

Lake Township, Missaukee County – Assessing Office

April 2016, Report to the Board

Sales 2016 year to date: (sale summaries pages 2 & 3, sales map on township web site) Before the start of the summer selling season, 119 conventional sales occurred totaling \$14,347,250, their assessments at \$6,879,672 brings the ratio study to 47.44%, putting upward pressure on next year's, 2017 assessments.

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)
2014	10/14 - 3/15	30	1,460,000	1.0686	1,560,156	3,238,900	48.17%
2015	4/15 - 9/15	56	3,682,900	1.0289	3,789,336	7,817,650	48.47%
12 Month Total Sales		86	12 Month Total Sales		5,349,492	11,056,550	48.38%
2015	10/15 - 3/16	33	1,487,200	1.0289	1,530,180	3,290,700	46.50%
2016	4/16 - 9/16	0	0	1.0000	0	0	N/A
12 Month Total Sales		33	12 Month Total Sales		1,530,180	3,290,700	46.50%
24 Month Total Sales		119	24 Month Total Sales		6,879,672	14,347,250	
*24 Month Mean Adjusted Ratio							47.44%

IMPORTANT: For Sales from Oct. 2014 through Sept. 2015, 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. 2015 through Sept. 2016. 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: 28 active job sites: 9 addition/alteration, 1 carport, 5 commercial, 1 deck, 1 manufactured home, 2 missing permits, 9 new houses

Lake Township Missaukee - y.t.d. sales >\$100

pnum	saledate	propstreetcombined	saleprice	resb_floorarea	resb_yearbuilt	resb_style	instr	terms	liberpage	cmts	L4015use	grantor
009-140-009-00	3/28/2016	7717 W BLUE RD	71,500	1,104	1976	1S	PTA	Arms Length	PTA	\$36/SQFT	Conventional	COVENANT CAPITAL INC
009-290-001-00	3/25/2016	7689 W WHITE BIRCH AVE	209,000	800	1965	1S	PTA	Arms Length	PTA	\$261/SQ FT	Conventional	JENSEN ALLEN C & MARY A
009-011-013-00	3/25/2016	7020 W JENNINGS RD	71,900	1,152	1939	1S	PTA	RELATED PARTY	PTA	\$62/SQFT	Conventional	BURLEIGH JULIE A
009-510-035-00	3/25/2016	8290 W WHISPERING PINI	77,000	1,298	1978	BI	PTA	Arms Length	PTA	\$59/SQFT	Conventional	BROWN DEBRA L
009-027-002-00	3/21/2016	8655 W LOTAN RD	230,000	1,758	2001	1S	PTA	Arms Length	PTA	\$130/SQFT ON 20A	Conventional	NAPIER DALE W & CLARA I
009-470-127-00	3/15/2016	7471 W MISSAUKEE BLVD	70,000	1,400	1960	1S	PTA	Arms Length	PTA	\$50/SQFT	Conventional	BONNVILLE BEVERLY A
009-670-014-12	3/7/2016	1510 S MOREY RD L	56,000	512	1954	1S	WD	Arms Length	2016-00711	1/12 INT IN LOT+ USE OF UNIT L	Conventional	BYLE JEFFREY & MARY TRUST
009-270-029-00	2/19/2016	130 S OAK DR	158,000	768	1968	1S	WD	Arms Length	2016-00509	\$205/SQFT MLS NOT FOUND	Conventional	LUFT RICHARD R & JAN E
009-160-058-00	2/12/2016	1656 S OAKWOOD AVE	147,500	1,324	1975	1S	PTA	LAND CONTRACT	2016-00454	\$111/SQFT BACK LOT BUENA VISTA	Conventional	NICHOLS BRENT L & MARY SUE ELLEN
009-016-022-25	2/5/2016	9909 W JENNINGS RD	80,000	1,976	1995	MANU-BOCA/STATE	WD	LAND CONTRACT	2016-0060	SATISFACTION OF LAND CONTRACT	Reference	ATKINS SHAWN & TAMMY
009-020-012-00	2/1/2016	3856 S LA CHANCE RD	320,000	1,720	1970	1S	WD	Arms Length	2016-00347	\$186/SQFT ON 46A CLAM RIVER	Conventional	SMITHEE MARK A & KELLY A
009-690-028-00	1/29/2016	6450 W JENNINGS RD	106,000	960	1958	1S	LC	RELATED PARTY	2016-00317	\$106/SQFT NEPHEW 5K DOWN 5%	Conventional	VANDER WEIDE STEPHEN E TRUST
009-007-003-95	1/29/2016	W ROUND LAKE RD	55,000	240	1938	LOG	LC	Arms Length		AUNT OF GRANTEES ?DOWN & ?ANN%	Not Used	PARFITT MARILLA I TRUST
009-375-003-00	1/29/2016	412 S BALDWIN ST	10,200	988	2000	MANU-BOCA/STATE	SD	SHERIFF'S DEED	2016-00440	2 MOBILE & 1 MANUFACTURED	Not Used	MOSHER ARTHUR & BETSY & JOHNSON C
009-375-002-00	1/29/2016	436 S BALDWIN ST	10,200	1,320	1968	MANU-NATIONAL	SD	SHERIFF'S DEED	2016-00440	2 MOBILE & 1 MANUFACTURED	Not Used	MOSHER ARTHUR & BETSY & JOHNSON C
009-032-009-00	1/21/2016	S BROWN RD	24,000	-	0		WD	Arms Length	2016-00256	VACANT 19.9A SEASONAL RD	Conventional	BASSETT GREGORY & CHRISTINE
009-032-009-50	1/21/2016	S LA CHANCE RD	24,000	-	0		WD	Arms Length	2016-00258	VACANT 19.9A SEASONAL RD	Conventional	BONO PATRICE
009-180-014-00	1/15/2016	W JENNINGS RD	15,000	-	1986	GRG	WD	Arms Length	2016-00137	GARAGE 480 SQFT LOT 90'X130'	Conventional	PAULEY COREEN M & WILLIAM JR
009-260-064-00	1/6/2016	6844 W REDMAN DR	45,000	1,976	2000	MANU-BOCA/STATE	WD	Arms Length	2016-00034	\$22/SQFT	Not Used	OLSEN DANIEL L
009-480-012-00	1/4/2016	1920 S PAVILLION DR	76,300	1,518	1986	1S	WD	Arms Length	2016-00032	\$50/SQFT	Conventional	FUZI GRACE R TRUST

Parcel Number	Class	Neigh	Sale Date	Inst.	Assessed Value	Adj. Sale Price	Ratio
009-140-009-00	401	409	03/28/2016	PTA	33,900	71,500	47.41
009-290-001-00	401	4520	03/25/2016	PTA	102,900	209,000	49.23
009-011-013-00	401	416	03/25/2016	PTA	31,800	71,900	44.23
009-510-035-00	401	415	03/25/2016	PTA	40,200	77,000	52.21
009-027-002-00	401	416	03/21/2016	PTA	104,500	230,000	45.43
009-470-127-00	401	409	03/15/2016	PTA	42,600	70,000	60.86
009-670-014-12	401	4042	03/07/2016	WD	13,500	56,000	24.11
009-270-029-00	401	402R	02/19/2016	WD	71,400	158,000	45.19
009-160-058-00	401	4161	02/12/2016	PTA	52,300	147,500	35.46
009-690-028-00	401	690	01/29/2016	LC	52,400	106,000	49.43
009-032-009-00	V402	416	01/21/2016	WD	20,000	24,000	83.33
009-032-009-50	V402	416	01/21/2016	WD	20,000	24,000	83.33
009-180-014-00	401	409	01/15/2016	WD	5,000	15,000	33.33
009-480-012-00	401	409	01/04/2016	WD	41,200	76,300	54.00
Averages:					45,121	95,443	47.28

*** Statistics for this group (14 in sample) ***

Statistical Mean= 50.540 Median= 49.234 Maximum= 83.333 Minimum= 24.107

*** Statistics about Mean ***

Normalized Average Deviation = 0.22904 (Coefficient of Dispersion)
 Average Squared Deviation = 277.03564 (Variance)
 Square Root of Squared Deviation = 16.64439 (Standard Deviation)
 Normalized Standard Deviation = 0.32933 (Covariance)
 2 Standard Deviation Range (Low) = 17.25128 (High) = 83.82884

*** Statistics about Median ***

Normalized Average Deviation = 0.22811 (Coefficient of Dispersion)
 Average Squared Deviation = 278.87138 (Variance)
 Square Root of Squared Deviation = 16.69944 (Standard Deviation)
 Normalized Standard Deviation = 0.33918 (Covariance)
 2 Standard Deviation Range (Low) = 15.83557 (High) = 82.63334