

Lake Township, Missaukee County – Assessing Office

August 2016, Report to the Board

Sales 2016 year to date: 179 conveyances of real property, 71 conveyances have prices greater than \$100; (sale summary & sale ratios pages 2 & 3, sales map on township web site). The estimated 24 month residential ratio comes in at 47.18%, The projected residential true cash value increase is estimated to be \$8,360,000. For comparison, prior year residential assessment ratios and increases: 2016 48.10% = \$5,081,426; 2015 47.67% = \$6,290,044; 2014 48.15% = \$4,777,203.

Median Home Prices:

Rural: \$76,750

Lake adjacent: \$209,000

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	34	1,492,200	1.0289	1,536,325	3,297,700	46.56%
2016	4/16 - 9/16	24	1,388,900	1.0000	1,388,900	3,063,200	45.34%
12 Month Total Sales		58	12 Month Total Sales		2,924,225	6,360,900	45.97%
24 Month Total Sales		144	24 Month Total Sales		8,273,716	17,417,450	
*24 Month Mean Adjusted Ratio							47.18%

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: 55 active job sites. Permits by category: 14 addition/alteration, 1 carport, 10 commercial, 3 decks, 2 garage, 2 missing permits, 13 new houses, 1 pole barn, 1 relocated home, 4 repairs, 2 reroof, 1 violation letter.

Administration: Michigan Tax Tribunal scheduled 8/19/2016: David Sherman, valuation contention of 80 acres agricultural land with residential dwelling & agricultural use structures; board of review assessed value \$88,400 & taxable value \$39,316 – petitioner's belief of fair market value = \$80,000 & taxable value \$39,316.

pnum	saledate	address	saleprice	resb_floor:resb_	resb_year:resb_	resb_style	instr	terms	liberpage	cmnts	ratioStudy	neighborhood
009-001-003-00	6/10/2016	W NORTSHORE DR	200,000	1,124	1971	1S	WD	Arms Length	2016-02102	SEE 520-024-00 HOUSE & LOT	Reference	LAKE MISSAUKEE NORTH SHORE ARE
009-002-002-50	6/13/2016	W REDMAN DR	38,000	-	0		PTA	Arms Length	PTA	21A WETLANDS W/ 004-036-083-65	Not Used	RESIDENTIAL ACREAGE & LOTS
009-007-003-95	1/29/2016	W ROUND LAKE RD	55,000	240	1938	LOG	LC	Arms Length	2016-00558	GRANTOR=AUNT. DOWNPMT & % ?	Not Used	ROUND LAKE
009-007-004-80	7/22/2016	11665 W ROUND LAKE RD	166,500	1,160	1993	1S	WD	Arms Length	2016-02468	\$143/SQFT MLS NOT FOUND	Conventional	ROUND LAKE
009-008-010-60	6/15/2016	W ROUND LAKE RD	29,000	1,064	2002		WD	Arms Length	2016-02094	SEE 008-010-70	Reference	RESIDENTIAL ACREAGE & LOTS
009-008-010-70	6/15/2016	10464 W ROUND LAKE RD	29,000	1,064	2002	MANU-NA'	WD	Arms Length	2016-02094	\$27/SQFT HUD 2A W/ POWER LINES	Conventional	RESIDENTIAL ACREAGE & LOTS
009-009-010-00	5/24/2016	1675 S LA CHANCE RD	39,626	-	2004		WD	Split Vacant	2016-01839	20A TRANSFER TO 009-019-15	Not Used	RESIDENTIAL ACREAGE & LOTS
009-009-010-40	5/24/2016	1675 S LA CHANCE RD	39,626	1,360	2004	1S	PTA	Split Vacant	PTA	20A TRANSFER TO 009-019-15	Not Used	RESIDENTIAL ACREAGE & LOTS
009-009-019-15	5/24/2016	9740 W JENNINGS RD	39,626	1,360	2004	1S	PTA	Split Vacant	PTA	20A TRANSFER FROM 009-010-00	Reference	RESIDENTIAL ACREAGE & LOTS
009-011-013-00	3/25/2016	7020 W JENNINGS RD	71,900	1,152	1939	1S	WD	RELATED PARTY	2016-00934	\$62/SQFT	Conventional	RESIDENTIAL ACREAGE & LOTS
009-011-015-00	5/12/2016	7062 W JENNINGS RD	70,000	1,040	1966	1S	WD	Arms Length	2016-01753	\$67/SQFT	Conventional	RESIDENTIAL ACREAGE & LOTS
009-011-015-00	5/12/2016	7062 W JENNINGS RD	53,564	1,040	1966	1S	LC	RELATED PARTY	2016-01751	AMEND INCREASE PRICE LC 2014	Reference	RESIDENTIAL ACREAGE & LOTS
009-012-019-35	5/25/2016	6916 W JENNINGS RD	470,000	1,632	1996	LOG	WD	Arms Length	2016-01965	\$287/SQFT	Conventional	LAKE MISSAUKEE SOUTH SHORE ARE
009-013-053-00	4/20/2016	6150 W KELLY RD	6,000	-	0		WD	Arms Length	2016-01461	VACANT 1.019 A	Conventional	RESIDENTIAL ACREAGE & LOTS
009-015-009-00	6/3/2016	8801 W JENNINGS RD	30,000	938	1979	MANU-NA'	LC	Arms Length	2016-01988	\$20K DOWN + 0%/ANN \$300/MO	Not Used	RESIDENTIAL ACREAGE & LOTS
009-015-013-00	6/24/2016	8992 W JENNINGS RD	80,000	1,107	1979	1S	WD	Arms Length	2016-02176	\$72/SQFT	Conventional	RESIDENTIAL ACREAGE & LOTS
009-015-019-00	4/20/2016	2611 S BLODGETT RD	28,500	1,088	1992	MANU-NA'	LC	Arms Length	2016-01454	\$26/SQFT \$12K DOWN 0% INT	Conventional	RESIDENTIAL ACREAGE & LOTS
009-015-019-00	4/18/2016	2611 S BLODGETT RD	10,000	1,088	1992	MANU-NA'	WD	LAND CONTRAC	2016-01453	FULFILMENT 2/24/2012 LAND CONT	Reference	RESIDENTIAL ACREAGE & LOTS
009-016-022-25	2/5/2016	9909 W JENNINGS RD	80,000	1,976	1995	MANU-BOI	WD	LAND CONTRAC	2016-0060	SATISFACTION OF LAND CONTRACT	Reference	RESIDENTIAL ACREAGE & LOTS
009-017-002-00	4/13/2016	W ROSTED RD	17,000	-	0		QC	Split Vacant	2016-01721	EXEMPT SPLIT TO 017-002-64	Reference	RESIDENTIAL ACREAGE & LOTS
009-017-002-64	4/13/2016	10800 W ROSTED RD	17,000	-	0		QC	Split Vacant	2016-01721	EXEMPT SPLIT FROM 017-002-00	Reference	RESIDENTIAL ACREAGE & LOTS
009-017-002-68	4/13/2016	W ROSTED RD	17,000	-	0		QC	Multiple Vacant	2016-01721	WITH PCL B-4 OF 017-002-00	Not Used	RESIDENTIAL ACREAGE & LOTS
009-017-002-71	4/13/2016	W ROSTED RD	17,000	-	0		QC	Split Vacant	2016-01721	EXEMPT SPLIT TO 017-002-64	Reference	RESIDENTIAL ACREAGE & LOTS
009-018-001-80	4/7/2016	2135 S SEELEY RD	142,000	1,352	2000	1S	WD	COURT ORDER	2016-01350	\$105/SQFT W 74A ~28A WETLAND	Not Used	RESIDENTIAL ACREAGE & LOTS
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	RESIDENTIAL ACREAGE & LOTS
009-020-025-80	7/28/2016	3920 S LA CHANCE RD	137,000	1,374	1983	1S	WD	Arms Length	PTA	\$99/SQFT 6 DAYS ON MARKET	Conventional	RESIDENTIAL ACREAGE & LOTS
009-022-009-90	5/13/2016	8945 W KELLY RD	103,000	1,120	2002	1S	WD	Arms Length	2016-01713	\$91/SQFT	Conventional	RESIDENTIAL ACREAGE & LOTS
009-025-001-85	7/11/2016	S MOREY RD	35,000	-	0		WD	Arms Length	2016-02331	1,800 SQFT POLE ON 11A,OFF M66	Conventional	RESIDENTIAL ACREAGE & LOTS
009-027-002-00	3/21/2016	8655 W LOTAN RD	230,000	1,758	2001	1S	WD	Arms Length	2016-00859	\$130/SQFT ON 20A	Conventional	RESIDENTIAL ACREAGE & LOTS
009-028-002-00	6/17/2016	S BLOGETT RD	330,000	-	0		WD	PROBATE COUR	2016-02155	VACANT 120A M/L CLAM RIVER	Conventional	RESIDENTIAL ACREAGE & LOTS
009-031-008-00	5/12/2016	X W WATERGATE RD	30,000	-	0		WD	Split Vacant	2016-01674	SPLIT VACANT 20A FROM 40A	Not Used	RESIDENTIAL ACREAGE & LOTS
009-032-009-00	1/21/2016	S BROWN RD	24,000	-	0		WD	Arms Length	2016-00256	VACANT 19.9A SEASONAL RD	Conventional	RESIDENTIAL ACREAGE & LOTS
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	RESIDENTIAL ACREAGE & LOTS
009-032-011-90	4/14/2016	BROWN RD	25,000	-	0	GRG	WD	Arms Length	2016-01428	GARAGE ON 2 A	Conventional	RESIDENTIAL ACREAGE & LOTS
009-032-011-90	4/14/2016	BROWN RD	35,700	-	2007	GRG	WD	LAND CONTRAC	2016-01426	SATISFACTION OF LC 1/23/2008	Reference	RESIDENTIAL ACREAGE & LOTS
009-033-009-90	4/19/2016	5415 S LACHANCE RD	40,000	-	0		WD	Split Vacant	2016-01514	VACANT 4.5A FOR TELECOM TOWER	Not Used	RESIDENTIAL ACREAGE & LOTS
009-036-009-60	7/22/2016	6561 W WALLENUS RD	18,500	-	0		PTA	Arms Length	PTA	SPLIT VACANT 6A - \$3000/A	Not Used	RESIDENTIAL ACREAGE & LOTS
009-140-009-00	3/28/2016	7717 W BLUE RD	71,500	1,104	1976	1S	WD	Arms Length	2016-00931	\$36/SQFT	Conventional	RURAL SUBS
009-160-058-00	2/12/2016	1656 S OAKWOOD AVE	147,500	1,324	1975	1S	PTA	LAND CONTRAC	2016-00454	\$111/SQFT BACK LOT BUENA VISTA	Conventional	LAKE MISSAUKEE SOUTH SHORE ARE
009-160-069-00	7/1/2016	6495 W LAKEVIEW DR	76,500	1,344	1958	1S	WD	Arms Length	2016-02263	\$56/SQFT	Conventional	LAKE MISSAUKEE SOUTH SHORE ARE
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	RURAL SUBS
009-260-064-00	1/6/2016	6844 W REDMAN DR	45,000	1,976	2000	MANU-BOI	WD	Arms Length	2016-00034	\$22/SQFT	Not Used	LAKE MISSAUKEE NORTH SHORE ARE
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	CROOKED LAKE
009-280-026-00	6/13/2016	9367 W OAK DR	24,000	1,056	1960	1S	PTA	RELATED PARTY	PTA	RELATED PARTY	Reference	CROOKED LAKE
009-290-001-00	3/25/2016	7689 W WHITE BIRCH AVE	209,000	800	1965	1S	WD	Arms Length	2016-00935	\$261/SQ FT	Conventional	LAKE MISSAUKEE NORTH SHORE ARE
009-300-036-00	7/8/2016	1665 S DUCK POINT RD	121,500	1,432	1964	1S	WD	Arms Length	2016-02347	\$84/SQFT - SAPPHIRE LAKE	Conventional	SAPPHIRE LAKE
009-369-011-00	7/27/2016	10056 W ELM ST	30,000	1,120	1902	1S	PTA	Arms Length	PTA	\$26/SQFT- PREVIOUS REPOSSESSION	Conventional	JENNINGS
009-375-002-00	1/29/2016	436 S BALDWIN ST	10,200	1,320	1968	MANU-NA'	SD	SHERIFF'S DEED	2016-00440	2 MOBILE & 1 MANUFACTURED	Not Used	JENNINGS
009-375-003-00	1/29/2016	412 S BALDWIN ST	10,200	988	2000	MANU-BOI	SD	SHERIFF'S DEED	2016-00440	2 MOBILE & 1 MANUFACTURED	Not Used	JENNINGS
009-430-022-00	7/1/2016	6194 W CHARLES DR	75,700	1,008	1977	1S	WD	Arms Length	2016-02258	\$75/SQFT	Conventional	SUB 430 LAKE ESTATES
009-440-005-00	5/18/2016	7189 W WHITE BIRCH AVE	315,000	1,794	1983	1.5S	WD	Arms Length	2016-01787	\$175/SQFT	Conventional	LAKE MISSAUKEE NORTH SHORE ARE
009-440-011-00	6/1/2016	7129 W WHITE BIRCH AVE	260,000	2,032	1973	1.5S	WD	Arms Length	2016-01968	\$127/SQFT MLS NOT FOUND	Conventional	LAKE MISSAUKEE NORTH SHORE ARE
009-450-011-00	5/20/2016	6980 W A ST	170,000	480	1948	1S	WD	RELATED PARTY	2016-01615	TRANSFER TO FAMILY MEMBERS	Not Used	LAKE MISSAUKEE SOUTH SHORE ARE
009-470-127-00	3/15/2016	7471 W MISSAUKEE BLVD	70,000	1,400	1960	1S	WD	Arms Length	2016-00784	\$50/SQFT	Conventional	LAKE MISSAUKEE SUBS SOUTH SHORI
009-480-002-00	5/11/2016	7530 W FOREST DR	225,000	1,260	1972	1.25S	WD	LAND CONTRAC	2016-01714	SATISFACTION 2014-02345 LC	Reference	LAKE MISSAUKEE SOUTH SHORE ARE
009-480-002-00	5/11/2016	7530 W FOREST DR	272,900	1,260	1972	1.25S	WD	Arms Length	2016-0171	\$216/SQFT 45 DAYS ON MARKET	Conventional	LAKE MISSAUKEE SOUTH SHORE ARE
009-480-012-00	1/4/2016	1920 S PAVILION DR	76,300	1,518	1986	1S	WD	Arms Length	2016-00032	\$50/SQFT	Conventional	LAKE MISSAUKEE SUBS SOUTH SHORI
009-490-088-00	3/11/2016	W MISSAUKEE BLVD	7,000	-	0		WD	Arms Length	2016-00956	VACANT LOT 50'X120'	Conventional	LAKE MISSAUKEE SUBS SOUTH SHORI
009-490-093-00	4/15/2016	7211 W MISSAUKEE BLVD	16,901	1,612	1989	MANU-BOI	SD	FORECLOSURE	2016-01617		Reference	LAKE MISSAUKEE SUBS SOUTH SHORI
009-510-035-00	3/25/2016	8290 W WHISPERING PINE	77,000	1,298	1978	BI	WD	Arms Length	2016-00937	\$59/SQFT	Conventional	NORTH COUNTY SUB
009-520-012-00	3/3/2016	6695 W NORTSHORE DR	1,741	1,425	2014	MANU-NA'	AFF	SHERIFF'S DEED	2016-00689	ADDITIONAL EXPENSES	Reference	LAKE MISSAUKEE NORTH SHORE ARE
009-520-024-00	6/10/2016	6721 W NORTSHORE DR	200,000	1,124	1971	1S	WD	Arms Length	2016-02103	\$177/SQFT W/ ADJ PARCELS	Conventional	LAKE MISSAUKEE NORTH SHORE ARE
009-520-025-00	6/10/2016	W NORTSHORE DR	200,000	1,124	1971	1S	WD	Arms Length	2016-02102	SEE PARCEL 520-024-00	Reference	LAKE MISSAUKEE NORTH SHORE ARE
009-530-007-00	5/27/2016	8105 W RIDGEVIEW DR	120,000	1,190	1984	1.25S	WD	Arms Length	2016-01913	\$100/SQFT	Conventional	LAKE MISSAUKEE SUBS SOUTH SHORI
009-575-002-00	6/27/2016	DICKERSON RD	6,500	-	0		WD	Arms Length	2016-02174	1 ACRE LOT	Conventional	RURAL SUBS
009-660-025-00	5/16/2016	AMY DR	9,000	-	0		WD	Arms Length	2016-01742	VACANT LOT .46A	Conventional	RURAL SUBS
009-660-034-00	7/29/2016	2241 S AMY DR	131,000	1,632	1976	1S	PTA	Arms Length	PTA	\$80/SQFT - MLS NOT FOUND	Conventional	RURAL SUBS
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	GREEN KNOLL UNITS
009-690-008-00	5/18/2016	1980 S MOREY RD	105,000	-	0		CD	Arms Length	2016-01958	\$55/SQFT DEED RESTRICTIONS 1YR	Conventional	COM & RES M55/66 TYPES
009-690-028-00	1/29/2016	6450 W JENNINGS RD	106,000	960	1958	1S	LC	RELATED PARTY	2016-00317	\$106/SQFT NEPHEW SK DOWN 5%	Conventional	RURAL SUBS

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County: 57- Missaukee Unit: LAKE TOWNSHIP

DB: Lake2017

Parcel Number	Class	Neigh	Sale Date	Inst.	Assessed Value	Adj. Sale Price	Ratio
List includes Ratio Study sales type = conventional							
009-007-004-80	401	408	07/22/2016	WD	84,900	166,500	50.99
009-008-010-70	401	416	06/15/2016	WD	20,600	29,000	71.03
009-011-013-00	401	416	03/25/2016	WD	31,800	71,900	44.23
009-011-015-00	401	416	05/12/2016	WD	31,700	70,000	45.29
009-012-019-35	401	403	05/25/2016	WD	179,000	470,000	38.09
009-013-053-00	V402	416	04/20/2016	WD	2,500	6,000	41.67
009-015-013-00	401	416	06/24/2016	WD	44,300	80,000	55.38
009-015-019-00	401	416	04/20/2016	LC	13,500	28,500	47.37
009-020-012-00	401	416	02/01/2016	WD	118,200	320,000	36.94
009-020-025-80	401	416	07/28/2016	WD	60,900	137,000	44.45
009-022-009-90	401	416	05/13/2016	WD	53,400	103,000	51.84
009-025-001-85	201	201B	07/11/2016	WD	24,900	35,000	71.14
009-027-002-00	401	416	03/21/2016	WD	104,500	230,000	45.43
009-028-002-00	V402	416	06/17/2016	WD	141,000	330,000	42.73
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
009-032-011-90	401	416	04/14/2016	WD	10,500	25,000	42.00
009-140-009-00	401	409	03/28/2016	WD	33,900	71,500	47.41
009-160-058-00	401	4161	02/12/2016	PTA	52,300	147,500	35.46
009-160-069-00	401	4161	07/01/2016	WD	43,100	76,500	56.34
009-180-014-00	401	409	01/15/2016	WD	5,000	15,000	33.33
009-270-029-00	401	402R	02/19/2016	WD	71,400	158,000	45.19
009-290-001-00	401	4520	03/25/2016	WD	102,900	209,000	49.23
009-300-036-00	401	410	07/08/2016	WD	63,900	121,500	52.59
009-369-011-00	401	424	07/27/2016	PTA	21,700	30,000	72.33
009-430-022-00	401	430	07/01/2016	WD	37,400	75,700	49.41
009-440-005-00	401	4520	05/18/2016	WD	116,300	315,000	36.92
009-440-011-00	401	4520	06/01/2016	WD	110,300	260,000	42.42
009-470-127-00	401	409	03/15/2016	WD	42,600	70,000	60.86
009-480-002-00	401	403	05/11/2016	WD	110,000	272,900	40.31
009-480-012-00	401	409	01/04/2016	WD	41,200	76,300	54.00
009-490-088-00	V402	409	03/11/2016	WD	5,000	7,000	71.43
009-510-035-00	401	415	03/25/2016	WD	40,200	77,000	52.21
009-520-024-00	401	4520	06/10/2016	WD	118,500	200,000	59.25
009-530-007-00	401	404	05/27/2016	WD	55,700	120,000	46.42
009-575-002-00	V402	409	06/27/2016	WD	3,300	6,500	50.77
009-660-025-00	V402	660	05/16/2016	WD	3,300	9,000	36.67
009-660-034-00	401	660	07/29/2016	PTA	62,300	131,000	47.56
009-670-014-12	401	4042	03/07/2016	WD	13,500	56,000	24.11
009-690-008-00	201	201C	05/18/2016	CD	130,100	105,000	123.90
009-690-028-00	401	690	01/29/2016	LC	52,400	106,000	49.43
Averages:					56,049	118,690	47.22

*** ** Statistics for this group (41 in sample) *** **

Statistical Mean= 52.019 Median= 47.485 Maximum= 123.905 Minimum= 24.107

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

Normalized Average Deviation = 0.22399 (Coefficient of Dispersion)
 Average Squared Deviation = 299.80702 (Variance)
 Square Root of Squared Deviation = 17.31494 (Standard Deviation)
 Normalized Standard Deviation = 0.33286 (Covariance)
 2 Standard Deviation Range (Low) = 17.38935 (High) = 86.64909

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

Normalized Average Deviation = 0.23240 (Coefficient of Dispersion)
 Average Squared Deviation = 320.88093 (Variance)
 Square Root of Squared Deviation = 17.91315 (Standard Deviation)
 Normalized Standard Deviation = 0.37724 (Covariance)
 2 Standard Deviation Range (Low) = 11.65862 (High) = 83.31122