

# Lake Township, Missaukee County – Assessing Office

January 2016, Report to the Board

## Sales: Y.T.D. 2015 (exhibits pages 2-5):

306 conveyances of real parcels:

- 153 parcels transferred with sales price > \$100 include:
  - Lake adjacent home median price on 26 sales: \$217,000, median \$185 / square foot
  - Rural home sale median price on 44 sales: \$101,500, median \$72 / square foot
  - Manufactured State Std. 18 sales median \$49,750 & National Std 13 sales median \$40,000
  - Vacant lots (20) median price on (14) sales \$5,800.
  - Vacant acres: \$24,000 for 10a & \$195,000 for 138a with pole garage, \$14,000 5a
  - Vacant lake side \$107,000 Clayton’s Harbor 60 front feet.
  - Vacant 7.6a m/l \$55,000, on M-55, Masonic Association to Wolverine Power
  - Agricultural, 2 sales \$325,000 79a w/ house (split&sold\$108,000) & \$131,000 44a
  - Commercial/foreclosure bank sale \$99,501 self-storage on Jennings Rd.
  
- 121 exempt transfers include: 14 include/exclude spouse, 18 transfer to life lease/estate, 1 foreclosure, 21 transfer to trust, 4 court ordered transfers, 28 create/end joint ownership, 21 establish/release security interest, 1 trans by affiliated group, 4 qualified agriculture, 29 affinity relationship.

## Ratio Studies:

Commercial Study 12 parcels: Assessment \$931,200, Appraisal \$1,918,384 ratio 48.54%

Agricultural Study 9 parcels: Assessment \$625,100, Appraisal \$1,461,551, ratio 42.77%

Industrial Study all 6 parcels: Assessment \$275,200, Appraisal \$550,394, ratio 50.00 %

Residential Study Ratio 48.10 % projected residential class assessment increase from 2015 \$5,303,777.

### 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)
2013	10/13 - 3/14	20	1,272,100	1.0686	1,359,366	2,850,300	47.69%
2014	4/14 - 9/14	36	2,016,300	1.0386	2,094,129	4,172,300	50.19%
12 Month Total Sales		56	12 Month Total Sales		3,453,495	7,022,600	49.18%
2014	10/14 - 3/15	30	1,460,000	1.0386	1,516,356	3,238,900	46.82%
2015	4/15 - 9/15	56	3,682,900	1.0000	3,682,900	7,817,650	47.11%
12 Month Total Sales		86	12 Month Total Sales		5,199,256	11,056,550	47.02%
24 Month Total Sales		142	24 Month Total Sales		8,652,751	18,079,150	
						<b>*24 Month Mean Adjusted Ratio</b>	<b>48.10%</b>

IMPORTANT: For Sales from Oct. 2013 through Sept. 2014, 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 Oct. 2014 through Sept. 2015. Finally, sum the two 'Adjusted % Ratios' and divide the result by 'Mean Adjusted Ratio'. The 'Mean Adjusted Ratio' in column H is carried to form 603 (formerly Form L-4018).

## Permits year 2015 summary:

- New permits on 53 parcels include:
  - 12 additions & alterations, 1 carport, 5 commercial (Wolverine Power new building 38,257 square feet adjacent to the existing building with existing building scheduled for demolition upon completion.), 4 demolition, 3 garage, 1 manufactured home, 9 new houses, 3 pole barns, 6 sheds, 1 reroof, 4 repairs

## March Board of Review: Monday 3/14 3PM – 9PM & Tuesday 3/15 10am-4pm township hall

**Please call or email assessor prior to MBOR with any questions or concerns. Change notices to be mailed out this month.**





Parcel Number	Class	Neigh	Sale Date	Inst.	Assessed Value	Adj. Sale Price	Ratio
Residential Class							
009-260-064-00	401	404	01/06/2016	PTA	46,900	45,000	104.22
009-480-012-00	401	409	01/04/2016	PTA	41,200	76,300	54.00
009-009-019-50	V402	416	12/31/2015	PTA	10,500	15,000	70.00
009-050-004-00	401	4091	12/28/2015	WD	69,900	129,000	54.19
009-290-046-00	401	4520	12/21/2015	WD	41,300	125,000	33.04
009-590-078-00	401	409	12/18/2015	WD	47,300	111,000	42.61
009-031-013-00	401	416	12/15/2015	WD	23,400	50,000	46.80
009-012-005-95	401	416	12/04/2015	PTA	46,600	120,000	38.83
009-033-009-47	V402	416	11/30/2015	WD	6,600	17,000	38.82
009-013-023-00	401	416	11/18/2015	LC	42,000	70,000	60.00
009-010-030-00	401	410	11/16/2015	WD	51,300	96,000	53.44
009-032-006-40	V402	416	11/11/2015	PTA	11,100	55,000	20.18
009-520-001-00	401	4520	11/09/2015	WD	84,200	205,000	41.07
009-340-017-00	401	409	10/30/2015	WD	60,900	115,000	52.96
009-020-007-28	401	416	10/29/2015	WD	74,500	144,000	51.74
009-510-056-00	V402	415	10/19/2015	PTA	2,000	2,000	100.00
009-240-016-00	401	414	10/16/2015	WD	64,500	136,000	47.43
009-190-002-00	401	409	10/14/2015	WD	21,700	30,000	72.33
009-011-012-50	401	416	10/09/2015	WD	31,100	74,500	41.74
009-430-009-00	401	430	10/08/2015	WD	48,400	140,000	34.57
009-690-032-00	401	690	09/30/2015	WD	58,900	134,000	43.96
009-022-016-00	401	416	09/30/2015	WD	54,900	105,000	52.29
009-470-001-00	401	403	09/25/2015	LC	95,100	250,000	38.04
009-240-004-00	401	414	09/25/2015	WD	67,300	182,000	36.98
009-381-009-00	401	424	09/25/2015	PTA	16,800	61,500	27.32
009-032-004-00	401	416	09/21/2015	WD	113,600	195,000	58.26
009-510-012-00	401	415	09/17/2015	WD	30,400	62,000	49.03
009-368-005-00	401	424	09/16/2015	WD	12,100	30,000	40.33
009-570-012-00	401	4520	09/14/2015	WD	102,800	237,600	43.27
009-590-054-00	V402	412	09/04/2015	WD	5,000	6,000	83.33
009-490-018-00	401	403	09/04/2015	LC	96,300	224,000	42.99
009-510-044-00	401	415	09/01/2015	WD	50,900	106,000	48.02
009-022-016-28	401	416	08/31/2015	WD	51,400	110,000	46.73
009-100-009-00	401	403	08/28/2015	LC	147,100	240,000	61.29
009-290-023-00	401	4520	08/27/2015	WD	108,600	205,000	52.98
009-018-001-50	401	4091	08/26/2015	WD	28,300	65,000	43.54
009-019-013-00	401	4091	08/21/2015	WD	46,800	72,500	64.55
009-490-021-00	401	403	08/17/2015	WD	105,600	245,000	43.10
009-200-004-00	401	402R	08/14/2015	WD	101,200	203,500	49.73
009-490-020-00	401	403	08/12/2015	WD	90,600	205,000	44.20
009-290-025-00	401	4520	08/07/2015	WD	117,600	232,000	50.69
009-004-004-58	401	424	08/04/2015	LC	29,000	53,000	54.72
009-260-025-00	V402	4520	07/31/2015	WD	38,300	107,000	35.79
009-260-031-00	401	4520	07/31/2015	WD	109,800	194,900	56.34
009-008-010-15	401	416	07/29/2015	WD	30,700	63,750	48.16
009-010-033-00	401	410	07/27/2015	WD	53,700	130,000	41.31
009-470-030-00	401	409	07/27/2015	WD	37,900	94,000	40.32
009-350-004-30	401	409	07/21/2015	WD	41,800	70,000	59.71
009-570-007-00	401	4520	07/15/2015	WD	104,800	210,000	49.90
009-600-101-00	401	410	07/15/2015	WD	81,800	185,000	44.22
009-660-040-00	401	660	07/14/2015	WD	46,600	118,000	39.49
009-013-045-00	401	416	07/08/2015	WD	95,900	225,000	42.62
009-009-029-00	401	416	07/06/2015	WD	14,200	42,500	33.41
009-018-014-00	401	416	07/06/2015	WD	13,200	17,500	75.43
009-576-019-00	401	414	06/30/2015	WD	77,000	171,900	44.79
009-160-031-00	401	403	06/29/2015	WD	78,700	195,000	40.36
009-290-005-00	401	4520	06/29/2015	WD	171,600	335,000	51.22
009-361-007-00	401	424	06/26/2015	WD	10,100	28,000	36.07
009-460-010-00	401	403	06/25/2015	WD	113,400	269,000	42.16
009-290-064-00	V402	404	06/19/2015	WD	10,000	12,500	80.00
009-690-034-00	401	690	06/16/2015	WD	34,600	83,000	41.69
009-520-014-00	401	4520	06/15/2015	WD	124,400	240,000	51.83
009-620-029-00	401	404	06/15/2015	WD	27,200	85,000	32.00
009-490-034-00	401	403	06/05/2015	WD	170,700	325,000	52.52
009-160-068-00	V402	4161	05/26/2015	WD	6,000	8,000	75.00
009-470-123-00	401	409	05/04/2015	WD	20,300	40,000	50.75
009-190-015-00	401	409	05/01/2015	WD	36,600	89,000	41.12
009-260-019-00	401	4520	04/27/2015	WD	116,700	230,000	50.74
009-017-007-80	401	4091	04/24/2015	WD	47,100	97,000	48.56
009-007-001-00	401	408	04/24/2015	WD	98,900	224,000	44.15

County: 57- Missaukee Unit: LAKE TOWNSHIP

Parcel Number	Class	Neigh	Sale Date	Inst.	Assessed Value	Adj. Sale Price	Ratio
009-340-019-00	401	409	04/20/2015	WD	93,200	240,000	38.83
009-440-012-00	401	4520	04/15/2015	WD	99,300	184,000	53.97
009-022-014-00	401	416	04/15/2015	WD	10,500	35,000	30.00
009-012-002-00	401	416	04/15/2015	WD	57,400	127,000	45.20
009-510-036-00	401	415	03/31/2015	WD	43,200	116,000	37.24
009-530-003-00	401	403	03/31/2015	WD	157,100	330,000	47.61
009-180-016-00	401	409	03/30/2015	WD	37,300	98,000	38.06
009-240-026-00	V402	414	03/23/2015	WD	11,000	28,000	39.29
009-340-032-00	401	409	03/04/2015	WD	68,300	150,000	45.53
009-021-001-50	401	416	03/01/2015	LC	6,800	30,000	22.67
009-530-007-00	401	404	02/26/2015	WD	55,200	111,000	49.73
009-016-007-00	401	416	02/18/2015	WD	39,800	128,500	30.97
009-015-008-00	401	416	02/05/2015	WD	21,000	34,000	61.76
009-016-009-00	V401	416	02/02/2015	WD	9,700	14,000	69.29
009-364-005-00	V402	424	01/16/2015	WD	900	1,500	60.00
009-411-004-00	V402	424	01/15/2015	WD	2,000	3,000	66.67
009-005-001-00	V402	424	01/09/2015	WD	3,800	5,000	76.00
Averages:					56,140	120,747	46.49

\*\*\* \*\* Statistics for this group (87 in sample) \*\*\* \*\*

Statistical Mean= 49.377    Median= 46.764    Maximum= 104.222    Minimum= 20.182

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

Normalized Average Deviation = 0.21632 (Coefficient of Dispersion)  
 Average Squared Deviation = 218.88657 (Variance)  
 Square Root of Squared Deviation = 14.79482 (Standard Deviation)  
 Normalized Standard Deviation = 0.29963 (Covariance)  
 2 Standard Deviation Range (Low) = 19.78722 (High) = 78.96648

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

Normalized Average Deviation = 0.22411 (Coefficient of Dispersion)  
 Average Squared Deviation = 225.79486 (Variance)  
 Square Root of Squared Deviation = 15.02647 (Standard Deviation)  
 Normalized Standard Deviation = 0.32133 (Covariance)  
 2 Standard Deviation Range (Low) = 16.71069 (High) = 76.81658