

# Lake Township, Missaukee County – Assessing Office

October 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 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)	
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		
							*24 Month Mean Adjusted Ratio	46.58%

IMPORTANT: For Sales from April 2017 through March 2018, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get 12 month 'Adjusted % Ratio'. Repeat this process for sales from April 2018 through March 2019. Finally, sum the two 'Adjusted % Ratios' and divide 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)	
2018	10/18 - 3/19	34	2,046,600	1.0620	2,173,489	5,003,800	43.44%	
2019	4/19 - 9/19	44	3,107,400	1.0000	3,107,400	7,036,010	44.16%	
12 Month Total Sales		78	12 Month Total Sales		5,280,889	12,039,810		
							**12 Month Aggregate Adjusted Ratio	43.86%

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:

- 74 parcels with construction in progress including: 18 new houses
- 46 New Building Permits issued during 2019

### Administration:

- Michigan Department of Treasury Bulletin No. 9 of 2019, Certified Prevailing Institutional Lending Rates of Interest for June 2019 Residential 4.33%, Commercial 4.07%, Agricultural 5.53%

Parcel Number	Class	Neigh	Sale Date	Inst.	Assessed Value	Adj. Sale Price	Ratio
009-340-047-00	V402	4091	10/02/2019	PTA	2,500	6,500	38.46
009-032-015-00	301	301	09/30/2019	WD	140,800	160,000	88.00
009-160-124-00	401	4161	09/17/2019	WD	65,200	129,900	50.19
009-440-015-00	401	4520	09/17/2019	WD	120,600	290,000	41.59
009-340-012-00	401	409	09/12/2019	WD	122,500	277,000	44.22
009-034-002-80	401	416	09/11/2019	WD	91,400	285,000	32.07
009-022-016-15	401	416	09/10/2019	WD	50,000	100,000	50.00
009-032-023-85	401	416	09/10/2019	WD	174,600	373,000	46.81
009-004-004-10	401	402R	08/30/2019	WD	87,100	179,500	48.52
009-015-008-00	401	416	08/30/2019	LC	29,600	77,500	38.19
009-032-006-80	401	416	08/27/2019	WD	124,600	265,000	47.02
009-430-046-00	401	430	08/21/2019	PTA	42,500	95,000	44.74
009-260-034-00	401	4520	08/20/2019	WD	133,000	220,000	60.45
009-391-001-00	401	424	08/19/2019	PTA	31,300	94,900	32.98
009-575-008-00	V402	409	08/16/2019	PTA	2,500	7,000	35.71
009-250-049-00	401	415	08/15/2019	PTA	37,300	69,900	53.36
009-690-021-00	401	690	08/02/2019	WD	53,500	100,000	53.50
009-035-028-80	401	416	07/30/2019	WD	130,600	287,200	45.47
009-220-010-00	401	402R	07/30/2019	WD	101,800	246,000	41.38
009-027-021-40	401	416	07/29/2019	WD	189,400	390,000	48.56
009-680-021-00	401	4520	07/25/2019	WD	101,000	210,000	48.10
009-034-003-30	401	416	07/17/2019	WD	139,900	450,000	31.09
009-036-009-90	401	416	07/15/2019	WD	103,200	285,000	36.21
009-430-026-00	401	430	07/12/2019	WD	37,600	75,000	50.13
009-010-008-85	401	416	07/12/2019	WD	17,000	84,900	20.02
009-580-004-00	401	410	07/09/2019	WD	33,100	75,000	44.13
009-450-010-80	401	403	07/08/2019	WD	80,900	209,000	38.71
009-025-009-95	201	201C	07/02/2019	WD	142,400	293,550	48.51
009-033-007-00	401	416	07/02/2019	WD	70,300	188,000	37.39
009-375-005-00	401	424	07/02/2019	LC	7,600	10,000	76.00
009-290-008-00	401	4520	06/24/2019	LC	138,300	330,000	41.91
009-010-028-00	401	410	06/21/2019	WD	73,000	149,600	48.80
009-520-005-00	401	4520	06/21/2019	WD	182,100	375,000	48.56
009-300-034-00	401	410	06/20/2019	WD	56,700	172,000	32.97
009-470-027-00	V401	403	06/20/2019	WD	80,200	250,000	32.08
009-280-013-00	401	402R	06/14/2019	WD	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
009-368-007-50	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	WD	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
009-660-019-00	401	660	05/08/2019	WD	50,600	130,000	38.92
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

Parcel Number	Class	Neigh	Sale Date	Inst.	Assessed Value	Adj. Sale Price	Ratio
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Averages:					74,463	165,641	44.95
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\*\*\* \*\* Statistics for this group (70 in sample) \*\*\* \*\*

Statistical Mean= 46.962    Median= 44.869    Maximum= 89.834    Minimum= 20.024

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

Normalized Average Deviation = 0.20524 (Coefficient of Dispersion)  
Average Squared Deviation = 207.57287 (Variance)  
Square Root of Squared Deviation = 14.40739 (Standard Deviation)  
Normalized Standard Deviation = 0.30679 (Covariance)  
2 Standard Deviation Range (Low) = 18.14764 (High) = 75.77720

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

Normalized Average Deviation = 0.20993 (Coefficient of Dispersion)  
Average Squared Deviation = 212.01914 (Variance)  
Square Root of Squared Deviation = 14.56088 (Standard Deviation)  
Normalized Standard Deviation = 0.32452 (Covariance)  
2 Standard Deviation Range (Low) = 15.74716 (High) = 73.99067

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Lake Township Missaukee - Sales Summary to date  
See BSA data link Sales map for details

pnum	saledate	propstreetcombined	SalePrice	style	floorarea	yearbuilt	liberpage	instr	terms
009-034-003-30	7/17/2019	5086 S DICKERSON RD	450,000	1S	2,231	1972	2019-02726	WD	Arms Length
009-027-021-40	7/31/2019	8270 W BLUE RD	390,000	1S	2,203	2006	2019-02355	LC	Arms Length
009-027-021-40	7/29/2019	8270 W BLUE RD	390,000	1S	2,203	2006	2019-02350	WD	Arms Length
009-520-005-00	6/21/2019	6563 W NORTHSHORE DR	375,000	1S	1,923	1974	2019-01937	WD	Arms Length
009-032-023-85	9/10/2019	10122 W CADILLAC RD	373,000	1S	2,512	1999	2019-02876	WD	Arms Length
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	6/24/2019	7759 W WHITE BIRCH AVE	330,000	1S	1,752	1962	2019-02009	LC	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
009-025-009-95	7/2/2019	6770 W BLUE RD	293,550	1S	3,992	1993	2019-02280	WD	Arms Length
009-440-015-00	9/17/2019	7087 W WHITE BIRCH AVE	290,000	BOCA/STATE	1,080	1999	2019-02900	WD	Arms Length
009-035-028-80	7/30/2019	7477 W BLUE RD	287,200	1.25S	1,378	2001	2019-02365	WD	Arms Length
009-034-002-80	9/11/2019	8261 W BLUE RD	285,000	1.25S	1,498	1972	2019-02866	WD	Arms Length
009-034-005-00	9/11/2019	W BLUE RD	285,000	MultiplePIN	1,498	1972	2019-02866	WD	Multiple Improved
009-036-009-90	7/15/2019	6255 W WALENJUS RD	285,000	1S	1,671	2014	2019-02196	WD	Arms Length
009-340-012-00	9/12/2019	10504 W KELLY RD	277,000	1S	1,736	1997	2019-02865	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	2019-02178	WD	Multiple Improved
009-020-007-96	6/3/2019	W KELLY RD	267,000	1S	1,577	2001	2019-02178	WD	Arms Length
009-032-006-80	8/27/2019	5270 S LACHANCE RD	265,000	1.75S	2,361	1994	2019-02716	WD	Arms Length
009-280-013-00	6/14/2019	9235 W OAK DR	265,000	1S	1,389	1965	2019-01929	WD	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	2019-01923	WD	Arms Length
009-460-021-00	5/29/2019	6800 W LAKEVIEW DR	250,000	1S	832	1958	2019-01812	WD	Arms Length
009-220-010-00	7/30/2019	840 S OAK DR	246,000	1S	1,389	1964	2019-02380	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
009-260-035-00	8/20/2019	W REDMAN DR	220,000	MultiplePIN	1,530	1970	2019-02636	WD	Multiple Improved
009-260-034-00	8/20/2019	6869 W REDMAN DR	220,000	1S	1,530	1970	2019-02636	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
009-680-021-00	7/25/2019	7299 W WHITE BIRCH AVE	210,000	1.5S	1,336	1972	2019-02307	WD	Arms Length
009-450-010-80	7/8/2019	1781 S GREEN RD	209,000	1.5S	1,212	1965	2019-02119	WD	Arms Length
009-033-007-00	7/2/2019	5045 S LACHANCE RD	188,000	BOCA/STATE	1,624	2009	2019-02055	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
009-004-004-10	8/30/2019	9770 W ANDERSON TRL	179,500	1.5S	1,152	1995	2019-02773	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	2019-02073	WD	Arms Length
009-032-015-00	9/30/2019	10640 W CADILLAC RD	160,000	Commercial	1,965	15750	2019-03058	WD	Arms Length
009-010-028-00	6/21/2019	8808 W PETERSON POINT RD	149,600	1S	800	1965	2019-01987	WD	Arms Length
009-010-027-00	6/21/2019	W PETERSON POINT RD	149,600	MultiplePIN	800	1965	2019-01987	WD	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	Commercial	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
009-660-019-00	5/8/2019	2087 S SARA DR	130,000	1S	1,008	1992	2019-02421	WD	Arms Length
009-012-029-00	9/17/2019	W RAILROAD ST	129,900	GRG	1,202	1963	2019-02922	WD	Arms Length
009-160-124-00	9/17/2019	6313 W LAKEVIEW DR	129,900	1S	986	1963	2019-02922	WD	Arms Length
009-160-127-00	9/17/2019	BIRCHWOOD AVE	129,900	GRG	1,202	1963	2019-02922	WD	Arms Length
009-160-128-00	9/17/2019	BUENA VISTA BLVD	129,900	GRG	1,202	1963	2019-02922	WD	Arms Length
009-160-123-00	9/17/2019	W LAKEVIEW DR	129,900	GRG	1,202	1963	2019-02922	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
009-036-010-25	7/19/2019	X WALEJUS	120,000		864	997	2019-02376	WD	Arms Length
009-036-010-50	7/19/2019	W WALEJUS RD	120,000	1S	864	1995	2019-02376	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
009-022-016-15	9/10/2019	8746 W LOTAN RD	100,000	1S	960	2017	2019-02841	WD	Arms Length
009-690-021-00	8/2/2019	6262 W JENNINGS RD	100,000	1S	1,357	1972	2019-02455	WD	Arms Length
009-004-004-68	8/28/2019	9799 W CROOKED LAKE PARK RD	99,000	HUD	1,352	2002	2019-02848	CD	BANK SALE
009-430-046-00	8/21/2019	6094 DONALD DR	95,000	1S	1,032	1972	PTA	PTA	Arms Length
009-391-001-00	8/19/2019	274 S CRAPO ST	94,900	BOCA/STATE	1,352	2001	PTA	PTA	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	MultiplePIN	1,422	2000	2019-01248	WD	Multiple Improved
009-690-002-00	5/21/2019	1850 S MOREY RD	85,000	Commercial	1,256	1974	2019-01610	WD	Arms Length
009-010-008-85	7/12/2019	S SCHNEIDER ST	84,900	GRG	-	2008	2019-02149	WD	Arms Length

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009-016-021-70	4/30/2019	2095 S LACHANCE RD	83,710	1.5S	1,554	1918	2019-01441	TD	Arms Length
009-220-008-00	9/10/2019	860 S OAK DR	80,000	1S	972	1968	2019-02838	WD	Arms Length
009-670-014-11	4/19/2019	1510 S MOREY RD K	79,900	1S	363	1954	2019-01303	WD	LAND CONTRACT
009-015-008-00	8/30/2019	8821 W JENNINGS RD	77,500	BOCA/STATE	1,058	1986	2019-02742	LC	Arms Length
009-250-028-00	6/12/2019	9509 W LOTAN RD	76,313	1S	924	1976	2019-01874	LC	FAMILY SALE
009-430-026-00	7/12/2019	6060 W CHARLES DR	75,000	BOCA/STATE	1,344	1989	2019-02146	WD	Arms Length
009-580-004-00	7/9/2019	1840 S SCHNEIDER ST	75,000	1S	300	1942	2019-02092	WD	Arms Length
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
009-250-049-00	8/15/2019	9909 W LOTAN RD	69,900	1.25S	750	1991	PTA	PTA	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	Commercial	-	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
009-017-008-90	9/6/2019	10240 W ROSTED RD	31,500	BOCA/STATE	1,120	1989	2019-02797	QC	TAX SALE
009-530-009-00	6/12/2019	W RIDGEVIEW DR	28,500	Vacant	-	0	2019-01862	WD	Arms Length
009-035-019-80	9/6/2019	5661 S DICKERSON RD	26,250	1S	1,376	1973	2019-02798	QC	TAX SALE
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
009-368-007-50	6/6/2019	10111 W POPLAR ST	24,000	MultiplePIN	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
009-021-001-58	7/16/2019	9055 W KELLY RD	13,500	HUD	1,120	1986	2019-02179	WD	FAMILY SALE
009-009-016-25	5/6/2019	S LACHANCE RD	13,000	Vacant	-	0	2019-01426	QC	Arms Length
009-375-007-00	7/2/2019	S BAGLEY ST	10,000	MultiplePIN	1,120	1988	2019-02052	LC	Multiple Improved
009-375-005-00	7/2/2019	408 S BALDWIN ST	10,000	HUD	1,120	1988	2019-02052	LC	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
009-575-008-00	8/16/2019	BLUE RD	7,000	Vacant	-	0	PTA	PTA	Arms Length
009-340-047-00	10/2/2019	W ROSTED RD	6,500	Vacant	-	0	PTA	PTA	Arms Length