

# Lake Township, Missaukee County – Assessing Office

July 2019, Report to the Board

**Sales Summary 2019 for the year 2020 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 - Estimated

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)
2017	4/17 - 9/17	54	3,678,800	1.0957	4,030,861	8,147,499	49.47%
2017	10/17 - 3/18	29	1,553,900	1.0957	1,702,608	3,803,150	44.77%
12 Month Total Sales		83	12 Month Total Sales		5,733,469	11,950,649	47.98%
2018	4/18 - 9/18	56	3,288,200	1.0620	3,492,068	7,538,094	46.33%
2018	10/18 - 3/19	34	2,046,600	1.0620	2,173,489	5,003,800	43.44%
12 Month Total Sales		90	12 Month Total Sales		5,665,557	12,541,894	45.17%
24 Month Total Sales		173	24 Month Total Sales		11,399,026	24,492,543	
					<b>*24 Month Mean Adjusted Ratio</b>		<b>46.58%</b>

Residential Assessed Value ratios and increases (decreases) history:

- 2020: 46.58% = \$11,994,472 estimated
- 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

## New Construction:

- 23 New Building Permits issued during 2019 and 53 parcels with construction in progress include: 6 Additions 1 alteration, 1 Cell Tower, 1 Commercial Storage, 5 Decks, 2 demolitions, 5 Garages, 1 HUD Home, 1 Manufactured BOCA home, 1 Missing Permit, 13 New Houses, 1 DEQ, 7 Pole Garage, 1 Swimming Pool, 2 Remodel, 1 Repair, 1 Reroof.

## Administration:

- **July Board of Review meets Tuesday 7/16/19 9AM to 9:30 am at the township hall.** The authority of the July BOR is limited under MCL 211.53b to correcting defined qualified errors; receive petitions for late filed Principal Residence Exemptions, consider appeals related to the Qualified Agricultural Exemption, Taxable Value Uncapping, the Qualified Start-up Business Exemption, the Disabled Veteran's Exemption and the Poverty Exemption.
- The “Headlee” and “Truth in County Equalization” millage rollback fractions, as published in the County Equalization report, are both equal to 1.
- Michigan Department of Treasury Bulletin No. 4 of 2019, Certified Prevailing Institutional Lending Rates of Interest for March 2019 Residential 4.72%, Commercial 4.57%, Agricultural 5.61%

11:01 AM

County: 57- Missaukee Unit: LAKE TOWNSHIP

DB: Lake2020

Parcel Number	Class	Neigh	Sale Date	Inst.	Assessed Value	Adj. Sale Price	Ratio
009-290-008-00	401	4520	06/27/2019	PTA	138,300	330,000	41.91
009-010-028-00	401	410	06/21/2019	PTA	73,000	149,600	48.80
009-300-034-00	401	410	06/20/2019	PTA	56,700	172,000	32.97
009-470-027-00	V401	403	06/20/2019	PTA	80,200	250,000	32.08
009-280-013-00	401	402R	06/14/2019	PTA	101,100	265,000	38.15
009-007-010-70	401	408	06/13/2019	WD	166,800	345,000	48.35
009-530-009-00	V402	404	06/12/2019	WD	12,500	28,500	43.86
009-660-008-00	401	660	06/12/2019	WD	52,700	135,000	39.04
009-250-033-00	401	415	06/10/2019	WD	29,200	72,500	40.28
009-460-033-00	V402	4161	06/10/2019	WD	21,700	68,000	31.91
009-300-003-00	401	410	06/10/2019	WD	114,000	265,000	43.02
009-368-007-00	401	424	06/06/2019	QC	12,600	24,000	52.50
009-013-037-00	401	416	06/05/2019	WD	103,200	229,900	44.89
009-290-046-00	401	4520	06/03/2019	WD	55,700	175,000	31.83
009-020-007-99	401	416	06/03/2019	PTA	119,800	267,000	44.87
009-020-007-96	401	416	06/03/2019	PTA	119,800	267,000	44.87
009-460-021-00	401	403	05/29/2019	WD	104,100	250,000	41.64
009-590-078-00	401	409	05/24/2019	WD	64,600	145,000	44.55
009-690-002-00	201	201B	05/21/2019	WD	39,400	85,000	46.35
009-367-003-00	401	424	05/21/2019	WD	5,000	8,000	62.50
009-300-025-00	401	410	05/20/2019	WD	87,800	132,000	66.52
009-009-016-25	V402	416	05/06/2019	QC	6,000	13,000	46.15
009-576-018-00	401	414	05/03/2019	WD	93,000	185,000	50.27
009-016-021-70	401	416	04/30/2019	TD	75,200	83,710	89.83
009-670-014-11	401	4042	04/19/2019	WD	22,000	79,900	27.53
009-008-010-58	V402	416	04/12/2019	WD	7,500	9,000	83.33
009-020-007-21	401	416	04/12/2019	WD	80,500	90,000	89.44
009-022-016-03	401	416	04/04/2019	WD	125,400	262,000	47.86
009-470-121-00	401	409	04/03/2019	WD	33,500	103,000	32.52
009-022-016-12	401	416	03/15/2019	WD	58,100	124,900	46.52
009-018-001-34	V402	4091	02/28/2019	WD	10,500	25,500	41.18
009-015-012-00	401	416	02/22/2019	WD	54,900	103,000	53.30
009-440-004-00	401	4520	02/08/2019	WD	129,800	300,000	43.27
009-440-007-00	401	4520	02/01/2019	WD	74,100	212,000	34.95
009-470-015-50	401	409	01/18/2019	WD	30,500	93,500	32.62
009-009-030-00	V402	416	01/03/2019	LC	20,000	40,000	50.00
009-690-003-00	201	201B	01/03/2019	LC	124,100	144,000	86.18

Averages:

67,657 149,514 45.25

\*\*\* \*\* Statistics for this group (37 in sample) \*\*\* \*\*

Statistical Mean= 47.996 Median= 44.869 Maximum= 89.834 Minimum= 27.534

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

Normalized Average Deviation = 0.23096 (Coefficient of Dispersion)  
Average Squared Deviation = 259.03241 (Variance)  
Square Root of Squared Deviation = 16.09448 (Standard Deviation)  
Normalized Standard Deviation = 0.33533 (Covariance)  
2 Standard Deviation Range (Low) = 15.80672 (High) = 80.18465

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

Normalized Average Deviation = 0.23152 (Coefficient of Dispersion)  
Average Squared Deviation = 269.08068 (Variance)  
Square Root of Squared Deviation = 16.40368 (Standard Deviation)  
Normalized Standard Deviation = 0.36559 (Covariance)  
2 Standard Deviation Range (Low) = 12.06156 (High) = 77.67627

Lake Township Missauke  
2019 Sales Summary to date

\*see BSA data link and sale map for details

pnum	saledate	address	saleprice	style	floorarea	yearbuilt	liberpage	instr	terms
009-007-010-35	6/13/2019	S SEELEY RD	345,000	MultiplePIN	1,816	2004	2019-01883	WD	Multiple Improved
009-007-010-70	6/13/2019	1991 S SEELEY RD	345,000	1S	1,816	2004	2019-01883	WD	Arms Length
009-290-008-00	6/27/2019	7759 W WHITE BIRCH AVE	330,000	1S	1,752	1962	PTA	PTA	Arms Length
009-440-004-00	2/8/2019	7199 W WHITE BIRCH AVE	300,000	1.5S	1,610	1976	2019-00312	WD	Arms Length
009-020-007-99	6/3/2019	10579 W KELLY RD	267,000	1S	1,577	2001	PTA	PTA	Arms Length
009-020-007-98	6/3/2019	W KELLY RD	267,000	MultiplePIN	1,577	2001	PTA	PTA	Multiple Improved
009-020-007-96	6/3/2019	W KELLY RD	267,000	1S	1,577	2001	PTA	PTA	Arms Length
009-280-013-00	6/14/2019	9235 W OAK DR	265,000	1S	1,389	1965	PTA	PTA	Arms Length
009-300-003-00	6/10/2019	9122 W OAK LN	265,000	1S	1,584	1968	2019-01852	WD	Arms Length
009-022-016-06	4/4/2019	W LOTAN RD	262,000	MultiplePIN	-	0	2019-00918	WD	Multiple Improved
009-022-016-03	4/4/2019	8544 W LOTAN RD	262,000	1.25S	2,100	2000	2019-00918	WD	Arms Length
009-470-027-00	6/20/2019	S PAVILION DR	250,000	Vacant	-	0	PTA	PTA	Arms Length
009-460-021-00	5/29/2019	6800 W LAKEVIEW DR	250,000	1S	832	1958	2019-01812	WD	Arms Length
009-013-037-00	6/5/2019	6655 W ROBERTS RD	229,900	1S	1,344	1993	2019-01772	WD	Arms Length
009-440-007-00	2/1/2019	7169 W WHITE BIRCH AVE	212,000	1.25S	1,121	1974	2019-00239	WD	Arms Length
009-576-017-00	5/3/2019	RIVER WOODS RD	185,000	MultiplePIN	1,392	2004	2019-01415	WD	Multiple Improved
009-576-018-00	5/3/2019	4828 RIVER WOODS RD	185,000	1S	1,392	2004	2019-01415	WD	Arms Length
009-290-046-00	6/3/2019	7770 W WHITE BIRCH AVE	175,000	1S	632	1966	2019-01749	WD	Arms Length
009-300-034-00	6/20/2019	1645 S DUCK POINT RD	172,000	1S	1,054	1947	PTA	PTA	Arms Length
009-010-028-00	6/21/2019	8808 W PETERSON POINT RD	149,600	1S	800	1965	PTA	PTA	Arms Length
009-010-027-00	6/21/2019	W PETERSON POINT RD	149,600	MultiplePIN	-	-	PTA	PTA	Multiple Improved
009-590-080-00	5/24/2019	W FIRST ST	145,000	1.5S	1,080	1993	2019-01711	WD	Arms Length
009-590-078-00	5/24/2019	8210 W FIRST ST	145,000	1.5S	1,080	1993	2019-01711	WD	Arms Length
009-690-004-00	1/3/2019	S MOREY RD	144,000	MultiplePIN	-	0	2019-00056	LC	Multiple Improved
009-690-003-00	1/3/2019	1866 S MOREY RD	144,000	Commerical	1,920	1980	2019-00056	LC	Arms Length
009-660-008-00	6/12/2019	2172 S SARA DR	135,000	TRI	1,254	1994	2019-01848	WD	Arms Length
009-300-025-00	5/20/2019	8896 W OAK LN	132,000	1S	1,112	1948	2019-01552	WD	Arms Length
009-022-016-12	3/15/2019	8688 W LOTAN RD	124,900	BOCA/STATE	1,586	2003	2019-00694	WD	Arms Length
009-470-121-00	4/3/2019	1975 S PAVILION DR	103,000	BOCA/STATE	1,232	1977	2019-00867	WD	Arms Length
009-015-012-00	2/22/2019	8910 W JENNINGS RD	103,000	1S	1,340	1977	2019-00468	WD	Arms Length
009-470-015-50	1/18/2019	1802 S WILDROSE AVE	93,500	1S	530	1925	2019-00175	WD	Arms Length
009-020-007-21	4/12/2019	10635 W KELLY RD	90,000	1S	1,422	2000	2019-01248	WD	Arms Length
009-020-007-22	4/12/2019	W KELLY RD	90,000	1S	1,422	2000	2019-01248	WD	Multiple Improved
009-690-002-00	5/21/2019	1850 S MOREY RD	85,000	Commerical	1,256	1974	2019-01610	WD	Arms Length
009-016-021-70	4/30/2019	2095 S LACHANCE RD	83,710	1.5S	1,554	1918	2019-01441	TD	Arms Length
009-670-014-11	4/19/2019	1510 S MOREY RD K	79,900	1S	363	1954	2019-01303	WD	LAND CONTRACT
009-250-028-00	6/12/2019	9509 W LOTAN RD	76,313	1S	924	1976	2019-01874	LC	FAMILY SALE
009-026-011-50	1/9/2019	S DICKERSON RD	74,000	Vacant	-	0	2019-00071	WD	Split Vacant
009-026-018-65	1/9/2019	S DICKERSON RD	74,000	MultiplePIN	-	0	2019-00071	WD	Multiple Vacant
009-250-033-00	6/10/2019	9591 W LOTAN RD	72,500	HUD	1,098	1983	2019-01831	WD	Arms Length
009-012-021-00	6/10/2019	W RAILROAD ST	68,000	MultiplePIN	-	0	PTA	PTA	Multiple Vacant
009-460-033-00	6/10/2019	W LAKEVIEW DR	68,000	Vacant	-	0	2019-01835 & 01837	WD	Arms Length
009-660-015-00	6/11/2019	2173 S SARA DR	50,400	1S	1,008	1994	2019-01895	CD	BANK SALE
009-033-009-90	1/22/2019	5415 S LACHANCE RD	45,000	Commerical	-	0	2019-00229	WD	Arms Length
009-009-030-00	1/3/2019		40,000	Vacant	-	0	2019-00038	LC	Arms Length
009-009-020-35	1/3/2019		40,000	MultiplePIN	-	0	2019-00038	LC	Multiple Vacant
009-530-009-00	6/12/2019	W RIDGEVIEW DR	28,500	Vacant	-	0	2019-01862	WD	Arms Length
009-018-001-34	2/28/2019	S SEELEY RD	25,500	Vacant	-	0	2019-00563	WD	Arms Length
009-009-019-75	6/10/2019	W JENNINGS RD	25,000	Vacant	-	0	2019-01821	LC	Arms Length
009-368-007-00	6/6/2019	10111 W POPLAR ST	24,000	HUD	1,892	1973	2019-01780	QC	RELATED PARTY
009-031-001-40	2/21/2019	BROWN RD	19,000	Vacant	-	0	2019-00501	WD	Split Vacant
009-009-016-25	5/6/2019	S LACHANCE RD	13,000	Vacant	-	0	2019-01426	QC	Arms Length
009-008-010-58	4/12/2019	W ROUND LAKE RD	9,000	Vacant	-	0	2019-01216	WD	Arms Length
009-367-003-00	5/21/2019	506 S CRAPO ST	8,000	HUD	1,050	1960	2019-01569	WD	Arms Length