRE LAKE AREA	2017-02163	WD
009-600-123-00	8/29/2017	8519 W SAPPHIRE AVE	124,900	1S	588	1958	SAPPHIRE LAKE AREA	2017-02735	WD
009-490-042-00	9/26/2017	1820 S GREEN RD	132,000	1S	1,168	1970	LAKE MISSAUKEE SUBS SOUTH SHORE	2017-02964	WD
009-300-029-00	10/27/2017	1636 S DUCK POINT RD	133,500	1S	852	1946	SAPPHIRE LAKE AREA	2017-03402	WD
009-009-019-00	5/25/2017	9710 W JENNINGS RD	135,000	1S	1,464	1985	RESIDENTIAL ACREAGE & LOTS	2017-01747	WD
009-017-007-70	10/18/2017	10757 W ROSTED RD	135,000	1S	1,144	1997	RESIDENTIAL ACREAGE & LOTS	2017-0326	WD
009-510-043-00	7/6/2017	8398 W WHISPERING PINE CIR	135,000	BI	1,464	1976	NORTH COUNTY SUB	2017-02125	WD
009-660-042-00	9/29/2017	2073 S AMY DR	135,000	TRI	1,690	1975	RURAL SUBS	2017-03019	WD
009-012-005-95	3/30/2017	6420 W JENNINGS RD	138,000	1S	1,400	1978	RESIDENTIAL ACREAGE & LOTS	2017-00928	WD
009-240-013-00	8/31/2017	5120 S RIVERVIEW DR	149,000	1.25S	1,460	1999	RURAL SUBS	2017-02725	WD
009-035-024-00	9/29/2017	7380 W CADILLAC RD	155,000	1S	956	1969	RESIDENTIAL ACREAGE & LOTS	2017-03009	WD
009-510-024-00	7/27/2017	8295 W WHISPERING PINE CIR	157,000	1S	1,330	2000	NORTH COUNTY SUB	2017-02367	WD
009-260-029-00	8/25/2017	6919 W REDMAN DR	162,000	BOCA/STATE	1,232	1991	LAKE MISSAUKEE NORTH SHORE AREAS	2017-02653	WD
009-009-019-15	7/28/2017	9740 W JENNINGS RD	166,500	BOCA/STATE	1,344	2005	RESIDENTIAL ACREAGE & LOTS	2017-02351	WD
009-160-092-00	8/31/2017	6437 W LAKEVIEW DR	167,000	1.5S	1,440	1993	LAKE MISSAUKEE SOUTH SHORE AREAS	2017-02724	WD
009-520-016-00	6/9/2017	6829 W NORTHSHORE DR	167,000	1S	1,232	1963	LAKE MISSAUKEE NORTH SHORE AREAS	2017-01882	WD
009-340-028-00	10/12/2017	10856 W KELLY RD	172,000	1S	1,456	2005	RURAL SUBS	2017-03186	WD
009-600-147-00	6/29/2017	8757 W SAPPHIRE AVE	174,500	1.25S	960	1984	SAPPHIRE LAKE AREA	PTA	PTA
009-009-020-70	9/12/2017	9428 W JENNINGS RD	175,000	1S	1,612	1980	RESIDENTIAL ACREAGE & LOTS	2017-02822	WD
009-032-017-90	7/3/2017	10435 W WATERGATE	182,900	1S	1,374	1986	COM & RES M55/66 TYPES	2017-02136	WD
009-034-002-00	1/11/2017	8257 W BLUE RD	193,000	1.5S	1,383	1991	RESIDENTIAL ACREAGE & LOTS	2017-00119	WD
009-024-014-60	2/24/2017	3845 S GREEN RD	198,000	1.5S	2,184	2001	RESIDENTIAL ACREAGE & LOTS	2017-00574	WD
009-260-032-00	7/31/2017	6889 W REDMAN DR	198,999	1S	1,700	1975	LAKE MISSAUKEE NORTH SHORE AREAS	2017-02386	WD
009-160-035-00	4/22/2017	6376 W LAKEVIEW DR	200,000	1S	1,010	1940	LAKE MISSAUKEE SOUTH SHORE AREAS	2017-01444	WD
009-520-012-00	8/18/2017	6695 W NORTHSHORE DR	200,000	HUD	1,425	2014	LAKE MISSAUKEE NORTH SHORE AREAS	2017-02609	WD
009-160-024-00	6/1/2017	6240 W LAKEVIEW DR	203,000	1S	744	1957	LAKE MISSAUKEE SOUTH SHORE AREAS	2017-02209	LC
009-270-026-00	9/25/2017	160 S OAK DR	212,000	1.5S	1,764	1993	CROOKED LAKE AREA	PTA	PTA
009-570-013-00	8/11/2017	7559 W WHITE BIRCH AVE	215,000	1S	1,292	1962	LAKE MISSAUKEE NORTH SHORE AREAS	2017-02500	WD
009-100-032-00	9/19/2017	1324 S BIRCHAVEN BEACH DR	220,000	1S	1,020	1964	LAKE MISSAUKEE SOUTH SHORE AREAS	2017-03007	WD
009-022-016-03	10/23/2017	8544 W LOTAN RD	240,000	1.25S	2,100	2000	RESIDENTIAL ACREAGE & LOTS	2017-03339	WD
009-300-039-00	2/1/2017	1725 S DUCK POINT RD	240,000	1.75S	2,828	1985	SAPPHIRE LAKE AREA	2017-00437	CD
009-460-015-00	5/25/2017	6706 W LAKEVIEW DR	241,000	2S	1,953	1962	LAKE MISSAUKEE SOUTH SHORE AREAS	2017-01744	WD
009-600-118-00	8/17/2017	8459 W SAPPHIRE AVE	245,000	1S	1,296	1958	SAPPHIRE LAKE AREA	2017-02566	WD
009-023-002-00	7/6/2017	7347 W KELLY RD	252,450	1S	1,365	2011	A - Agriculture	2017-02127	WD
009-160-106-00	5/26/2017	6401 W LAKEVIEW DR	255,000	1.5S	1,781	2003	LAKE MISSAUKEE SOUTH SHORE AREAS	2017-01762	WD
009-260-019-00	7/21/2017	125 S MARK TRL	262,500	1.25S	1,776	1984	LAKE MISSAUKEE NORTH SHORE AREAS	2017-02259	WD
009-260-026-00	9/22/2017	6945 W REDMAN DR	265,000	1S	1,408	1983	LAKE MISSAUKEE NORTH SHORE AREAS	2017-02929	WD
009-260-003-00	2/27/2017	111 DANA TRL	285,000	1S	1,730	1984	LAKE MISSAUKEE NORTH SHORE AREAS	2017-00589	WD
009-600-140-00	8/24/2017	8695 W SAPPHIRE AVE	290,000	1S	1,399	1966	SAPPHIRE LAKE AREA	2017-02641	WD
009-640-039-00	9/25/2017	540 S OAK DR	310,000	1.75S	1,808	1968	CROOKED LAKE AREA	2017-02960	WD
009-260-020-00	8/3/2017	121 S MARK TRL	320,000	1.5S	1,920	2004	LAKE MISSAUKEE NORTH SHORE AREAS	2017-02419	WD
009-010-003-00	8/22/2017	1900 S SCHNEIDER ST	325,000	1S	1,736	1999	SAPPHIRE LAKE AREA	2017-02616	WD
009-520-005-00	6/22/2017	6563 W NORTHSHORE DR	345,000	1S	1,918	1974	LAKE MISSAUKEE NORTH SHORE AREAS	2017-02008	WD

Lake Township 2017 year to date quick reference - sales summary

*see sales map or L-4015 for multiple PIN sale detail

pnun	saledate	addresscombined	saleprice	style	floorarea	yearbuilt	neighdescription	liberpage	instr
009-395-002-00	9/14/2017	S BALDWIN ST	1,200	vacant	-	0	JENNINGS	2017-02860	QC
009-576-022-00	6/30/2017	RIVER WOODS RD	2,000	vacant	-	0	RURAL SUBS	2017-02056	WD
009-590-056-00	3/1/2017	W THIRD ST	2,000	vacant	-	0	SAPPHIRE LAKE AREA	2017-00602	WD
009-017-012-66	3/21/2017	2874 S LA CHANCE RD	2,500	vacant	-	0	RESIDENTIAL ACREAGE & LOTS	2017-01562	WD
009-010-017-59	5/24/2017	S BIRCH HAVEN BEACH DR	4,000	vacant	-	0	LAKE MISSAUKEE SOUTH SHORE AREAS	2017-01726	WD
009-002-003-37	3/11/2017	W WHITE BIRCH AVE	6,000	vacant	-	0	RESIDENTIAL ACREAGE & LOTS	2017-00707	WD
009-012-030-00	8/8/2017	W RAILROAD ST	6,000	vacant	-	0	RESIDENTIAL ACREAGE & LOTS	2017-02465	WD
009-002-003-36	6/22/2017	S CAROLYN AVE	6,500	vacant	-	0	RURAL SUBS	2017-02232	QC
009-010-018-91	6/10/2017	S BIRCHAVEN BEACH RD	7,000	vacant	-	0	LAKE MISSAUKEE SOUTH SHORE AREAS	2017-01913	WD
009-022-016-15	4/12/2017	W LOTAN RD	8,000	vacant	-	0	RESIDENTIAL ACREAGE & LOTS	2017-01054	WD
009-660-032-00	7/14/2017	S AMY DR	10,500	vacant	-	0	RURAL SUBS	2017-02216	WD
009-160-113-00	3/27/2017	S MAPLEWOOD AVE	12,500	vacant	-	0	LAKE MISSAUKEE SOUTH SHORE AREAS	2017-00930	WD
009-160-114-00	3/31/2017	S MAPLEWOOD AVE	12,500	vacant	-	0	LAKE MISSAUKEE SOUTH SHORE AREAS	PTA	PTA
009-027-026-00	9/8/2017	W BLUE RD	15,000	vacant	-	0	RESIDENTIAL ACREAGE & LOTS	PTA	PTA
009-029-002-90	4/20/2017	S LA CHANCE RD	15,000	vacant	-	0	RESIDENTIAL ACREAGE & LOTS	2017-01519	WD
009-160-065-00	7/28/2017	S OAKWOOD DR	15,000	vacant	-	0	LAKE MISSAUKEE SOUTH SHORE AREAS	2017-02356	WD
009-600-174-00	8/24/2017	W SAPPHIRE AVE	15,000	vacant	-	0	SAPPHIRE LAKE AREA	2017-02640	WD
009-003-001-92	6/9/2017	S OAK DR	18,000	vacant	-	0	CROOKED LAKE AREA	2017-01875	WD
009-003-001-93	5/12/2017	S OAK DR	18,000	vacant	-	0	CROOKED LAKE AREA	2017-01615	WD
009-003-001-94	5/12/2017	S OAK DR	18,000	vacant	-	0	CROOKED LAKE AREA	2017-02143	WD
009-027-001-48	9/15/2017	S DICKERSON RD	18,000	vacant	-	0	RESIDENTIAL ACREAGE & LOTS	2017-02926	WD
009-620-071-00	3/30/2017	1805 S OAK AVE	24,000	vacant	-	1970	LAKE MISSAUKEE SUBS SOUTH SHORE	2017-00926	WD
009-520-030-00	3/6/2017	W NORTHSHORE DR	25,000	vacant	-	0	LAKE MISSAUKEE NORTH SHORE AREAS	2017-00650	WD
009-270-020-00	6/16/2017	220 S OAK DR	48,000	vacant	-	0	CROOKED LAKE AREA	2017-01974	WD
009-017-002-50	4/4/2017	W ROOSTED RD	56,000	vacant	-	0	RESIDENTIAL ACREAGE & LOTS	2017-01371	LC
009-640-032-00	2/10/2017	S OAK DR	60,000	vacant	-	0	CROOKED LAKE AREA	2017-00622	WD
009-260-024-00	7/7/2017	S MARK TRL	90,000	vacant	-	0	LAKE MISSAUKEE NORTH SHORE AREAS	2017-02145	WD
009-002-001-95	5/15/2017	S CAROLYN AVE	100,000	vacant	-	0	LAKE MISSAUKEE NORTH SHORE AREAS	2017-01631	WD