

Lake Township, Missaukee County – Assessing Office

April 2019, Report to the Board

Sales Summary 2018: The sales summary reports presented in this document contain estimates intended to facilitate discussion of general 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 sales study Forms L-4015 and L-2793. Below is the assessor’s estimate of the 24-month sales ratio study. The 24 month is not final until it is issued by the County Equalization Department on December 2nd.

Residential 24 Month Study for 2019 Assessments – Estimated

A	B	C	D	E	F	G	H
Year of Assessment	Sales Period	Number of Sales	Total Assessed Value for Sales	Applicable Adjustment Modifier	Adjusted Assessed Value	Total Adjusted Prices	Adjusted % Ratio (col. F ÷ col. G)
2016	4/16 - 9/16	41	2,555,500	1.0741	2,744,863	5,422,400	50.62%
2016	10/16 - 3/17	26	1,391,700	1.0741	1,494,825	3,286,600	45.48%
12 Month Total Sales		67		12 Month Total Sales	4,239,688	8,709,000	48.68%
2017	4/17 - 9/17	61	4,000,200	1.0318	4,127,406	8,787,529	46.97%
2017	10/17 - 3/18	33	1,744,400	1.0318	1,799,872	4,137,765	43.50%
12 Month Total Sales		94		12 Month Total Sales	5,927,278	12,925,294	45.86%
24 Month Total Sales		161		24 Month Total Sales	10,166,966	21,634,294	
*24 Month Mean Adjusted Ratio							47.27%

Residential Assessed Value ratios and increases (decreases) history:

- 2019: 47.27% = \$8,876,317 (estimated as of 4/4/2018)
- 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.

Building Permits Issued, year 2018 summary :

- **Construction in Progress = 35 permits:** 6 addition/alteration, 4 commercial building, 3 garage, 1 manufactured home, 2 missing permits, 7 new site built houses, 4 pole barns, 2 remodel, 3 reroof, 1 shed, 1 solar, 1 violation letter.

Administration: 2018 MBOR changes: 2 Poverty & 12 Veteran Exemptions Granted, of the residential.

Code	Classification	No. of Appeals	No. Granted	Total Assessed Value Change	Total Taxable Value Change
Real Property					
100	Agricultural	3	3	\$-278,400	\$-204,521
200	Commercial	6	6	\$-153,850	\$-140,980
300	Industrial	0	0	\$0	\$0
400	Residential	18	15	\$-792,100	\$-646,179
500	Timber-Cutover	0	0	\$0	\$0
600	Developmental	0	0	\$0	\$0
Personal Property					
150	Agricultural	0	0	\$0	\$0
250	Commercial	1	1	\$-5,300	\$-5,300
350	Industrial	0	0	\$0	\$0
450	Residential	0	0	\$0	\$0
550	Utility	0	0	\$0	\$0
Total		28	25	\$-1,229,650	\$-996,980

Parcel Number	Class	Neigh	Sale Date	Inst.	Assessed Value	Adj. Sale Price	Ratio
009-300-034-00	401	410	03/26/2018	PTA	42,600	129,500	32.90
009-036-008-00	401	416	03/23/2018	WD	69,000	157,700	43.75
009-470-107-00	401	409	03/06/2018	WD	19,100	62,000	30.81
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
009-160-064-00	402	4161	02/07/2018	WD	108,400	260,000	41.69
009-590-080-00	V402	412	02/05/2018	QC	2,500	3,000	83.33
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
009-290-033-00	401	4520	01/22/2018	WD	134,000	329,900	40.62
009-300-049-00	401	412	01/16/2018	LC	12,500	46,154	27.08
009-020-022-00	401	416	01/01/2018	WD	63,200	136,311	46.36
Averages:					48,515	119,697	40.53

*** ** Statistics for this group (13 in sample) *** **

Statistical Mean= 42.574 Median= 40.714 Maximum= 83.333 Minimum= 23.172

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

Normalized Average Deviation = 0.22987 (Coefficient of Dispersion)
Average Squared Deviation = 231.37649 (Variance)
Square Root of Squared Deviation = 15.21106 (Standard Deviation)
Normalized Standard Deviation = 0.35728 (Covariance)
2 Standard Deviation Range (Low) = 12.15232 (High) = 72.99658

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

Normalized Average Deviation = 0.23352 (Coefficient of Dispersion)
Average Squared Deviation = 235.12506 (Variance)
Square Root of Squared Deviation = 15.33379 (Standard Deviation)
Normalized Standard Deviation = 0.37662 (Covariance)
2 Standard Deviation Range (Low) = 10.04671 (High) = 71.38186

Lake Township Missaukee - 2018 y.t.d. Sales Summary
 *see BS2018Sales03 (2) link or Parcel Sale Map for sale detail.

pnum	saledate	addresscombined	saleprice	style	floorarea	yearbuilt	Neighborhood	liberpage
009-290-033-00	1/22/2018	316 S CAROLYN AVE	329,900	BOCA/STATE	2,059	1977	LAKE MISSAUKEE NORTH SHORE AREAS	2018-00215
009-680-002-00	1/26/2018	7489 W WHITE BIRCH AVE	264,000	1S	1,341	1972	LAKE MISSAUKEE NORTH SHORE AREAS	2018-00286
009-012-025-00	2/7/2018	1701 S OAKWOOD AVE	260,000	1S	2,164	2005	RESIDENTIAL ACREAGE & LOTS	2018-00387
009-440-014-00	2/16/2018	7099 W WHITE BIRCH AVE	230,000	1.5S	1,260	1971	LAKE MISSAUKEE NORTH SHORE AREAS	2018-00521
009-036-008-00	3/23/2018	6520 W WALENJUS RD	157,700	1.5S	1,904	1982	RESIDENTIAL ACREAGE & LOTS	2018-00849
009-160-058-00	1/2/2018	1656 S OAKWOOD DR	147,500	1S	1,324	1975	LAKE MISSAUKEE SOUTH SHORE AREAS	2018-00119
009-026-004-00	3/2/2018	W LOTAN RD	144,300	vacant	-	0	A - Agriculture	2018-00630
009-009-011-00	1/24/2018	1639 S LA CHANCE RD	141,750	1.25S	1,008	2005	RESIDENTIAL ACREAGE & LOTS	2018-00353
009-033-007-20	1/25/2018	5221 S LA CHANCE RD	138,000	vacant	-	0	A - Agriculture	2018-00244
009-020-022-00	1/1/2018	3890 S LA CHANCE RD	136,311	1.25S	1,170	1975	RESIDENTIAL ACREAGE & LOTS	2018-00121
009-300-034-00	3/26/2018	1645 S DUCK POINT RD	129,500	1S	1,054	1947	SAPPHIRE LAKE AREA	PTA
009-670-014-11	1/26/2018	1510 S MOREY RD K	72,500	1S	363	1954	GREEN KNOLL UNITS	2018-00238
009-470-107-00	3/6/2018	7417 W MISSAUKEE BLVD	62,000	1S	448	1940	LAKE MISSAUKEE SUBS SOUTH SHORE	2018-00685
009-300-049-00	1/16/2018	8969 S OAK LN	46,154	1S	356	1946	SAPPHIRE LAKE AREA	2018-00149
009-033-001-50	2/7/2018	S BLODGETT RD	42,000	1S	-	0	RESIDENTIAL ACREAGE & LOTS	2018-00378
009-032-010-20	1/29/2018	W WATERGATE RD	27,000	vacant	-	0	COM & RES M55/66 TYPES	2018-00288
009-250-047-00	2/9/2018	W LOTAN RD	26,000	vacant	-	0	CLAM RIVER AREA SUBS&SITES	2018-00465
009-012-025-80	3/12/2018	S OAKWOOD AVE	5,500	vacant	-	0	RESIDENTIAL ACREAGE & LOTS	2018-00797
009-590-080-00	2/5/2018	W FIRST ST	3,000	vacant	-	0	SAPPHIRE LAKE AREA	2018-00355
009-031-019-79	3/7/2018	W WATERGATE RD	1,500	vacant	-	0	RESIDENTIAL ACREAGE & LOTS	2018-00676