

Lake Township, Missaukee County – Assessing Office

August 2018, 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

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%

IMPORTANT: For Sales from April 2016 through March 2017, 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 2017 through March 2018. 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 803 (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)
2017	10/17 - 3/18	29	1,553,900	1.0317	1,603,159	3,803,150	42.15%
2018	4/18 - 9/18	36	1,908,300	1.0000	1,908,300	4,373,478	43.63%
12 Month Total Sales		65	12 Month Total Sales		3,511,459	8,176,628	
						**12 Month Aggregate Adjusted Ratio	42.95%

Residential Assessed Value ratios and increases (decreases) history:

- **2019: 46.93% = \$10,054,109** (projected estimate as of 8/1/2018)
- 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

Administration:

Lake Township Missaukee - sales to date 2018.
see BSA information link and sales map for details of each sale

pnum	saledate	propstreetcombined	saleprice	style	floorarea	yearbuilt	neighborhood	liberpage	instr	terms
009-560-003-00	6/29/2018	105 NORA DR	450,000	2S	3,850	1984	LAKE MISSAUKEE NORTH SHORE AREAS	2018-02106	WD	Multiple Improved
009-560-001-00	6/29/2018	105 NORA DR	450,000	1.5S	3,082	1984	LAKE MISSAUKEE NORTH SHORE AREAS	2018-02106	WD	Arms Length
009-680-022-00	4/2/2018	7289 W WHITE BIRCH AVE	375,000	1.25S	2,888	1971	LAKE MISSAUKEE NORTH SHORE AREAS	2018-01003	WD	Arms Length
009-290-033-00	1/22/2018	316 S CAROLYN AVE	329,900	BOCA/STAI	2,059	1977	LAKE MISSAUKEE NORTH SHORE AREAS	2018-00215	WD	Arms Length
009-280-002-00	6/11/2018	9161 W OAK DR	310,000	1S	1,452	1957	CROOKED LAKE AREA	2018-01998	WD	Arms Length
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	WD	Arms Length
009-012-025-00	2/7/2018	1701 S OAKWOOD AVE	260,000	1S	2,164	2005	RESIDENTIAL ACREAGE & LOTS	2018-00387	WD	Arms Length
009-160-064-00	2/7/2018	S OAKWOOD DR	260,000	vacant	2,164	1002	LAKE MISSAUKEE SOUTH SHORE AREAS	2018-00387	WD	Multiple Improved
009-580-001-00	6/1/2018	1876 S SCHNEIDER ST	255,000	1.5S	1,170	2003	SAPPHIRE LAKE AREA	2018-01781	WD	Arms Length
009-354-004-00	3/30/2018	S ARROWHEAD TRL	250,000	vacant	-	0	LAKE MISSAUKEE SOUTH SHORE AREAS	2018-0098	LC	Multiple Vacant
009-354-003-00	3/30/2018	S ARROWHEAD TRL	250,000	vacant	-	0	LAKE MISSAUKEE SOUTH SHORE AREAS	2018-00980	LC	Arms Length
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	WD	FAMILY SALE
009-270-010-00	6/14/2018	320 S OAK DR	219,900	1.25S	720	1950	CROOKED LAKE AREA	2018-01946	WD	Arms Length
009-003-001-99	6/13/2018	S OAK DR	219,900	vacant	-	0	CROOKED LAKE AREA	2018-01946	WD	Arms Length
009-550-007-50	7/13/2018	6004 W OAKCREST DR	210,000	1S	872	1960	LAKE MISSAUKEE SOUTH SHORE AREAS	2018-02271	WD	Arms Length
009-018-001-36	6/26/2018	2255 S SEELEY RD X501	195,900	LOG	1,428	2006	RESIDENTIAL ACREAGE & LOTS	2018-02096	WD	Arms Length
009-530-008-00	7/20/2018	8081 W RIDGEVIEW DR	180,000	1.5S	1,634	1992	LAKE MISSAUKEE SUBS SOUTH SHORE	PTA	PTA	Arms Length
009-029-006-00	6/15/2018	4530 S LA CHANCE RD	170,000	1S	924	1983	RESIDENTIAL ACREAGE & LOTS	PTA	PTA	Arms Length
009-029-004-00	6/15/2018	4530 S LA CHANCE RD	170,000	1S	924	1983	RESIDENTIAL ACREAGE & LOTS	2018-01979	WD	Arms Length
009-036-008-00	3/23/2018	6520 W WALENJUS RD	157,700	1.5S	1,904	1982	RESIDENTIAL ACREAGE & LOTS	2018-00849	WD	Arms Length
009-010-013-00	5/25/2018	1750 S SCHNEIDER ST	145,000	1.25S	1,194	1962	SAPPHIRE LAKE AREA	2018-01742	WD	Arms Length
009-026-004-00	3/2/2018	W LOTAN RD	144,300	vacant	-	0	A - Agriculture	2018-00630	LC	Arms Length
009-009-011-00	1/24/2018	1639 S LA CHANCE RD	141,750	1.25S	1,008	2005	RESIDENTIAL ACREAGE & LOTS	2018-00353	WD	PROBATE COURT
009-016-022-25	7/10/2018	9909 W JENNINGS RD	140,000	BOCA/STAI	1,976	1995	RESIDENTIAL ACREAGE & LOTS	PTA	PTA	Arms Length
009-033-007-20	1/25/2018	5221 S LA CHANCE RD	138,000	vacant	-	0	A - Agriculture	2018-00244	WD	Split Vacant
009-020-022-00	1/1/2018	3890 S LA CHANCE RD	136,311	1.25S	1,170	1975	RESIDENTIAL ACREAGE & LOTS	2018-00121	WD	Arms Length
009-340-022-00	6/29/2018	10724 W KELLY RD	135,000	1S	1,344	1995	RURAL SUBS	2018-02122	WD	Arms Length
009-013-048-00	3/23/2018	2740 S MOREY RD	130,000	1.25S	1,465	1955	RESIDENTIAL ACREAGE & LOTS	2018-00860	WD	Arms Length
009-034-001-00	7/5/2018	8371 W BLUE RD	129,900	1.5S	1,174	1965	RESIDENTIAL ACREAGE & LOTS	2018-02207	WD	Arms Length
009-300-034-00	3/26/2018	1645 S DUCK POINT RD	129,500	1S	1,054	1947	SAPPHIRE LAKE AREA	2018-00864	WD	Arms Length
009-022-009-90	6/1/2018	8945 W KELLY RD	127,000	1S	1,120	2002	RESIDENTIAL ACREAGE & LOTS	2018-01782	WD	Arms Length
009-300-020-00	6/15/2018	8944 W OAK LN	126,255	1S	620	1968	SAPPHIRE LAKE AREA	2018-01967	WD	Arms Length
009-002-001-92	4/27/2018	S CAROLYN AVE	125,000	vacant	-	0	LAKE MISSAUKEE NORTH SHORE AREAS	2018-01448	WD	Split Vacant
009-024-003-90	3/8/2018	3434 S MOREY RD	120,000	1S	1,762	1947	RESIDENTIAL ACREAGE & LOTS	2018-00915	WD	Arms Length
009-050-002-00	5/25/2018	2797 S SEELEY RD	116,600	BOCA/STAI	1,904	1999	RURAL SUBS	2018-01733	WD	Arms Length
009-026-017-40	7/20/2018	7670 W BLUE RD	115,000	1S	1,680	1978	RESIDENTIAL ACREAGE & LOTS	PTA	PTA	Arms Length
009-450-003-00	6/25/2018	1845 S GREEN RD	112,000	1S	892	1962	LAKE MISSAUKEE SUBS SOUTH SHORE	2018-02056	WD	Arms Length
009-470-101-00	4/25/2018	1929 S SWEETBRIAR AVE	100,000	1S	1,274	1996	LAKE MISSAUKEE SUBS SOUTH SHORE	2018-01465	WD	Arms Length
009-340-049-00	5/24/2018	10625 W ROSTED RD	94,000	HUD	1,344	1999	RESIDENTIAL ACREAGE & LOTS	2018-01735	WD	Arms Length
009-300-013-00	6/6/2018	9020 W OAK LN	85,450	1S	672	1969	SAPPHIRE LAKE AREA	2018-01822	LC	Arms Length
009-160-109-00	6/11/2018	6371 W BUENA VISTA DR	83,000	1.25S	701	1961	LAKE MISSAUKEE SOUTH SHORE AREAS	2018-01937	WD	Arms Length
009-411-001-50	4/6/2018	W POPLAR ST	82,473	1.25S	906	960	JENNINGS	2018-01027	WD	Multiple Improved
009-411-001-00	4/6/2018	S CRAPO ST	82,473	1.25S	906	960	JENNINGS	2018-01027	WD	Multiple Improved
009-411-002-00	4/6/2018	352 S CRAPO ST	82,473	1.25S	906	960	JENNINGS	2018-01027	WD	Arms Length
009-670-014-11	1/26/2018	1510 S MOREY RD K	72,500	1S	363	1954	GREEN KNOLL UNITS	2018-00238	WD	Arms Length
009-008-008-50	7/13/2018	S LA CHANCE RD	70,000	GRG	-	2001	RESIDENTIAL ACREAGE & LOTS	2018-02292	WD	Arms Length
009-010-014-00	5/25/2018	1760 S SCHNEIDER ST	70,000	1S	624	1942	RESIDENTIAL ACREAGE & LOTS	2018-01744	WD	Arms Length
009-470-107-00	3/6/2018	7417 W MISSAUKEE BLVD	62,000	1S	448	1940	LAKE MISSAUKEE SUBS SOUTH SHORE	2018-00685	WD	Arms Length
009-250-028-00	5/16/2018	9509 W LOTAN RD	50,000	1S	924	1976	CLAM RIVER AREA SUBS&SITES	2018-01608	WD	Arms Length
009-250-028-00	4/25/2018	9509 W LOTAN RD	50,000	1S	924	1976	CLAM RIVER AREA SUBS&SITES	2018-01455	WD	Arms Length
009-160-143-00	4/13/2018	6225 W LAKEVIEW DR	50,000	1S	840	1965	LAKE MISSAUKEE SOUTH SHORE AREAS	2018-01433	WD	FAMILY SALE
009-412-006-00	7/13/2018	10208 W POPLAR ST	48,000	HUD	1,320	1975	JENNINGS	2018-02258	WD	Arms Length
009-300-049-00	1/16/2018	8969 S OAK LN	46,154	1S	356	1946	SAPPHIRE LAKE AREA	2018-00149	LC	Arms Length
009-600-107-00	6/12/2018	W SAPPHIRE AVE	45,000	vacant	-	0	SAPPHIRE LAKE AREA	2018-01953	WD	Arms Length
009-033-001-50	2/7/2018	S BLODGETT RD	42,000	1S	-	0	RESIDENTIAL ACREAGE & LOTS	2018-00378	LC	Arms Length
009-017-001-30	5/25/2018	S LA CHANCE RD	30,000	vacant	-	0	RESIDENTIAL ACREAGE & LOTS	2018-01719	WD	Arms Length
009-032-010-20	1/29/2018	W WATERGATE RD	27,000	vacant	-	0	COM & RES M55/66 TYPES	2018-00288	WD	Arms Length
009-250-047-00	2/9/2018	W LOTAN RD	26,000	vacant	-	0	CLAM RIVER AREA SUBS&SITES	2018-00465	WD	Arms Length
009-250-048-00	2/9/2018	W LOTAN RD	26,000	vacant	-	0	CLAM RIVER AREA SUBS&SITES	2018-00465	WD	Multiple Vacant
009-160-115-00	5/31/2018	S MAPLEWOOD AVE	25,500	vacant	-	0	LAKE MISSAUKEE SOUTH SHORE AREAS	2018-01773	WD	Arms Length
009-160-114-00	5/31/2018	S MAPLEWOOD AVE	25,500	vacant	-	0	LAKE MISSAUKEE SOUTH SHORE AREAS	2018-01773	WD	Arms Length
009-033-001-92	5/14/2018	S BLODGETT RD	25,000	vacant	-	0	A - Agriculture	2018-01584	LC	Arms Length
009-033-001-90	5/14/2018	S BLODGETT RD	25,000	vacant	-	0	A - Agriculture	2018-01584	LC	Arms Length
009-180-008-00	5/1/2018	S DICKERSON RD	21,000	GRG	-	2003	RURAL SUBS	2018-01499	WD	Arms Length
009-002-004-00	5/11/2018	W WHITE BIRCH AVE	20,000	vacant	-	0	LAKE MISSAUKEE NORTH SHORE AREAS	2018-01576	WD	Arms Length
009-016-006-00	3/29/2018	W JENNINGS RD	20,000	vacant	-	0	RESIDENTIAL ACREAGE & LOTS	2018-00917	LC	Arms Length
009-190-012-00	5/29/2018	S CAROLYN AVE	15,000	vacant	-	0	RURAL SUBS	2018-01753	WD	Arms Length
009-590-075-00	6/28/2018	SECOND ST	12,500	vacant	-	0	SAPPHIRE LAKE AREA	2018-02079	WD	Arms Length
009-590-074-00	6/28/2018	SECOND ST	12,500	vacant	-	0	SAPPHIRE LAKE AREA	2018-02079	WD	Arms Length
009-031-001-40	5/24/2018	BROWN RD	12,500	vacant	-	0	RESIDENTIAL ACREAGE & LOTS	2018-01833	WD	Split Vacant
009-012-024-00	4/11/2018	W RAILROAD ST	8,000	vacant	-	0	RESIDENTIAL ACREAGE & LOTS	2018-01288	WD	Arms Length
009-382-004-00	4/6/2018	S LA CHANCE RD	8,000	vacant	-	0	JENNINGS	2018-01350	WD	Arms Length
009-590-088-00	4/20/2018	W FIRST ST	5,500	vacant	-	0	SAPPHIRE LAKE AREA	2018-01378	WD	Arms Length
009-012-025-80	3/12/2018	S OAKWOOD AVE	5,500	vacant	-	0	RESIDENTIAL ACREAGE & LOTS	2018-00797	WD	Split Vacant
009-590-080-00	2/5/2018	W FIRST ST	3,000	vacant	-	0	SAPPHIRE LAKE AREA	2018-00355	QC	Arms Length
009-018-012-00	2/25/2018	11085 W ROSTED RD	2,000	GRG	-	2004	RESIDENTIAL ACREAGE & LOTS	2018-00993	WD	RELATED PARTY
009-031-019-79	3/7/2018	W WATERGATE RD	1,500	vacant	-	0	RESIDENTIAL ACREAGE & LOTS	2018-00676	QC	Split Vacant
009-012-012-00	4/17/2018	S GREEN RD	1,463	1S	-	0	RURAL SUBS	2018-01335	QC	TAX SALE
009-009-033-26	7/20/2018	OAK LN	700	vacant	-	0	RESIDENTIAL ACREAGE & LOTS	2018-02316	WD	Split Vacant

09:08 AM

County: 57- Missaukee Unit: LAKE TOWNSHIP

DB: Lake2019

Parcel Number	Class	Neigh	Sale Date	Inst.	Assessed Value	Adj. Sale Price	Ratio
009-026-017-40	401	416	07/20/2018	PTA	53,400	115,000	46.43
009-530-008-00	401	404	07/20/2018	PTA	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	PTA	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
009-300-020-00	401	410	06/15/2018	WD	47,400	126,255	37.54
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
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	V402	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
009-590-088-00	V402	409	04/20/2018	WD	1,000	5,500	18.18
009-012-024-00	V402	416	04/11/2018	WD	3,000	8,000	37.50
009-411-002-00	401	424	04/06/2018	WD	13,600	82,473	16.49
009-382-004-00	V402	424	04/06/2018	WD	1,000	8,000	12.50
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:					51,738	121,445	42.60

*** ** Statistics for this group (52 in sample) *** **

Statistical Mean= 39.933 Median= 40.666 Maximum= 75.000 Minimum= 12.500

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

Normalized Average Deviation = 0.23516 (Coefficient of Dispersion)
Average Squared Deviation = 160.96821 (Variance)
Square Root of Squared Deviation = 12.68732 (Standard Deviation)
Normalized Standard Deviation = 0.31771 (Covariance)
2 Standard Deviation Range (Low) = 14.55851 (High) = 65.30781

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

Normalized Average Deviation = 0.23021 (Coefficient of Dispersion)
Average Squared Deviation = 161.51629 (Variance)